ATTACHMENTS SEPARATELY CIRCULATED TO AGENDA

COUNCIL AGENDA

Wednesday 13 May 2026

Commencing 6.30 pm

Bunjil (Council Chamber), Merri-bek Civic Centre,
90 Bell Street, Coburg

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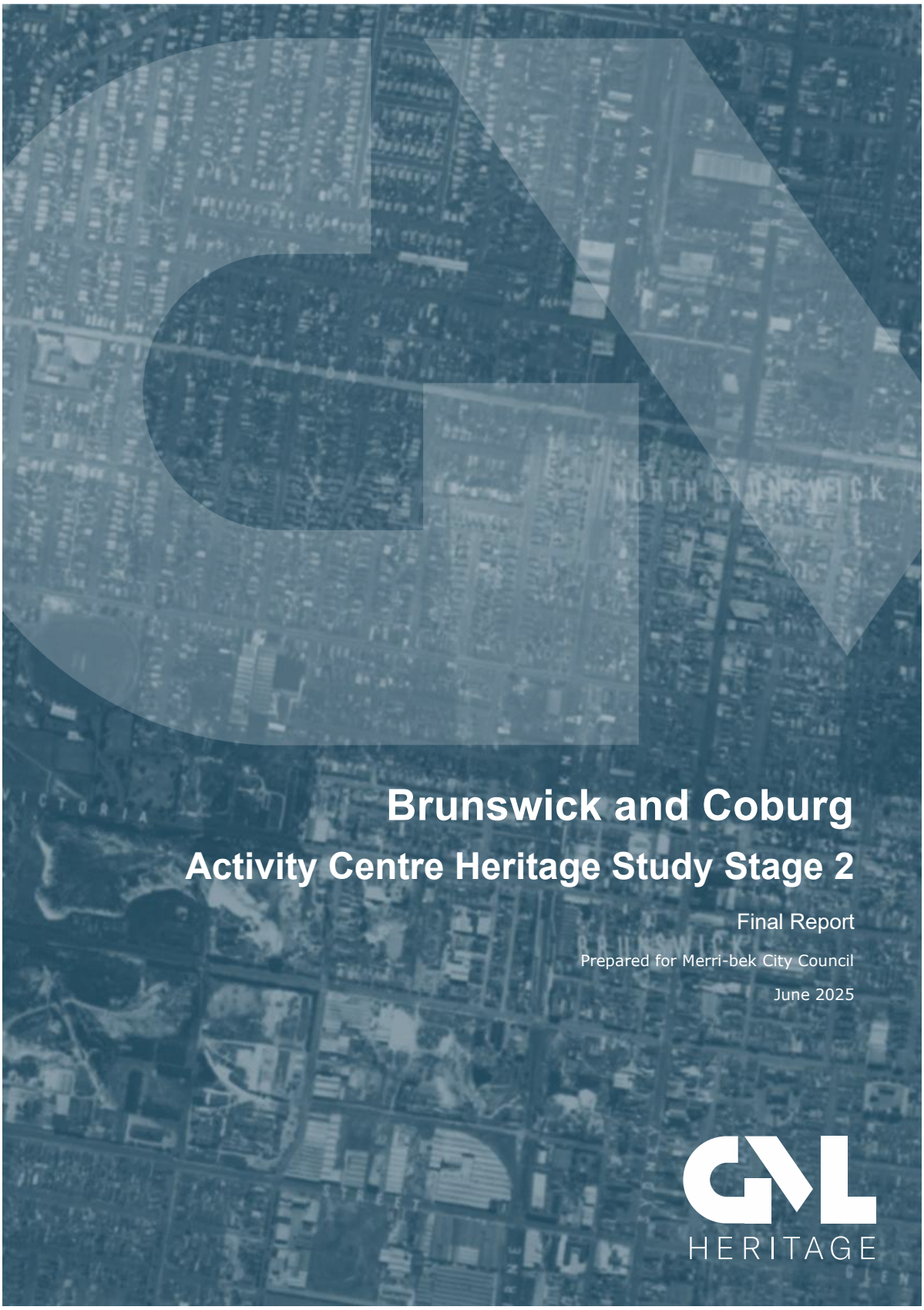

Brunswick and Coburg
Activity Centre Heritage Study Stage 2

Final Report

Prepared for Merri-bek City Council

June 2025

GML HERITAGE

Acknowledgement of Country

We respect and acknowledge the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, their lands and waterways, their rich cultural heritage and their deep connection to Country, and we acknowledge their Elders past and present. We are committed to truth-telling and to engaging with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation to support the protection of their culture and heritage. We strongly advocate social and cultural justice and support the Uluru Statement from the Heart.

Report register

The following report register documents the development of this report, in accordance with the GML Heritage Pty Ltd (GML) Quality Management System.

Job No.	Issue No.	Notes/description	Issue date
3485	1	Draft Report (Stage 2)	30 May 2025
3485	1	Final Report (Stage 2)	27 June 2025

Quality management

The report has been reviewed and approved for issue in accordance with the GML quality management policy and procedures.

It aligns with best-practice heritage conservation and management, *The Burra Charter: the Australia ICOMOS Charter for Places of Cultural Significance, 2013* and heritage and environmental legislation and guidelines relevant to the subject place.

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Cover image

Aerial view of Brunswick, 1945. (Source: Adastra Airways 1945, 'MELBOURNE' © Department of Energy, Environment and Climate Action)

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Executive summary

In January 2024, GML Heritage Victoria (GML) was commissioned to undertake the 'Brunswick and Coburg Activity Centre Heritage Study' for the Merri-bek City Council. The study was structured in two stages.

Stage 1—Preliminary assessment

Completed in June 2024, Stage 1 involved:

- a desktop review and fieldwork to identify and evaluate properties with potential heritage significance not currently included in the Heritage Overlay (HO);
- identification of properties and precincts that warranted further investigation in Stage 2; and
- compilation of a list and rationale for inclusion or exclusion from Stage 2.

Stage 2—Detailed assessment

Following the preliminary assessment and its findings, Stage 2, commenced in July 2024, involved the detailed assessment of five newly identified precincts or serial listings and 11 new individual places, as well as reassessment of 2 individual places within existing HOs and HO149 Sydney Road Precinct.

Each place was assessed for local heritage significance or relevance of existing controls, with findings documented in citations. Statements of significance were prepared in line with PPN01.

Key findings

The detailed assessment found that the following new individual places and precincts warrant inclusion in the HO.

- New individual places
  - Former clothing factory, 274–274A Barkly Street, Brunswick.
  - Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 45 Victoria Street, Brunswick.
  - Former Brunswick High School, 406 Victoria Street, Brunswick.
  - Former East Brunswick Club Hotel at 280–292 Lygon Street, Brunswick East (part of HO1 Albert Street Precinct).
  - Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East.
  - Duplex, 197 Nicholson Street and 37 Victoria Street, Brunswick East.
  - Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East.
  - Bob Hawke Community Centre, 24–26 Hudson Street, Coburg.

- Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg.
- Coburg RSL Club, 323–325 Sydney Road, Coburg.

- New precincts
  - Linden Street, Brunswick East Precinct: 1–11 Linden Street, Brunswick East.
  - 'Nicholson Terraces': 97–107 Nicholson Street, Brunswick East.
  - Piera Street, Brunswick East Precinct: 7–19 and 2–32 Piera Street, Brunswick East.

The following were fully assessed but not found to warrant inclusion in the HO individually, or as a precinct or serial listing.

- Individual places
  - Former furrier's workshop at 20–22 Peveril Street, Brunswick.
  - Former ice and cold storage; and recording studio at 23–25A Leslie Street and 8–10A Russell Street, Brunswick.
  - Bluestone warehouse at 35–37 Tinning Street, Brunswick (part of HO77 Frederick Avenue Precinct).

- Precinct and serial listing
  - Sydney Road and Moreland Road Precinct including individually significant places covered by HO243, HO362 and HO498, at 815–881 and 820–890 Sydney Road, Brunswick, and 1–33 and 2–32 Sydney Road, Coburg.
  - Weston Street industrial buildings serial listing at 37–39, 45–49, 51, 67–69 Weston Street, Brunswick.

HO149 Sydney Road (Brunswick) Precinct and 12 associated individual HOs were also reviewed. A revised, consolidated citation, statement of significance and curtilage map for HO149 were prepared.

Key recommendations

Implementation of the study

It is recommended that the findings of the Brunswick and Coburg Activity Centre Heritage Study be implemented through a planning scheme amendment to the Merri-bek Planning Scheme, including:

- addition of the above 10 new individual places and three precincts of local heritage significance to the HO in the Merri-bek Planning Scheme; and
- updates to the Schedule to Clause 43.01 to reflect these additions and apply specific controls where recommended, in line with *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

Amendments to existing HOs, such as updates to reflect revised boundaries, identification of additional places, corrections to citations, assessment of intactness and

integrity, and application of heritage gradings during the detailed assessment, are also recommended for:

- HO1 – Albert Street Brunswick Precinct;
- HO77 – Frederick Street Precinct;
- HO149 – Sydney Road Brunswick Precinct; and
  - Incorporating: HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248.
- HO243 – Former Alhambra Theatre.

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1 Introduction

1.1 Background and brief

In January 2024, GML Heritage Victoria (GML) was engaged to prepare the Brunswick and Coburg Activity Centre Heritage Study (Heritage Study) for Merri-bek City Council.
The Heritage Study was undertaken in two stages: Stage 1—Preliminary assessment; and Stage 2—Detailed assessment (Stage 2).

The two-stage study aims to investigate and assess properties in the study area that are identified as having potential heritage value and not included in City Council's (Merri-bek) current Heritage Overlay (HO), and consider the appropriateness of the existing Heritage Overlays to ensure: they continue to meet the threshold of local significance; are accurately mapped; and that there are no discrepancies between the Heritage Overlay schedule and the planning scheme maps.

The study area includes the following:

- Brunswick Activity Centre—from north of Park Street, along Sydney Road (up to Moreland Road); Lygon Street (up to the intersection of Albion Street); the railway corridor and commercial and industrial zone west of the railway; and Nicholson Street (up to the intersection of Stewart Street); and portions of intersecting streets.
- Coburg Activity Centre—from north of Moreland Road, along Sydney Road up to Carr Street and portions of intersecting streets.

This report outlines the findings and recommendations of the Stage 2 study, commenced in July 2024.

1.2 Stage 1 of the study

1.2.1 Purpose

The Stage 1—Preliminary assessment entailed the investigation of properties of potential heritage significance, and the provision of a detailed list of properties recommended for further research and assessment in Stage 2.

1.2.2 Approach and methodology

The Stage 1 study was prepared in accordance with guidance provided in *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*, 2013 (the Burra Charter) and *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

As an initial task of this project GML undertook research to understand the history and pattern of development of the study area (see Appendix A). This research considered the 2020 'City of Moreland Thematic History' [sic] as well as other previous heritage studies and records from the HERMES database.

The places that formed part of recent heritage studies were excluded from the scope of this review (see Section 1.3).

Identification of new potential heritage precincts and places

From March to May 2024, GML undertook a desktop review of all properties in the study area to determine whether there were places with apparent heritage values. Following the desktop review, GML undertook fieldwork on 28 April, 30 April, 8 May, 13–14 May, 21 May and 12–14 June 2024 which included both a windscreen survey and street-by-street survey on foot. All places outside of the HO were photographed as part of this fieldwork.

The Stage 1 desktop review and analysis rationalised the benchmarking threshold of local significance and justified the potential significance of the investigated properties. Individual places and precincts on the current Merri-bek's HO were examined for this comparative exercise.

A database was maintained to track all properties considered and their assessment outcomes. For each property and precinct area of potential heritage significance recommended for further research and assessment, the following details are provided in the Stage 1 report:

- illustration for identification (i.e. map diagram);
- street address;
- period and/or style of the place;
- relevant theme numbers from Merri-bek's Thematic History; and
- rationale for recommendation.

Review of existing Heritage Overlays

For the review of the existing Heritage Overlays, the following has been taken into consideration: relevancy of current curtilage; controls applied in the Schedule to the Heritage Overlay; and compatibility with PPN01. Review of the existing Heritage Overlays was fundamentally informed by the guidance of PPN01:

- Statement of significance is not in 'What, Why and How?' format.
- Statement of significance does not clearly identify elements that are significant about the place.
- Existing statement of significance does not support the inclusion of all places or place types.
- Statement of significance does not refer to the recognised heritage criteria (A–H).

- Curtilage requires review.
- Controls require review.
- Multiple criteria supported by a single paragraph.

The status of the existing statements of significance varies widely, and older documents generally require updating to ensure they are compatible with PPN01. During the Stage 1 study, three priority categories were identified to guide the scoping for Stage 2: 'Yes – compatible with PPN01 (no review required)'; 'Yes – partially compatible (low priority)'; and 'No – information not adequate (high priority)'.

Key findings and recommendations

The final report that outlined the findings of the Stage 1—Preliminary assessment was issued on 18 June 2024. Stage 1—Preliminary assessment identified places with potential heritage significance and reviewed the status of existing HOs (Table 1.1). Appendix I contains the list of places that were investigated in Stage 1 and not recommended for further investigation in Stage 2 as part of this study, along with the rationale.

Table 1.1 Summary of Stage 1 findings.

Category	New assessments	Existing precincts and group or serial listings	Existing individual places
Potential new precincts and group or serial listings identified	6	–	–
Potential new individual places identified	11	–	–
Requires review—High priority	–	7	48
Requires review—Low priority	–	9	7
Compatible with PPN01 and no revision required	–	6	21
Total	**17**	**22**	**76**

1.3 Stage 2 of the study

1.3.1 Purpose and scope

Following the completion of Stage 1, Council's brief for Stage 2 confirmed the scope of the subsequent detailed assessment for the following.

Assessment category	Name[1]	Stage 2 brief for extent of assessment
New individual places	Factory	274 Barkly Street, Brunswick
(11 assessments)	Factory	20–22 Peveril Street, Brunswick
	Factory	8–10A Russell Street, Brunswick
	Former Brunswick Drill Hall, later RSL and Pontian Community Centre	345 Victoria Street, Brunswick
	Former Brunswick High School	406 Victoria Street, Brunswick
	Manchester Unity IOOF Albion Hall	357–361A Lygon Street, Brunswick East
	Houses	197 Nicholson Street, 37 Victoria Street, Brunswick East
	3RRR Radio Station	221 Nicholson Street, Brunswick East
	Bob Hawke Community Centre	24–26 Hudson Street, Coburg
	Vizzini Social Club	322–324A Sydney Road, Coburg
	Coburg RSL	323–325 Sydney Road, Coburg
New precincts/ serial listings **(5 assessments)**[2]	Sydney Road North, Brunswick & Coburg precinct	815–879, 820–890 Sydney Road, Brunswick 1–33, 2–32 Sydney Road, Coburg
	Weston Street factories serial listing	37–39, 45–49, 51, 67–69 Weston Street, Brunswick

[1] Included here are draft or existing names of places (individual places and precincts/serial listings) at the point of the Stage 2 commencement. Formal place names for the recommended HOs are included in Section 3.

[2] CERES Community Environmental Park (6–8 and 7 Lee Street, Brunswick East) and Joe's Market Garden (131 Harding Street, Coburg) were identified as a potential new serial listing in Stage 1. The Stage 2 brief included assessments for five precincts or serial listings, excluding CERES and Joe's Market Garden.

Assessment category	Name[1]	Stage 2 brief for extent of assessment
	Timber cottages group listing	1–11 Linden Street, Brunswick East
	Victorian houses (with postwar changes) group listing	97–107 Nicholson Street, Brunswick East
	Brick and timber cottages precinct	7–19, 2–30 Piera Street, Brunswick East
Reassessment of individual places within existing HOs **(2 assessments)**	East Brunswick Club Hotel (part of HO1 Albert Street Precinct)	280–292 Lygon Street, Brunswick East
	Bluestone warehouse (part of HO77 Frederick Avenue Precinct)	35–37 Tinning Street, Brunswick
Reassessment of HO149 Sydney Road (Brunswick) Precinct and associated individual HOs **(1 assessment)**	HO149 Sydney Road Precinct and potential extension, including individually significant places	272–288 and 251–281 Albert Street, 194–194A Albion Street, 1–7 Ballarat Street, 276–276A & 293–295 Barkly Street, 16–22 Black Street, 1–5 Curtis Place, 1–67 David Street, 1–3 & 10–16 Dawson Street, 1–11B & 4–10 Edward Street, 1, 3–5, 15–17, 23–27 & 29 Frith Street, 2–6 & 8–10 Glenlyon Road, 1–4/16 Gullidge Lane, 1–2 Hope Street, 1–4/1A Little Gold Street, 7 McDougall Street, 1A–17 & 2–4 Merri Street, 1A–1D & 2A Michael Street, 2, 4, 1–2/8, 1–12/22 & 70 Saxon Street, 1–7, 2–8 & 1/10 Sparta Place, 2A–2E Staley Street, 1–1A Stewart Street, 1–697 & 2–702A Sydney Road, 1–2 & 22–24 Tripovich Street, 1 Union Street, 292–334 & 275–291 Victoria Street, 2A Weston Street, 1 & 2–12 Wilkinson Street and 1 William Street, Brunswick
	HO61 Brunswick Baths	10 Dawson Street, Brunswick
	HO151 Lyric Theatre (Former)	199–201 Sydney Road, Brunswick
	HO154 Mechanics' Institute	270 Sydney Road, Brunswick
	HO155 St Ambrose's School & Church Hall	1–3 Dawson Street, Brunswick
	HO156 Cumberland Arms Hotel	337–341 Sydney Road, Brunswick
	HO158 Union Bank of Australia (Former)	387–389 Sydney Road, Brunswick

Assessment category	Name[1]	Stage 2 brief for extent of assessment
	HO160 Duke of Edinburgh Hotel	430 Sydney Road, Brunswick
	HO162 Brunswick Baptist Church	491 Sydney Road, Brunswick
	HO163 Dental Surgery & House (Former)	503 Sydney Road, Brunswick
	HO167 Independent Church (Former)	523–527 Sydney Road, Brunswick
	HO170 Don Bosco Youth Centre	715–719 Sydney Road, Brunswick
	HO248 St Ambrose's Catholic Church	261–289 Sydney Road, Brunswick
	HO299 Telephone Exchange	3–5 Frith Street, Brunswick

The assessment approach and methodology are outlined in Section 2, with detailed findings and outcomes presented in Section 3.

Appendix I contains the list of places that have been investigated in Stage 2 and not recommended for inclusion in the HO as part of this study, with brief explanations why.

1.4 Limitations and exclusions

This study excluded investigation or assessment of places of Aboriginal cultural heritage values. GML acknowledges that many places in the municipality hold a multiplicity of values, including for Aboriginal and non-Aboriginal people.

1.4.1 Stage 1 exclusions

The following tasks were beyond the scope of Stage 1:

- Investigation of the places within the study area:
  - that are currently included in the Victorian Heritage Register (VHR); and
  - that formed part of previous heritage studies within the past 10 years (see Section 1.4.3).
- Detailed historical research or assessment.
- Full comparative analysis. Preliminary comparative analysis focused on the overall integrity and intactness of places and precincts, rather than seeking like-for-like comparators in terms of the age and architectural style within the municipality, due to the nature of Stage 1.

- Municipality-wide typological or comparative study (for example, municipality-wide investigation into certain development period or place types).
- On-site inspections. External visual inspections were carried out from the public domain. Internal inspections were carried out for select places in Stage 2 (see Section 2.3.1).

1.4.2 Stage 2 exclusions

The following tasks were beyond the scope of Stage 2:

- Social value consultation with stakeholders. Assessment of social significance (Criterion G) considered guidance provided in recent planning panel reports and *The Victorian Heritage Register Criteria and Threshold Guidelines*.

1.4.3 Places previously considered

Places in the City of Merri-bek have been investigated numerous times since the 1990s for protection of places of heritage significance by the HO. The concept of heritage evolves over time, and it is reasonable to undertake a review to identify and protect new places and areas of heritage significance. Undertaking regular review is supported by the planning policy across the state of Victoria, at clause 15.03-1S in all planning schemes. The policy states that planning should:

> Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
>
> Provide for the conservation and enhancement of those places … of special cultural value.
>
> Encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations.

While it is widely accepted that regular review of places of heritage significance is necessary, revisiting places too soon may hinder a genuine analysis of the heritage significance. Therefore, this Heritage Study excludes properties that formed part of previous heritage studies within the past 10 years, unless they satisfied at least one of the following criteria:

- The place was previously considered in isolation, for example, as an individual place rather than as part of a precinct, group, or serial listing, which might enable a better understanding of the place.
- New information has become available about a specific place, area, era or typology, supporting a new perspective on or understanding of the place.
- Circumstances have substantially changed, for example, due to new developments, which have shifted the threshold for local significance.

2 Stage 2 Detailed assessment: Approach and methodology

The study has been prepared in accordance with *Planning Practice Note 1—Applying the Heritage Overlay* (DELWP) (PPN01) and the *Australia ICOMOS Burra Charter, 2013* (the Burra Charter).

In summary, the study involved detailed assessment of place including: five new precincts or serial listings; 11 new individual places; reassessment of two individual places within existing HOs; and reassessment of HO149 Sydney Road Precinct, as listed in Section 1.3.1. Citations and statements of significance were prepared for places deemed suitable for inclusion in, or amendment to, the Merri-bek Planning Scheme.

This section details the methodology for the study.

2.1 Establishing significance levels for individual places and places in precincts

Individual places, and places within a precinct were benchmarked against a set of considerations to ensure levels of significance were applied consistently in terms of intactness and integrity. While the Merri-bek Planning Scheme does not provide definitions for levels of significance, the Planning Scheme Amendment C208more referred to the following definitions:

- **Significant** heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right.
- **Contributory** heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important however when combined with other heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.
- **Non-contributory** heritage places are places within the heritage precinct that have no identifiable cultural heritage significance. They are included within the Heritage Overlay because any development on the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.

2.2 Assessment scoping

Where similar places in dispersed locations were identified through fieldwork investigations or historical research—for example, places reflecting the same theme,

typological grouping, or historical development pattern—these were grouped as potential serial listings in accordance with PPN01:

> Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay schedule and a single Heritage Overlay number.

Where identified places form part of an intact, cohesive streetscape and collectively demonstrate a historical development pattern, a precinct-based approach is more appropriate.

Where a building has heritage significance but does not contribute to a precinct or serial listing or has additional heritage values to the precinct or serial listing, it would need its own heritage listing and separate statement of significance.

2.3 Fieldwork

Individual properties subject to the Stage 2 study were visited on 29 August 2024 and 6 September 2024 and photographically documented. Site inspections have been carried out from the public domain for the majority of properties and aimed to record key site features that appeared to be early or directly associated with the historic layout and use of the place. The site inspections also considered the visibility and prominence of each place from outside its boundaries to understand its streetscape presence and contribution.

Photographic records of each place formed the basis for preparation of place and precinct description and determination of intactness and integrity during the detailed assessment, as well as the heritage grading for places within a precinct.

2.3.1 On-site inspections

On-site inspections were carried out for a limited number of places when there was need to confirm the status of elements or fabric not visible from the public domain, or the relevance of internal controls. Council assisted with arrangements for notifying property owners or site access with property owners.

- Thursday 27 March 2025.
  - The former MUIOOF hall at 400–404 Sydney Road, Brunswick.
  - Former Alhambra Theatre at 824–834 Sydney Road, Brunswick.
  - The Coburg RSL building at 323–325 Sydney Road, Coburg.
- Friday 28 March 2025.

- Vizzini Club at 323–324A Sydney Road, Coburg.

2.4 Detailed assessment

GML carried out full detailed assessments, preparing heritage citations comprising the following components.

2.4.1 History

A study area history was developed in Stage 1, to provide an overview of development patterns along major roads such as Sydney Road, Lygon Street and Nicholson Street (see Appendix A). Historical research for stages 1 and 2 drew upon the following primary and secondary sources:

- previous heritage studies;
- local histories;
- certificates of title and plans of subdivision;
- historical aerial photography;
- parish plans;
- Trove and Newspapers.com newspaper searches;
- State Library Victoria online collections of historical maps, plans and photos; and
- Public Record Office Victoria archival collections.

The history section of each citation comprises the following components.

Key themes

Each place, group of places or precinct assessed in Stage 2 is linked to relevant themes in the 2020 'City of [Merri-bek] Thematic History'. In each citation, the relevant themes are listed at the beginning of the history section.

Locality history

Individual locality histories were prepared for Brunswick, Brunswick East and Coburg, as well as for 'Moreland', a historical village established around the intersection of Moreland Road and Sydney Road. These histories are also included in Appendix B of the report.

Each locality history discusses the broad development patterns and themes of relevance to that locality—including settlement surveys, subdivisions, and commercial and residential development—and provides local context for the place assessed.

Place history

Individual place, precinct or serial listing histories focused on providing answers to key questions about each place or area, such as when it was created or developed, for whom it was developed, who contributed to the development (i.e. builder and designer, if

known), and how it changed over time (both physically and in use). Biographical information of relevant architects or other important associated people were included where applicable.

2.4.2 Description and integrity

A description of each place was prepared based on the site inspections. This sets out:

- the physical context (wider setting);
- the elements of the site (e.g. immediate setting, fence, garden, outbuildings, vegetation of note); and
- building details, including size and massing, materials, stylistic influence(s), features of note, and any alterations.

A separate integrity statement was prepared, outlining intactness and legibility of each place, and informing the comparative analysis and assessment. Considerations were made about the extent to which a place retained key components. In terms of buildings, this included consideration of overall form and massing, original external finishes, patterns of fenestration, and architectural detailing and the extent of alterations. Changes to the setting of a place were also considered.

2.4.3 Comparative analysis

Comparative analysis is important in justifying whether a place meets the threshold of 'local significance'. It is also a key consideration in determining what assessment criteria applies and the relative importance of the place within a locality or wider area.

Contextual historical discussions were included as introductory text, setting out a framework for thematic and typological comparisons, considering each place against key themes identified in Merri-bek's Thematic History, individual place historical research, and field survey. Examples of comparative places were selected from both the HO within Merri-bek or beyond, and those not included in the HO but directly comparable with the subject place in terms of their history or the historical themes represented, architectural style, or building or place type. A concluding discussion then considered how well the subject site compared to the comparative examples.

Establishing a significance level for places within a serial listing or precinct was supported by a comparative exercise to ensure consistency. This process helped ensure that significance levels reflected each place's intactness, integrity, and ability to demonstrate important historical patterns, architectural qualities, or special associations more clearly than most other places.

2.4.4 Assessment against criteria

In accordance with PPN01, heritage places are identified as meeting the threshold at either state or local levels ('state significance' or 'local significance'). Places of local significance can include places that are important to a particular community or locality. Some places of local significance may also be important to the entire municipality; however, this is not essential to meet the local significance threshold.

PPN01 advises that assessment of whether a place meets the local or state significance threshold should be determined in relation to the recognised heritage criteria, which are as follows:

> Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).
>
> Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).
>
> Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).
>
> Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
>
> Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
>
> Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
>
> 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 (social significance).
>
> Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

Where additional guidance was needed, the assessment approach was informed by the basic testing methodology outlined in the *Victorian Heritage Register Criteria and Threshold Guidelines* (applied at the local level), as well as relevant recent planning panel reports.

2.4.5 Statement of significance

For each individual place or group found to meet the threshold of local significance for at least one of the criteria, a statement of significance was prepared, summarising the most important facts and the significance of the place. Each statement of significance was prepared in the format recommended by PPN01, namely:

> What is significant? – This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.
>
> How is it significant? – Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.
>
> Why is it significant? – The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example "(Criterion G)".

2.4.6 Mapping and curtilages

The justification of final curtilages and levels of significance for a precinct or serial listing covered the following considerations, based on the guidance provided in PPN01:

- whether the places in a group or area represent the same 'course of pattern' and have a strong association with an event or phase—for example, if they belong to a residential subdivision;
- whether a single common statement of significance can be shared across the places within the identified group or area;
- whether the places within a group or area are significant as a group, not just important on an individual basis; and
- whether each place retains sufficient intactness and integrity.

In regard to mapping individual properties, PPN01 states:

> The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).
>
> However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority.

On this basis, places recommended by this study are to be generally mapped to the extent of the title or property boundaries, unless otherwise specified. A curtilage map indicating the recommended extent of the HO and individual significance levels is included in each citation.

Appendix C includes all maps prepared for new or revised HOs recommended by this study.

2.4.7 Statutory recommendations

The statutory recommendations for places and precincts assessed to be of local significance are made in accordance with relevant policies and guidelines set out in PPN01.

PPN01 describes additional controls that can be ticked in the Schedule to the Heritage Overlay for a place. Approaches to applying specific controls are presented in Table 2.1.

Table 2.1. Controls in the Schedule to the Heritage Overlay and approaches to their application.

Statutory controls	Approach
External paint controls	This control is particularly important if evidence of an early colour scheme that contributes to significance survives. In Merri-bek, a planning permit is always required to paint a previously unpainted surface (e.g. face brick, render, stone, concrete, timber shingles) of a significant or contributory place. The requirement for a permit to paint a significant or contributory place in the exact same colour is exempted by the incorporated plan 'Moreland Heritage Exemptions Incorporated Plan 2023'.
Internal alteration controls	PPN01 allows for a sparing application of internal controls on a selective basis for special interiors of high significance. The planning panel (Yarra PSA C245, 2020) has recently noted that it is appropriate to include internal controls where the interiors contribute to the heritage significance of the place. The interiors of typical residential, commercial, and industrial buildings were not assessed, and as such, there is no basis for recommending internal alteration controls for these places.
Tree controls	It is to be applied only where a tree (or trees) has been assessed as having heritage value, not just amenity value. If only one, or a few trees within a large property are considered significant, the Tree Controls Apply? column can be qualified with the relevant details. A planning permit would then only be required to remove, destroy or lop the trees that were specifically identified in the column.
Solar panel controls	PPN01 currently does not provide specific guidance on the 'Solar energy system controls apply?' column. Where there is potential for solar panels to be installed on a place, 'Yes' has been included in this column to prompt future consideration. This control may be irrelevant to an individual tree or object of limited physical extent.

Statutory controls	Approach
Outbuildings or fences not exempt from advertising planning permit applications	It is to be applied when original fences and outbuildings, where demolition or alteration would be detrimental to the significance of the place. Demolition applications for early fences and/or outbuildings that contribute to the significance of a place must be publicly advertised if this box is ticked, and the accelerated VicSmart permit process cannot be used. A planning permit is required to alter, demolish or replace a fence or outbuilding even if this control is not applied; however, public notice of the permit application is generally not required.
Included on the Victorian Heritage Register under the *Heritage Act 2017*	Under Clause 43.01-2, places on the Victorian Heritage Register are subject to the requirements of the Heritage Act and not the planning provisions of the HO. This is intended as an alert to planning scheme users of restrictions that might apply to land under the Heritage Act.
Prohibited uses permitted	This allows additional uses not normally permitted in a given zone, subject to a planning permit. It is most frequently used to give redundant buildings a wider range of future use options to ensure their long-term survival, e.g. purpose-built shops in residential areas. An applicant needs to satisfy clauses under 43.01-9 when this column is ticked.
Aboriginal heritage place	Where a place is located within an area of Aboriginal cultural heritage sensitivity, 'Yes' is to be added to the 'Aboriginal heritage place' column, to indicate the place is subject to the requirements of the *Aboriginal Heritage Act 2006*.

In cases where external paint, internal alterations, tree controls or outbuilding and fence exemptions are recommended, specific elements to be protected have also been indicated for inclusion in the Schedule to the Heritage Overlay to provide clear guidance for planners and owners. For example: Tree controls: *Yes (Lone Pine).*

3 Stage 2 Detailed assessment: Key findings

3.1 Summary of assessment findings

Detailed assessments were completed for 5 new precincts or serial listings, 11 new individual places, reassessment of 2 individual places within existing HOs and reassessment of HO149 Sydney Road Precinct. The following table summarises the assessment findings.

Table 3.1. Summary of assessment findings.

Detailed assessment findings	Summary of findings included in	Number of completed assessments	New HO recommended	Amendments to HO recommended as the result of assessment
New HO		16	12	1
Individual place	Table 3.2	11	9	-
Precinct	Table 3.3	5	3	1
Existing HO		3	1	3
Reassessment of individual places within existing HOs	Table 3.4	2[3]	1	2
Reassessment of HO149 Sydney Road (Brunswick) Precinct and associated individual HOs	Table 3.5	1[4]	0	1 + 12 (revised HO149, consolidating 12 individual HOs)

For each assessment, analysis and findings are recorded in a heritage citation. For each place (including individual places and precincts) deemed to warrant inclusion in the Heritage Overlay, a statement of significance was prepared in accordance with PPN01.

[3] East Brunswick Club Hotel, included in HO1 Albert Street Precinct, and a bluestone building at 35–37 Tinning Street, included in HO77 Frederick Street Precinct, have been individually assessed.

[4] As noted in Section 1.3.1, reassessment of HO149 Sydney Road Brunswick Precinct involved consideration of consolidating 13 individually significant place HOs currently noted as contributing to HO149 in the statement of significance. Twelve individual HOs are recommended for incorporation into HO149.

The citations and statements of significance prepared during Stage 2 are included in Appendices D–G:

- **Appendix D**—Individual place citations and statements of significance
- **Appendix E**—Citations for rejected individual places
- **Appendix F**—Precinct citations and statements of significance
- **Appendix G**—Citations for rejected precinct and serial listing.

The revised citation and statement of significance for HO149 Sydney Road Brunswick Precinct is included in **Appendix H**.

The list of places that are not recommended by Stage 1, and other places that were considered as part of the study but not recommended as the result of detailed assessments, is included in Appendix I, with brief explanations why.

Tables 3.2–3.5, below, outline the assessment findings and recommendations.

3.1.1 New individual places assessed

Table 3.2. New individual places assessed in Stage 2. The table below outlines the place name, address (extent of assessment), relevant thematic history references, recommended curtilage (if relevant), and justification for inclusion or rejection.

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
Recommended for HO			
1	Former clothing factory 274–274A Barkly Street, Brunswick.	• Represents the following themes of the Merri-bek Thematic History: – 8.4 Textile Manufacturing. – 8.5 Wartime and Post-war Manufacturing. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	Appendix D
2	Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre. 345 Victoria Street, Brunswick.	• Represents the following themes of the Merri-bek Thematic History: – 2.5 Creating a Multicultural and Diverse Moreland. – 10.5 Joining Clubs and Pursuing Leisure Interests. – 10.9 Honouring and Commemorating.	Appendix D

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
		• Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	
3	Former Brunswick High School. 406 Victoria Street, Brunswick.	• Represents the following theme of the Merri-bek Thematic History: – 10.2 Establishing Schools and Places of Learning. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to be limited to the former Brunswick High School Block A and surrounding land. • During Stage 2, Block B was considered as a potential contributory element to this place, but it was determined that inclusion in the HO is not warranted due to low intactness and integrity.	Appendix D
4	Former Manchester Unity IOOF Albion Hall. 357–361A Lygon Street, Brunswick East.	• Represents the following themes of the Merri-bek Thematic History: – 10.3 Caring for Merri-bek's Community. – 10.4 Providing Hospitality. – 10.5 Joining Clubs and Pursuing Leisure Interests. – 10.8 Participating in Community Activities. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	Appendix D
5	Duplex. 197 Nicholson Street and 37 Victoria Street, Brunswick East.	• Represents the following themes of the Merri-bek Thematic History: – 2.5 Creating a Multicultural and Diverse Merri-bek. – 6.4 Building Houses in the Twentieth Century. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundaries.	Appendix D

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
6	Former factory; Triple R Radio Station. 221 Nicholson Street, Brunswick East.	• Represents the following themes of the Merri-bek Thematic History: – 8.5 Wartime and Post-war Manufacturing. – 10.7 Arts and Culture. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	Appendix D
7	Bob Hawke Community Centre. 24–26 Hudson Street, Coburg.	• Represents the following themes of the Merri-bek Thematic History: – 10.3 Caring for Merri-bek's Community. – 10.5 Joining Clubs and Pursuing Leisure Interests. – 10.8 Participating in Community Activities. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to be limited to the community centre and parcel CP160736.	Appendix D
8	Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl). 322–324A Sydney Road, Coburg.	• Represents the following themes of the Merri-bek Thematic History: – 10.3 Caring for Merri-bek's Community. – 10.4 Providing Hospitality. – 10.5 Joining Clubs and Pursuing Leisure Interests. – 10.8 Participating in Community Activities. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	Appendix D
9	Coburg RSL Club. 323–325 Sydney Road, Coburg.	• Represents the following theme of the Merri-bek Thematic History: – 10.9 Honouring and Commemorating. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place. • Recommended curtilage to align with the full extent of the property boundary.	Appendix D

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
Not recommended for HO			
10	Former furrier's workshop. 20–22 Peveril Street, Brunswick.	• The complex of industrial buildings does not meet the local threshold and is not recommended for inclusion in the Merri-bek HO.	Appendix E
11	Former ice and cold storage; recording studio. 23–25A Leslie Street and 8–10A Russell Street, Brunswick.	• The original Stage 2 scope was to assess 8–10A Russell Street. During the historical research, it was noted that the structures at 23–25A Leslie Street were integral to the development and operation of the ice and cold storage business and later use as recording studio. • The complex of industrial buildings does not meet the local threshold and is not recommended for inclusion in the Merri-bek HO.	Appendix E

3.1.2 New precinct and serial listings assessed

Table 3.3. New precinct and serial listings assessed in Stage 2. The table below outlines the precinct or serial listing name, address (extent of assessment), relevant thematic history references, recommended curtilage (if relevant), and justification for inclusion or rejection.

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
New HO recommended			
1	Linden Street, Brunswick East Precinct. 1–11 Linden Street, Brunswick East.	• Represents the following theme of the Merri-bek Thematic History: – 6.3 Building during the Boom. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a precinct. • Recommended curtilage to align with the full extent of the property boundaries at 3–11 Linden Street, Brunswick East. • 1 Linden Street is not recommended for inclusion in the HO due to low intactness and integrity.	Appendix F

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
2	'Nicholson Terraces'. 97–107 Nicholson Street, Brunswick East.	• Represents the following theme of the Merri-bek Thematic History: – 6.4 Building Houses in the Twentieth Century. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a precinct. • Recommended curtilage to align with the full extent of the property boundaries at 97–103 Nicholson Street, Brunswick East. • 105 and 107 Nicholson Street are not recommended for inclusion in the HO as a strong link with the 'Medditerannean idiom' was not established.	Appendix F
3	Piera Street, Brunswick East Precinct. 7–19 and 2–32 Piera Street, Brunswick East.	• Represents the following theme of the Merri-bek Thematic History: – 6.3 Building during the Boom. • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a precinct. • Recommended curtilage to align with the full extent of the property boundaries at 6–30 Piera Street, Brunswick East. • The mixed-era buildings on the north side of Piera Street (7–19), and 2 and 4 Piera Street, which were not developed as part of the same group of terraces at numbers 6–32, are not recommended for inclusion in the HO.	Appendix F
Not recommended for HO			
4	Sydney Road and Moreland Road Precinct including individually significant places covered by HO243, HO362 and HO498. 815–881 and 820–890 Sydney Road, Brunswick. 1–33 and 2–32 Sydney Road, Coburg.	• Following the recent demolition of the pair of shops at 836 Sydney Road (which occurred after the initial draft assessment), the streetscape legibility and prominence of alterations above the awning level have been re-evaluated. The precinct does not meet the local threshold and is not recommended for inclusion in the Merri-bek HO, due to diminished overall intactness of the precinct. It is recommended that: • 840 Sydney Road, Brunswick is retained in HO498. No change is recommended for HO498.	Appendix G

	Name and extent of assessment	Summary of Stage 2 findings	Citation and statement of significance (if prepared) included in
		• 824–834 Sydney Road, Brunswick is retained in HO243,[5] with minor amendments to the statement of significance, place description, and the Schedule to Clause 43.01 Heritage Overlay, to more precisely describe the interior features of importance. – Intact original features include splay-sided proscenium, large metal pulley wheel and rails behind the proscenium, engaged piers alongside walls, metal webbed roof trusses and roof framing, central section of pressed metal ceiling and associated perforated metal vents, mechanical railing, and mechanisms, ratchets and pulleys for operation of open-air ventilation/raised roof section. • 27–33 Sydney Road, Coburg is retained in HO362. No change is recommended for HO362.	
5	Weston Street industrial buildings serial listing. 37–39, 45–49, 51, 67–69 Weston Street, Brunswick.	The serial listing does not meet the local threshold and is not recommended for inclusion in the Merri-bek HO.	Appendix G

3.1.3 Places in existing HOs assessed

Table 3.4. Places in existing HOs assessed in Stage 2. The table below outlines the place name, address (extent of assessment), relevant thematic history references, recommended curtilage (if relevant), and justification for inclusion or rejection.

	Name and extent of HO review	Stage 2 findings and recommendations	Citation and statement of significance (if prepared) included in
1	Former East Brunswick Club Hotel. 280–292 Lygon Street, Brunswick East.	• Represents the following theme of the Merri-bek Thematic History: – 10.4 Providing Hospitality • Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.	Appendix D

[5] The place was subject to Planning Scheme Amendment C208, but no internal inspection was undertaken during the Moreland Heritage Nominations Study or amendment phase.

	Name and extent of HO review	Stage 2 findings and recommendations	Citation and statement of significance (if prepared) included in
	(Part of HO1 Albert Street Precinct).	• Recommended curtilage to align with the full extent of the property boundary. • Also recommended that: – the curtilage of HO1 Albert Street Brunswick Precinct is reduced to exclude 280–292 and 294 Lygon Street.	
2	Bluestone warehouse. 35–37 Tinning Street, Brunswick. (Part of HO77 Frederick Avenue Precinct).	• Recommended that: – 35–37 Tinning Street is retained as a contributory place in HO77 Frederick Street Precinct. – the curtilage of HO77 Frederick Street Precinct is extended to cover the extant railway sidings. – the statement of significance and documentation for HO77 Frederick Street Precinct be amended to acknowledge the historical importance of the place through a series of minor changes (refer to the suggested changes presented in the attached citation).	Appendix E

3.1.4 Reassessment of HO149

Table 3.5. Existing HOs associated with HO149 reassessed in Stage 2. The table below outlines the place name, address (extent of assessment), relevant thematic history references, recommended curtilage (if relevant), and justification for inclusion or rejection.

	Name and extent of HO review	Stage 2 findings and recommendations	Citation and statement of significance (if prepared) included in
1	HO149 Sydney Road Precinct and potential extension (699–709 and 706–736 Sydney Road), including individually significant places covered by HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170,	• Recommended that: – the curtilage of HO149 Sydney Road Brunswick Precinct is amended as per the updated precinct map. – the heritage gradings of 38 properties are amended as per the updated precinct schedule. – 79 properties are removed from the precinct. – 22 properties covered by HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170 and HO248 are incorporated into HO149. – 26 previously ungraded properties are incorporated into HO149	Appendix H

Name and extent of HO review	Stage 2 findings and recommendations	Citation and statement of significance (if prepared) included in
HO248 and HO299.	– 488 properties are retained in HO149 with no changes to the grading. – the statement of significance and documentation for HO149 Sydney Road Brunswick Precinct be amended. – HO299 is retained as an individually significant place. For further information, refer to the curtilage map showing the proposed changes (Appendix C), attached citation (Appendix H), and list of properties with recommended changes to the HO status (Appendix I).	

4 Recommendations

4.1 Adoption of the study

It is recommended that Merri-bek City Council formally adopts the 'Brunswick and Coburg Activity Centre Heritage Study—Stage 2' (2025).

4.2 Implementation of the study

It is recommended that Merri-bek City Council implements the recommendations of this study by preparing a planning scheme amendment that will add three new precincts and ten new individual places assessed as being of local significance in the study to the HO of the Merri-bek Planning Scheme with the schedule entries as shown in Section 4.3 and in the place citations in Appendices D–H.

It is recommended also that amendments are made to the existing HOs including:

- HO1 Albert Street Brunswick Precinct.
- HO77 Frederick Street Precinct.
- HO149 Sydney Road Brunswick Precinct (incorporating HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248 into HO149).
- HO243 Former Alhambra Theatre.

In addition to the general planning permit requirements of Clause 43.01 (Heritage Overlay), specific controls have been recommended for some individual places in accordance with PPN01. It is recommended that the Schedule to Clause 43.01 is updated as per the draft schedule in Section 3.2.

4.3 Draft Schedule to Clause 43.01 (Heritage Overlay)

Proposed amendments to the Schedule to Clause 43.01 (Heritage Overlay) are indicated with strikethrough for deletions and underlining for additions.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
~~HO61~~	~~10 Dawson Street, Brunswick – Brunswick Baths~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[6]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[7]	~~No~~
HO77	Precinct Frederick Street Precinct, Brunswick Map 14HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Frederick Street Precinct, Brunswick Statement of Significance (updated 2025)*	No	No	No	Yes	No	No	No	No
HO149	Precinct Sydney Road Precinct, Brunswick Map 14HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Sydney Road Precinct, Brunswick Statement of Significance (updated 2025)*	~~No~~ Yes (Painted signs. Refer to the statement of significance.)	~~No~~ Yes (400–404 Sydney Road (original features of the 1867 hall). Refer to the statement of significance.)	Yes (Mature Plane trees (*Platanus x acerifolius*) in Hooper Reserve)	Yes	No	No	No	No
~~HO151~~	~~199-201 Sydney Road, Brunswick – Former Lyric Theatre~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[8]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[9]	~~No~~

[6] Paint controls are not warranted. This control is not transferred to HO149.
[7] No prohibited uses are specified in the planning scheme for PUZ6 (relevant to 16 Dawson Street) or C1Z (relevant to 10 and 14 Dawson Street). This control is not transferred to HO149.
[8] Paint controls are not warranted. This control is not transferred to HO149.
[9] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
~~HO154~~	~~270 Sydney Road, Brunswick – Mechanics' Institute~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[10]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[11]	~~No~~
~~HO155~~	~~1-3 Dawson Street, Brunswick – St Ambrose's School & Hall~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[12]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[13]	~~No~~
~~HO156~~	~~337 - 341 Sydney Road, Brunswick – Cumberland Arms Hotel~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[14]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[15]	~~No~~
~~HO158~~	~~387 - 389 Sydney Road, Brunswick – Former Union Bank of Australia~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[16]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[17]	~~No~~
~~HO160~~	~~430 Sydney Road, Brunswick – Duke of Edinburgh Hotel~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[18]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[19]	~~No~~
~~HO162~~	~~491 Sydney Road, Brunswick – Baptist Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~	~~Yes~~[20]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[21]	~~No~~

[10] Paint controls are not warranted. This control is not transferred to HO149.
[11] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[12] Paint controls are not warranted. This control is not transferred to HO149.
[13] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[14] Paint controls are not warranted. This control is not transferred to HO149.
[15] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[16] Paint controls are not warranted. This control is not transferred to HO149.
[17] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[18] Paint controls are not warranted. This control is not transferred to HO149.
[19] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[20] Paint controls are not warranted. This control is not transferred to HO149.
[21] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
	~~Moreland Heritage Exemptions Incorporated Plan 2023~~								
~~HO163~~	~~503 Sydney Road, Brunswick – Former Dental Surgery and Residence~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[22]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[23]	~~No~~
~~HO167~~	~~523-527 Sydney Road, Brunswick – Independent Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[24]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[25]	~~No~~
~~HO170~~	~~715-719 Sydney Road, Brunswick – Don Bosco Youth Centre~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[26]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[27]	~~No~~
HO243	828 Sydney Road, Brunswick—former Alhambra Theatre Map 11HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Alhambra Theatre (former), 828 Sydney Road, Brunswick Statement of Significance (updated 2025)*	No	Yes (Intact original features. Refer to the statement of significance.)	No	Yes	No	No	No	No
~~HO248~~	~~289 Sydney Road, Brunswick – St Ambrose's Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[28]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~[29]	~~No~~
HO602	Precinct Linden Street, Brunswick East 1–11 Linden Street, Brunswick East	No	No	No	Yes	No	No	No	No

[22] Paint controls are not warranted. This control is not transferred to HO149.
[23] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[24] Paint controls are not warranted. This control is not transferred to HO149.
[25] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[26] Paint controls are not warranted. This control is not transferred to HO149.
[27] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.
[28] Paint controls are not warranted. This control is not transferred to HO149.
[29] Prohibited uses for C1Z are not relevant. This control is not transferred to HO149.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Linden Street Precinct Statement of Significance (June 2025)*								
HO603	Precinct 'Nicholson Terraces' 97–107 Nicholson Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *'Nicholson Terraces' Statement of Significance (June 2025)*	No	No	No	Yes	Yes (Low masonry front fences with ornamental steel inserts and gates, and low wire fences separating the front gardens of the properties.)	No	No	No
HO604	Precinct Piera Street, Brunswick East 7–19 and 2–30 Piera Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Piera Street Precinct Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO605	Former clothing factory 274 Barkly Street, Brunswick **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former clothing factory, 274 Barkly Street, Brunswick, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO606	Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre 345 Victoria Street, Brunswick **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 345 Victoria Street, Brunswick, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO607	Former Brunswick High School Block A Part 406 Victoria Street, Brunswick **Incorporated Plan:**	No	Yes (Internal stair and balustrade from ground to level 3	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
	Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former Brunswick High School Block A, 406 Victoria Street, Brunswick, Statement of Significance (June 2025)*		in Block A building.)						
HO608	Former East Brunswick Club Hotel 280–292 Lygon Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former East Brunswick Club Hotel, 280–292 Lygon Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO609	Former Manchester Unity IOOF Albion Hall 357–361A Lygon Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO610	Duplex 197 Nicholson Street & 37 Victoria Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Duplex, 197 Nicholson Street & 37 Victoria Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	Yes (Low brick boundary fence to both street frontages including mild steel panels and gates; rear L-shaped garages.)	No	No	No
HO611	Former factory; Triple R Radio Station 221 Nicholson Street Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East, *Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO612	Bob Hawke Community Centre Part 24–26 Hudson Street, Coburg **Incorporated Plan:**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
	Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Bob Hawke Community Centre, 24–26 Hudson Street, Coburg, Statement of Significance (June 2025)*								
HO613	Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl) 322–324A Sydney Road, Coburg **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO614	Coburg RSL Club 323–325 Sydney Road, Coburg **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Coburg RSL Club, 323–325 Sydney Road, Coburg, Statement of Significance (June 2025)*	No	No	Yes (Lone Pine)	Yes	No	No	No	No

Appendices

- Appendix A—Study area history
- Appendix B—Locality histories
- Appendix C—Curtilage maps for new or revised Heritage Overlays
- Appendix D—Individual place citations and statements of significance
- Appendix E—Citations for rejected individual places
- Appendix F—Precinct citations and statements of significance
- Appendix G—Citations for rejected precinct and serial listing
- Appendix H—Amended HO149 citation and statement of significance
- Appendix I—List of properties reviewed and not recommended

Appendix A—Study area history

The study area occupies the traditional Country of the Wurundjeri Willam clan of the Wurundjeri Woi-wurrung people of the East Kulin Nation. For tens of thousands of years, the Wurundjeri Willam clan occupied the area now known as the City of Merri-bek which included the Merri Creek and the Moonee Ponds Creek (formerly a chain of ponds). Leaders of the Wurundjeri Willam clan were participants in Batman's 'treaty' in 1835.

Brunswick, Brunswick East and Coburg are now part of the larger municipal area, the City of Merri-bek (formerly the City of Moreland), which was formed in 1994 through an amalgamation of the former City of Brunswick, the former City of Coburg, and a small area of the former City of Broadmeadows.

This section of the report draws from previous reports and other primary and secondary sources.

A.1 Contextual history

Early surveys of Brunswick and Coburg

The area that is now the City of Merri-bek was one of the earliest areas of Melbourne to be surveyed for sale by the colonial government.

Brunswick was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres with frontage to either the Moonee Ponds Creek or Merri Creek and to a north–south track that soon became known as Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally following transport and access routes.

Brunswick achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and the City of Brunswick in 1908. The suburb of Brunswick East formed part of the former City of Brunswick.

Coburg, originally known as Pentridge, was surveyed in 1840 for a subdivision into farm allotments, with a village reserved east of Sydney Road near the junction of Edgars Creek and Merri Creek. A penal stockade, Pentridge Stockade, was established there in 1850. The Pentridge Road Board was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Making of Sydney Road, Lygon Street and Nicholson Street

Although Sydney Road was surveyed in 1838 as a route to Sydney, its relatively narrow width suggests that it was intended as an agricultural road not as a major urban throughfare. However, the traffic steadily increased as Sydney Road became the preferred route to Sydney, with the establishment of the Pentridge Stockade in 1850 and the extension of the road to the town of Wallan in 1859. By the mid-1860s, much of Sydney Road had been improved with large sections of the road having bluestone kerbs and channels.

Nicholson Street commenced at its southern ends at Victoria Street, Fitzroy. The Brunswick section of Lygon Street, originally Cameron Street, was renamed in 1872. The width of the street becomes narrower like Sydney Road and Nicholson Street after crossing Weston Street. Nicholson Street, originally known as West Road, was formed in 1854 and initially terminated at Brunswick Road, Brunswick. The Board of Land and Works acquired private land from 1857 to 1860 which allowed for the northerly extension of the road and its use by local quarries.

Development of Sydney Road and Lygon Street as main roads

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as retail strips, with the development of shops and hotels. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area.

Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Brunswick was a thriving locality by the 1880s, with a large industrial base and busy commercial areas. Following the economic slump of the 1890s, there was a return to prosperity and industrial activity in the 1920s. The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 'boom era' of the 1880s.

Suburban development in Brunswick

Development in Brunswick was largely driven by the expansion of employment opportunities and improved public transport connections between Brunswick and the central city of Melbourne. Many layers of Brunswick's history remain evident in the physical fabric of the suburb.

People were attracted to Brunswick from the 1840s due to the availability of work in local industries. With their natural deposits of bluestone and clay, quarries and clay pits were important drivers of early development in the Brunswick area, and later in Coburg and Fawkner. Brunswick's population grew from 146 in 1846 to 3000 in 1865.

The economic boom of the 1880s accelerated the subdivision of residential estates, which in turn led to Brunswick's population increasing to 14,000. The opening of the railway to Coburg in 1884, and the cable tram from the city, along Royal Parade and Sydney Road as far as Moreland Road in 1887, also encouraged further subdivision.

Many of the houses built in Brunswick during the boom era of the late 1880s were small cottages, typically built as terraced housing by speculative builders to accommodate workers employed in local industries. There was a larger proportion of detached housing in East Brunswick than in Brunswick proper.

Development halted after the economic crash of 1892, with many new housing estates remaining undeveloped until after World War I. Another housing boom era was apparent by 1930, with about 300 factories established in Brunswick, predominantly in the textile, garment and footwear industries. The suburban development of Brunswick was almost complete by the end of the 1930s.

After World War II, cheap housing in Brunswick attracted a growing migrant population, comprising mainly Italians and Greeks, many of whom found employment in local factories. In addition to the established clothing, footwear and leather goods manufacturing, there was growth in food manufacturing and small-scale engineering works. The influx of European immigrants into the area led to many existing nineteenth-century and early-twentieth-century dwellings being modified and modernised. Typical makeovers during this period included faux brick exterior cladding to timber cottages, the modernising of front verandahs through the removal of decorative period elements to create a more streamlined form, extensive concreting to the front and back yards, and the modern brick front fences.

From the late 1960s, immigrants from Turkey, Lebanon and other Islamic countries also settled in Brunswick, where they found work in local factories and established shops and cafes.

Brunswick remained an affordable area not only for the working-class and migrant populations, but also for large numbers of students and artists who moved into the area from around the 1980s when Brunswick began to take on a more bohemian character.

This group took advantage of affordable rentals and the cheaper accommodation available in 'share houses'. They also provided a market for a growing number of second-hand shops, cafes, and pubs with live music. Student housing has since competed with growing gentrification.

The mix of people that make up the Brunswick community, including those from many different ethnic groups and cultural backgrounds, as well as many members of the LGBTQIA+ community, has contributed to the City of Merri-bek's rich social and cultural diversity. The area has seen a shift since the c1990s from a traditional working-class allegiance to the Labor Party to stronger support for environmental and social justice issues.

Suburban development in Coburg

Until the early-twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road to the south of Bell Street. Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse tram service operating from 1889. Plans for electric tramways began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric line was operational by 1916 and the Sydney Road line was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the mania for subdividing land for anticipated residential development extended to Coburg. Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of new schools and other services. During the interwar period, some of the 1880s land-boom allotments were built on. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburbanisation in Coburg progressed in the postwar period, aided by the Housing Commission of Victoria and funding from the War Service Homes Commission. There was an influx of postwar European migrants to Coburg in the 1950s and 1960s. A large proportion of Coburg's working population found jobs in large local industrial establishments, including knitting mills and clothing factories. Migrants contributed to the local economy with the establishment of commercial premises, particularly food outlets and clothing manufacturing. Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000.

Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of newer multi-density housing, most notably with the residential and commercial development of Pentridge Prison (2000).

Development from the late-twentieth century onwards

Brunswick became the 'most ethnically diverse' suburb in Melbourne during the postwar period (*eMelbourne*). Coburg's development was shaped in a similar way. In 1981, nearly 20 per cent of Coburg's population were European migrants. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

The City of Merri-bek also has a large Muslim community that includes people from many different countries. The Turkish community settled in the Coburg area largely from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, such as refugees from Bosnia and Somalia.

Multicultural clubs established in the area included Vizzini Social Club at 322 Sydney Road, Coburg, in the 1970s; the Abruzzo Club at 377 Lygon Street, Brunswick East, and the Moreland Turkish Association, established in 1985. These clubs as well as cafes, restaurants and churches, have played an important role in the social life of the many migrant communities in the area.

In the twenty-first century, socio-economic changes have led to the gentrification of traditional working-class areas like Brunswick. New upmarket shops have started appearing in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, raising interest in preserving and repurposing historical structures.

A.2 City of Merri-bek Thematic History

The ability of the identified places to demonstrate key historical development phases important to the City of Merri-bek was evaluated in consideration of themes in the 'City of Moreland Thematic History', prepared by Extent Heritage Pty Ltd in 2020.[30]

The study area is associated with the following themes in the Thematic History. The key themes represented by the places recommended by this study are listed in Section 0.

- 2. Peopling Moreland:
  - 2.5 Creating a Multicultural and Diverse Moreland.
- 3. Mapping Moreland:
  - 3.1 Surveying the Land and Planning the First Villages.
- 4. Linking Moreland: Roads and Transport Routes:
  - 4.1 Forming Moreland's Roads.
  - 4.3 Developing Public Transport Routes.
- 5. Farming the Land:
  - 5.2 Developing Smaller Farms.
  - 5.3 Farming in the Twentieth Century.
  - 5.4 (Re)connection with the Land.
- 6. Building Moreland:
  - 6.3 Building During the Boom.
  - 6.4 Building Houses in the Twentieth Century.
  - 6.6 A Changing Built Environment.
- 7. Administering Moreland:
  - 7.1 Establishing Local Government in Brunswick.
  - 7.2 Establishing Local Government in Coburg.
  - 7.3 Providing Essential Services: Water, Gas and Electricity.
- 8. Building Moreland's Industries and Workforce:
  - 8.1 Brickmaking and Pottery Production.
  - 8.3 Expansion into Manufacturing.
  - 8.4 Textile Manufacturing.
  - 8.5 Wartime and Post-war Manufacturing.

[30] The Thematic History was prepared in December 2020 and pre-dates the municipality name change from Moreland to Merri-bek in September 2022.

- 9. Shopping and Retailing in Moreland:
  - 9.2 Shopping on Sydney Road.
  - 9.3 Shopping Strips and Villages.
  - 9.4 Opening Culturally Diverse Shops.
  - 9.5 Changing Tastes and Trends.
- 10. Sustaining Moreland's Community and Cultural Life:
  - 10.1 Worshipping in Moreland.
  - 10.2 Establishing Schools and Places of Learning.
  - 10.3 Caring for Moreland's Community.
  - 10.4 Providing Hospitality.
  - 10.5 Joining Clubs and Pursuing Leisure Interests.
  - 10.8 Participating in Community Activities.
  - 10.9 Honouring and Commemorating.

A.3 References

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Victorian Places 2015, 'Coburg and Coburg City', *Victorian Places*, https://www.victorianplaces.com.au/coburg-and-coburg-city, accessed 10 May 2024.

Appendix B—Locality histories

B.1 Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry.

During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

B.2 Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008).

The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

B.3 Coburg

The suburb of Coburg is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Coburg became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Coburg was surveyed in 1840 and subdivided into farm allotments. Like Brunswick to its south, Coburg was bounded on the west by the Moonee Ponds Creek and on the east by the Merri Creek. Its southern boundary is Moreland Road, and its northern boundary runs along Gaffney Street and Murray Road. The Village of Pentridge was laid out east of Sydney Road near the junction of Edgars Creek and Merri Creek in 1840. A penal stockade, Pentridge Stockade, was established in 1850. By that time, there were three churches in the area as well as a National School. The Pentridge Road Board, established in 1859, was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Until the early-twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road, and south of Bell Street. The Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse-tram service operating from 1889. Plans for an electric tramway began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric tramline was operational by 1916 and the Sydney Road tramline was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the great enthusiasm for residential subdivision fuelled by land speculation extended to Coburg.

Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. In the context of metropolitan Melbourne, the City of Coburg had the third greatest number of new homes built, after the City of Camberwell and the City of Caulfield. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of schools and other services. The State Savings Bank's credit foncier scheme facilitated the building of a large number of new homes in Coburg during the interwar period. This saw some of the 1880s land-boom allotments built on for the first time. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburban development in Coburg progressed through the postwar period, with significant population growth in the 1950s and 1960s. Public housing was provided by the Housing Commission of Victoria and homes for ex-servicemen were provided by the War Service Homes Commission. A large proportion of the local working population found jobs in the many local factories, including knitting mills and clothing and textile factories. To provide additional teachers for the postwar growth in education, the Coburg Teachers' College was established in 1959, occupying land at the former Pentridge Prison farm.

Coburg's development has been strongly influenced by postwar immigration. A large number of migrants from southern Europe settled in Coburg in the 1950s and 1960s, especially from Italy and Greece. In 1981, nearly 20 per cent of Coburg's population were European migrants. Migrants from Turkey settled in the Coburg area from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, including refugees from Bosnia and Somalia. Migrants have contributed to the local economy through the establishment of commercial premises, particularly food outlets and clothing factories. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000. Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises have opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of more recent multi-density housing, most notably with the residential and commercial development of Pentridge Prison (2000).

B.4 Moreland

The small locality of Moreland is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years.

Moreland is centred around Moreland Road at its intersection with Sydney Road, extending into Brunswick to the south and Coburg to the north. The name Moreland came from the name of a large estate in the area, occupying Crown portions 126 and 133 and comprising over 600 acres. Scottish-born land speculator Dr Farquhar McCrae, who purchased the land in 1839, named this estate after a plantation in Moreland, Jamaica, owned by McCrae's grandfather Alexander McCrae in the 1700s and associated with the slave trade in Jamaica. Alexander McCrae had participated in the early land privatisation of Jamaica that swept the indigenous occupants in less than two years (Lesh 2022).

After the death of Farquhar McCrae in 1850, Crown portion 126 was subdivided and advertised for sale in 1858 as the Moreland Estate. This land was further subdivided for residential development in the early 1880s, just before the opening of Moreland Road railway station in September 1884.

The population of northern Brunswick and southern Coburg began to grow following two major subdivisions of two agricultural properties on the east side of Sydney Road. Blair's Paddock, to the northeast of Sydney Road and Moreland Road, was subdivided into 97 allotments with frontages to Sydney Road, Moreland Road, Moores Road, Blair Street, De Carle Street and Barrow Street in 1882 (*Argus*, 14 Dec 1882:2). Opposite Blair's Paddock, Lilburne's Paddock was subdivided into 196 building sites and offered for sale in 1883. The allotments had frontages to Sydney Road, Moreland Road, Holmes Street, Mitchell Street, Davies Street and Donald Street (*Age*, 22 Sept 1883:2).

The new residential area known as Moreland straddled two local government areas — the former City of Brunswick to the south of Moreland Road and the former City of Coburg to the north. The area was a node of activity and centre of population due to its proximity to the railway station and to the intersection of Moreland Road and Sydney Road. The locality gave its name to the Moreland Hotel, the Moreland Baptist Church (c1900), and Moreland State School (1887). The City of Moreland, formed by the 1994 amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows, was renamed Merri-bek in 2022, in acknowledgement of the direct association between the name 'Moreland' and slavery and dispossession.

B.5 References

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Appendix C—Curtilage maps for new or revised Heritage Overlays

C.1 New HO recommended

C.1.1 New individual places

	Curtilage maps for new HO recommended
	New individual places
1	**Former clothing factory** 274–274A Barkly Street, Brunswick

Curtilage maps for new HO recommended

2 **Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre**

345 Victoria Street, Brunswick

Curtilage maps for new HO recommended

3 **Former Brunswick High School Block A**

Part 406 Victoria Street, Brunswick

Curtilage maps for new HO recommended

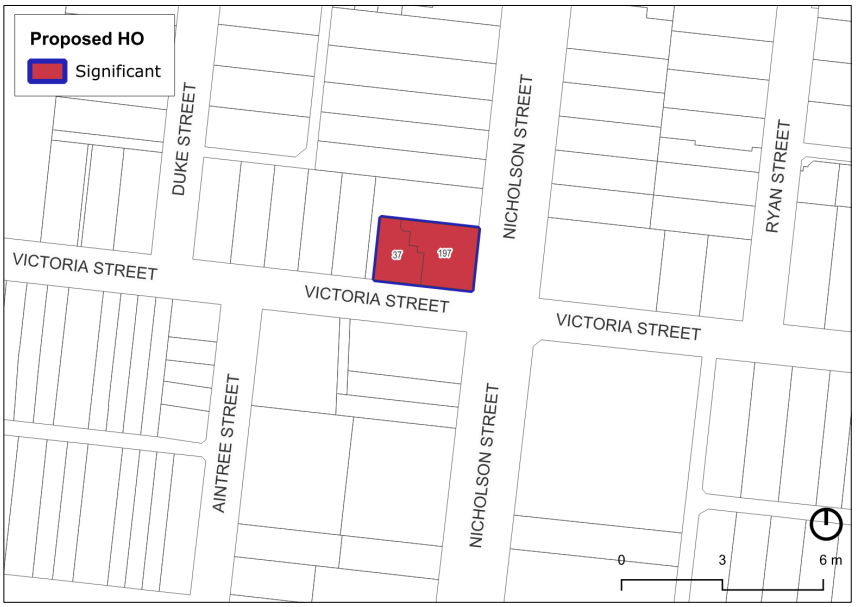
4 **Former Manchester Unity IOOF Albion Hall**

357–361A Lygon Street, Brunswick East

Curtilage maps for new HO recommended

5 **Duplex**

197 Nicholson Street and 37 Victoria Street, Brunswick East



Curtilage maps for new HO recommended

6 **Former factory; Triple R Radio Station**

221 Nicholson Street, Brunswick East

Curtilage maps for new HO recommended

7 **Bob Hawke Community Centre**

24–26 Hudson Street, Coburg

Curtilage maps for new HO recommended

8 **Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl)**
322–324A Sydney Road, Coburg

Curtilage maps for new HO recommended

9 **Coburg RSL Club**

323–325 Sydney Road, Coburg

C.1.2 New precincts

	Curtilage maps for new HO recommended
	New precincts
1	**Linden Street, Brunswick East Precinct** 3–11 Linden Street, Brunswick East.

Curtilage maps for new HO recommended

2 **'Nicholson Terraces'**

97–103 Nicholson Street, Brunswick East.

Curtilage maps for new HO recommended

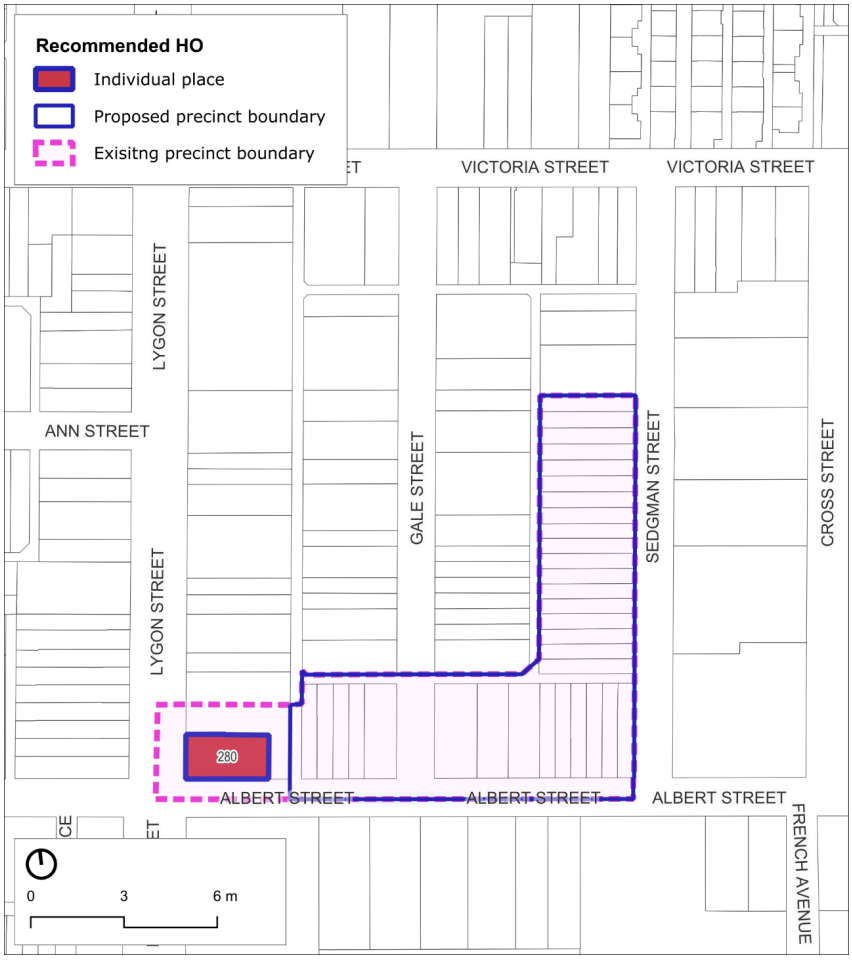
3 **Piera Street, Brunswick East Precinct**

6–32 Piera Street, Brunswick East

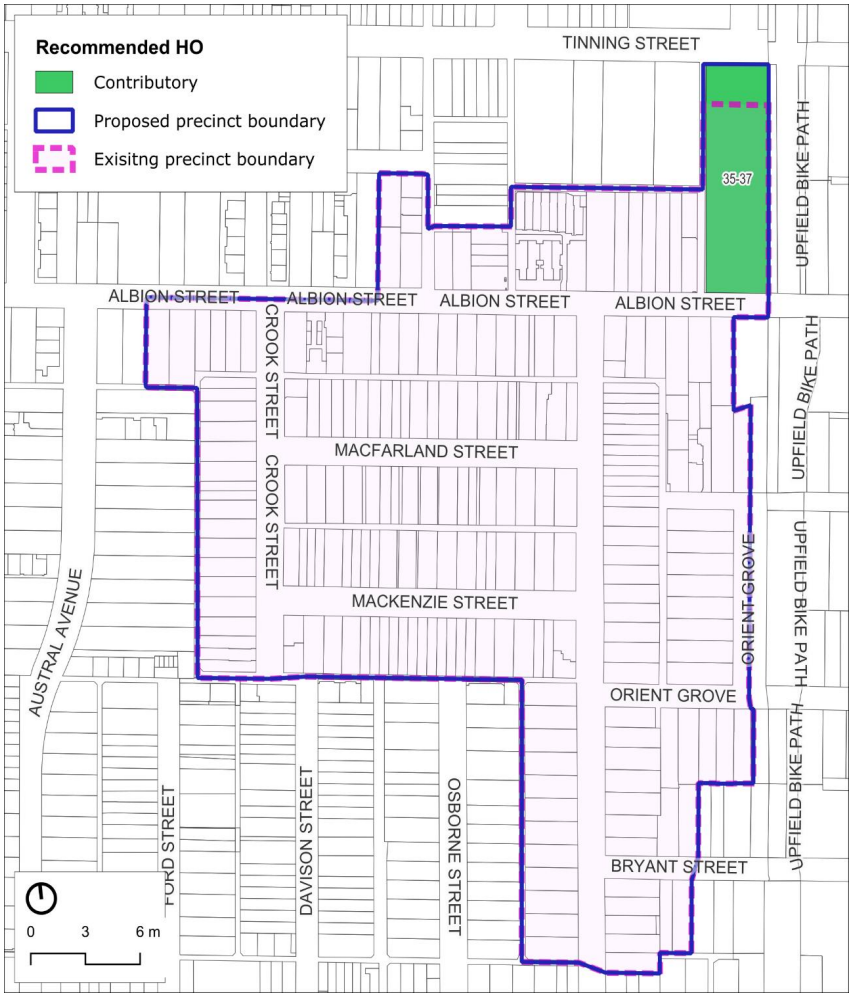
C.2 Amendments to existing HO recommended

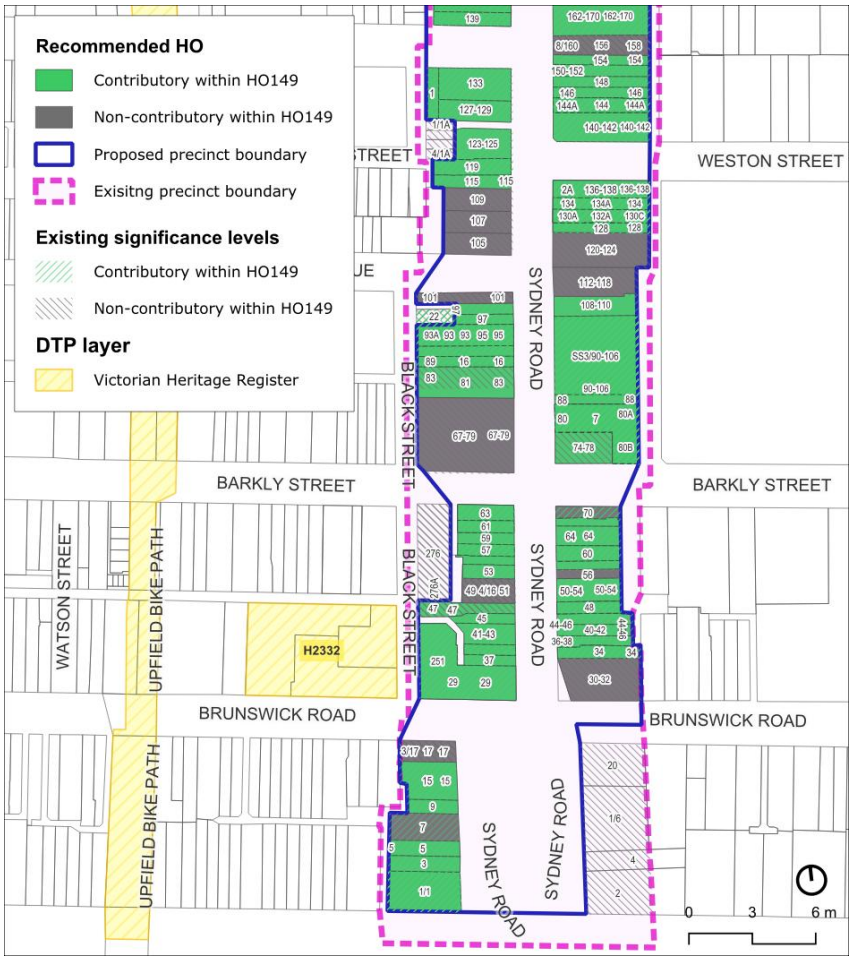
Amendments recommended for HO243 824–834 Sydney Road, Brunswick, are limited to the statement of significance, place description, and the Schedule to Clause 43.01 Heritage Overlay, to more precisely describe the interior features of importance. No curtilage revision is recommended for this place.

Curtilage revisions are recommended for the following HOs.

	Amendments to existing HO curtilage or significance
1	**HO1 Albert Street Precinct** It is recommended that: • 280 Lygon Street, Brunswick East, is included in a new individual place HO • the curtilage of HO1 Albert Street Brunswick Precinct is reduced to exclude 280–292 and 294 Lygon Street. 
2	**HO77 Frederick Avenue Precinct** It is recommended that: • 35–37 Tinning Street is retained as a contributory place in HO77 Frederick Street Precinct

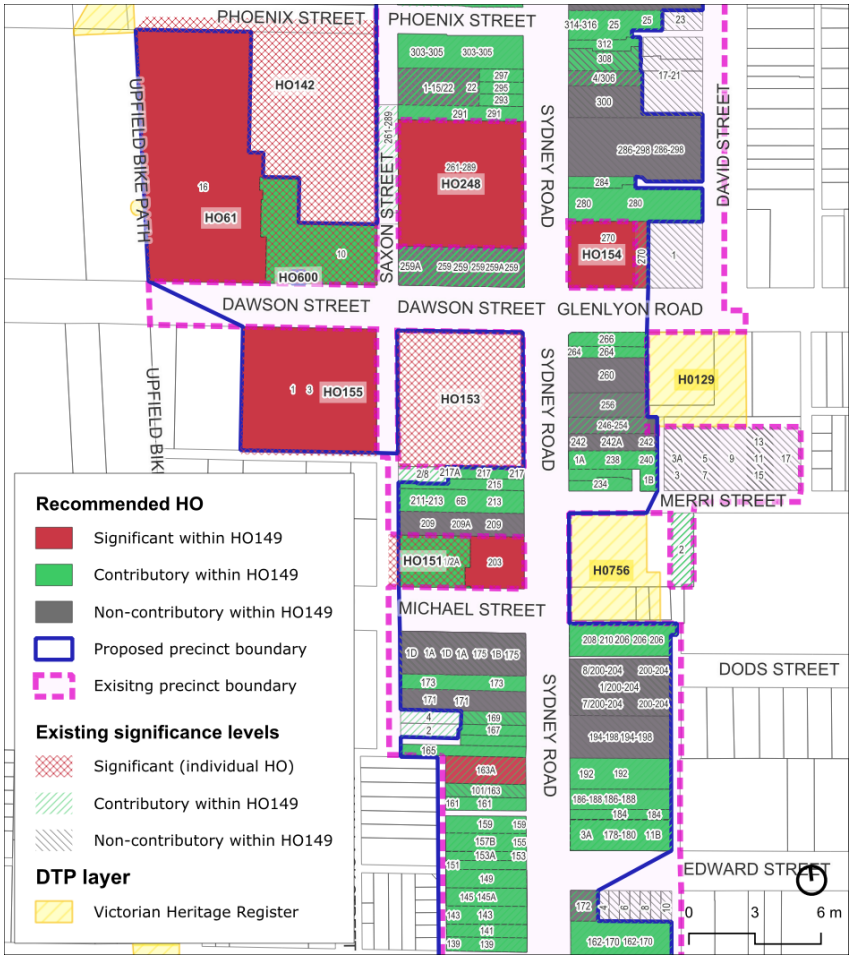
Amendments to existing HO curtilage or significance
• the curtilage of HO77 Frederick Street Precinct is extended to cover the extant railway sidings.



	Amendments to existing HO curtilage or significance
3	**HO149 Sydney Road Precinct** It is recommended that: • the curtilage of HO149 Sydney Road Brunswick Precinct is amended as per the updated precinct map • the heritage gradings of properties are amended as per the updated precinct schedule • properties covered by HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248 are incorporated into HO149.
3.1	 [Sheet 1 of 5]

Amendments to existing HO curtilage or significance

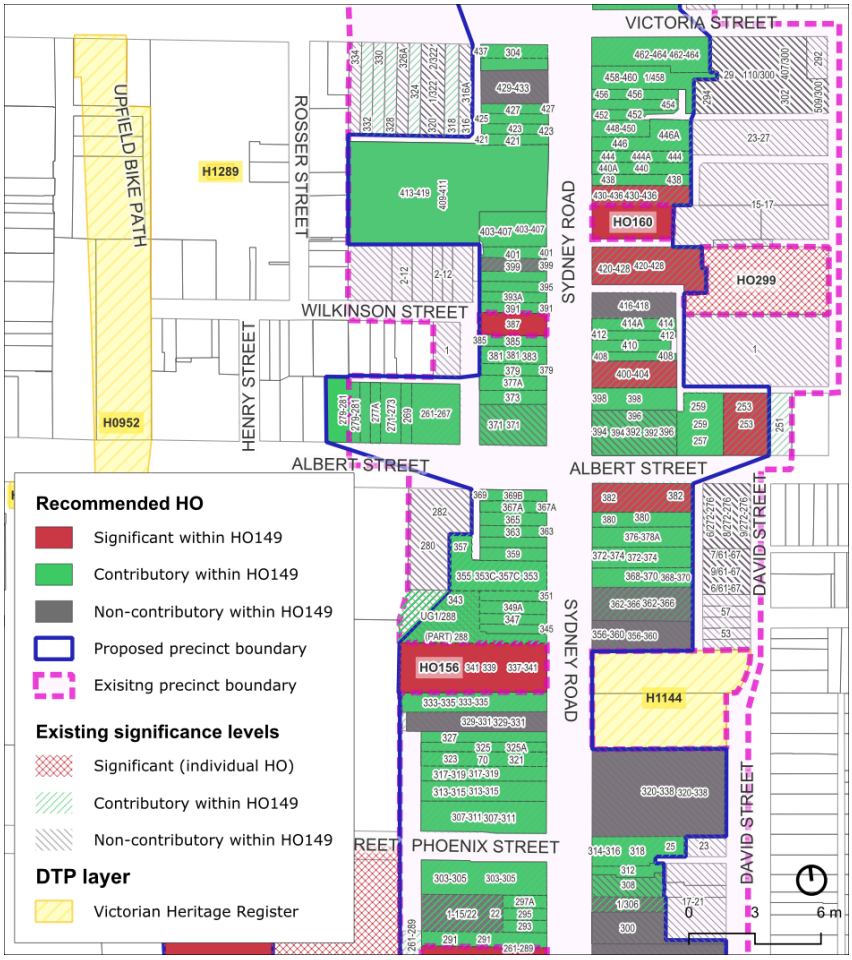
3.2



[Sheet 2 of 5]

Amendments to existing HO curtilage or significance

3.3



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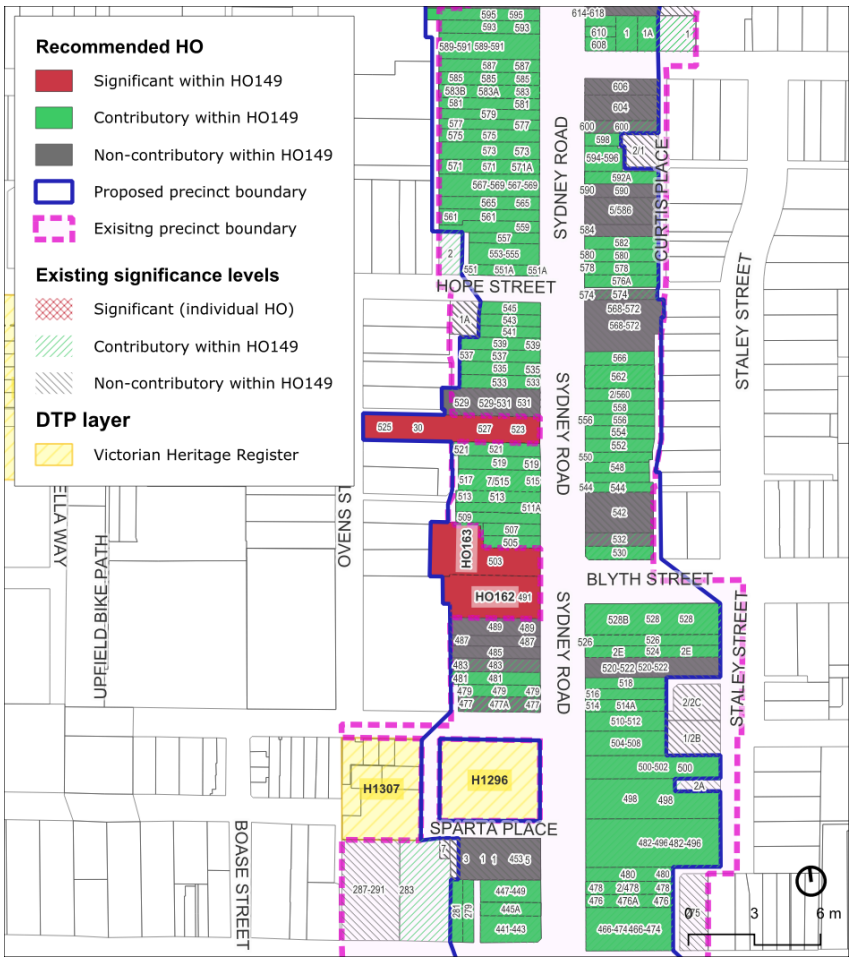
Amendments to existing HO curtilage or significance

3.4



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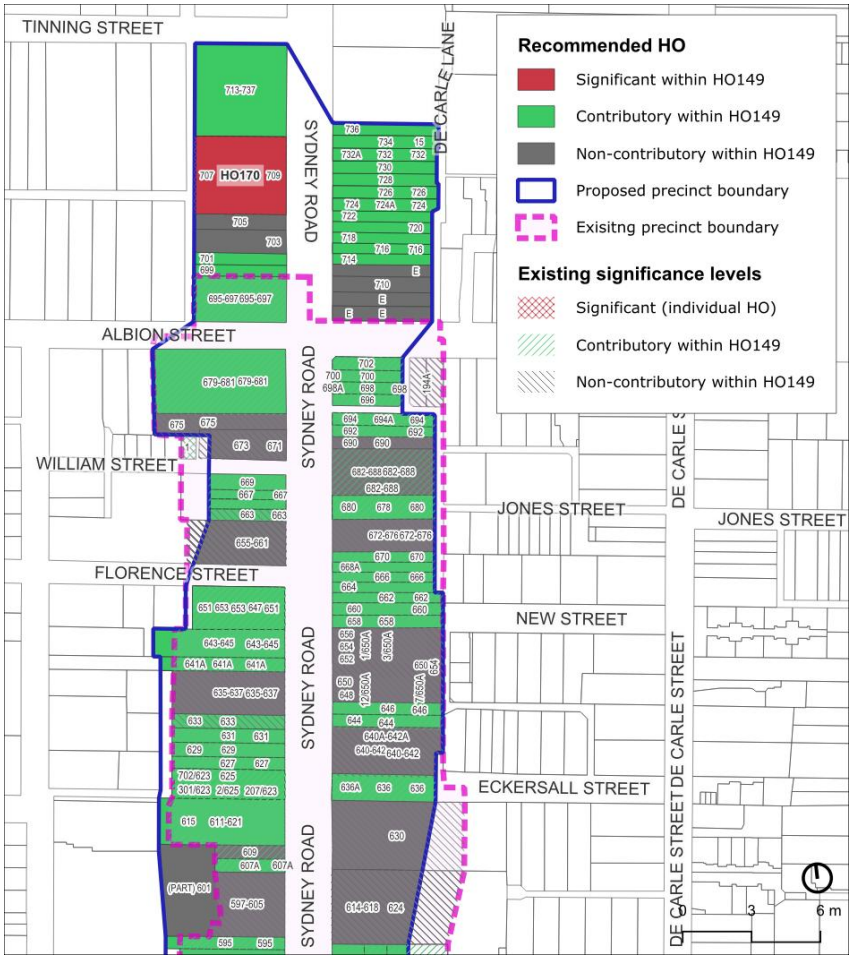
Amendments to existing HO curtilage or significance

3.5



[Sheet 5 of 5]

Appendix D—Individual place citations and statements of significance

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Former clothing factory, 274–274A Barkly Street, Brunswick	
Address	274–274A Barkly Street, Brunswick
Image	
PS ref No	[TBA]
Development date	1964
Item Group	Manufacturing and Processing (Factory / Plant)
Architectural Style	Postwar Period (1945–1965)
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The two-storey brick factory building, built in 1964 for clothing manufacturing enterprises, at 274–274A Barkly Street, Brunswick, is significant.

Elements that contribute to the significance of the place include:

- two-storey scale, massing and geometric form of the building, with parapeted flat to low-pitched metal clad roof
- face brick walls of cream brick with contrasting dark brown brick banding framing the primary façade
  - original window openings fitted with pairs of metal-framed paned windows with lower hoppers, separated by an opaque vertical panel on Barkly Street; and metal-framed paned windows with two lower hoppers and obscure glass panels on McDougall Street.
  - original door openings, and recessed entries on Barkly Street with terrazzo tiled floor and steps
  - exterior signage with the lettering 'JOHN PALERMO' affixed to the upper façade
  - vertical window on McDougall Street.

Later changes and additions that are not significant include replacement windows (aluminium-framed sashless windows on Barkly Street), two enlarged ground level window openings on McDougall Street

(with original window frames retained), roller shutters, exhaust chimneys, other utilities and services, mural and recent café signage.

How is it significant?

274–274A Barkly Street, Brunswick, is of historical and representative significance to the City of Merri-bek.

Why is it significant?

274–274A Barkly Street, Brunswick, is of historical significance as a factory built in 1964, for the evidence it provides of the kinds of small textile and clothing manufacturing enterprises. It is a fine example of a factory established in Brunswick in the postwar period, when Brunswick was a flourishing centre of manufacturing. The factory was occupied by businesses associated with clothing and textile manufacturing for nearly 50 years, its owners being postwar migrants from Eastern Europe. The first owners of the building were Jewish clothing manufacturers, Robert Hambur and Les Pelta, who represent the important role of Jewish migrants in the development of Melbourne's clothing trade. A later occupant was the Italian-born clothing manufacturer John Palmero, a postwar migrant who became a successful clothing manufacturer; The signage on the front of the building survives as evidence of his association with the building, which spans 40 years, from 1972 to c2013. (Criterion A)

274–274A Barkly Street, Brunswick, is of representative significance as a highly intact small-scale postwar clothing factory building associated with Merri-bek's textile and clothing industry. Typical of austere vernacular buildings of the postwar period, the principal façade facing Barkly Street features unadorned cream brick walls with contrasting brown brick (manganese) trim, punctuated by simple window openings and recessed entries with terrazzo tiled floors. The side elevation is also in cream brick and incorporates a series of metal-framed rectangular multi-paned windows illustrating the original utilitarian function of the factory building. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 8: Building Merri-bek's Industries and Workforce
Thematic history key sub-theme	8.4 Textile Manufacturing 8.5 Wartime and Post-war Manufacturing

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the

major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Place history

The subject allotment is part of Crown Portion 90, Parish of Jika Jika, in the County of Bourke.

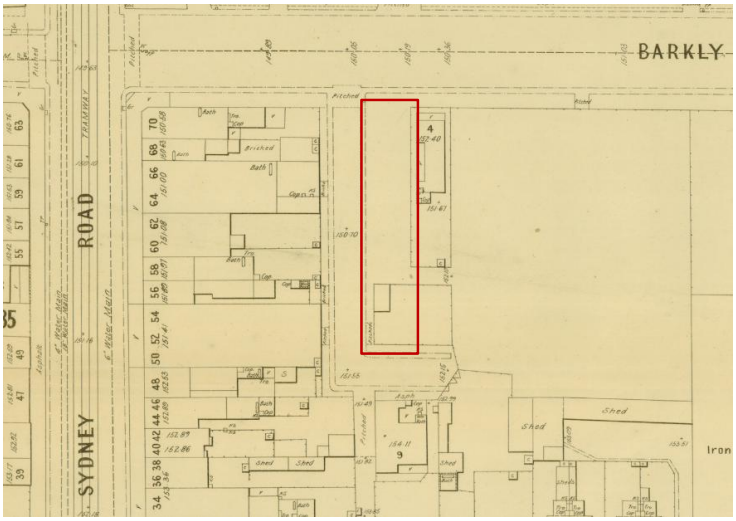


Figure 1. Part MMBW detail plan No. 1866, dated 1904, showing the subject site as a mostly vacant allotment with a small building at the rear at that time. (Source: State Library Victoria, with GML overlay)

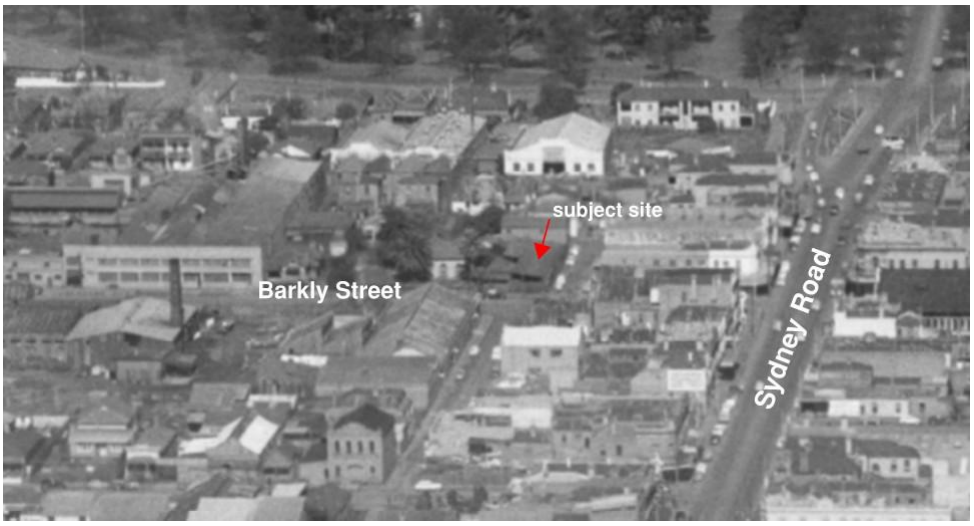


Figure 2. Aerial view of the site at 274 Barkly Street (red arrow) in 1945, looking south, showing the former paint factory of Matthew Balfe. (Source: Central Plan Office 1945, 'MELBOURNE AND METROPOLITAN AREA PROJECT' via Landata, with GML overlay)

The extant two-storey brick building was constructed 1964, replacing an interwar factory that existed on this site.

The earliest visual record of the site is the MMBW detail plan dated 1904, which shows the site largely vacant apart from a small building at the rear of the allotment (MMBW 1904). Formerly known as 2

Barkly Street East, Brunswick, the subject site remained largely vacant (apart from the small building mentioned) until c.1916.

Matthew Balfe, an oil and paint merchant, had a shop in Sydney Road from c1905. Around 1911–12, he relocated his Sydney Road shop (then at 58 Sydney Road) to a larger premises at 60–66 Sydney Road, with the business being restyled as Balfe & Sons (ER 1931; S&Mc 1920, 1925, 1930). Balfe was also a local magistrate, a long-serving local councillor and a mayor of Brunswick.

In 1916, the subject property was acquired by Matthew Balfe's wife, Sarah Balfe (CT 2802/270). The Sands & McDougall directory for 1920 (which draws on data gathered in the previous year, 1919) lists the occupant of 2 Barkly Street as 'M Balfe & Sons Pty Ltd (factory)', which would indicate that a factory had been erected by this time (S&Mc 1920), In 1925, 2-6 Barkly Street was listed in the post office directory as occupied by M Balfe, paint and varnish manufacturer (S&Mc 1925). It follows that the factory built by Balfe between 1916 and 1919 was a paint and varnish factory.

Balfe also owned the neighbouring allotments at 270–272 Barkly Street (formerly 4 Barkly Street East), which included his own residence (S&Mc 1930–45). By 1965, the house appears to have been demolished, as number 270–274 was listed solely as the factory of Balfe & Son Pty Ltd (S&Mc 1965). In 1963, the land at 270–274 Barkly Street, at the corner of Barkly Street and McDougall Street comprising the subject site, was sold at auction. The site was advertised as an industrial site that was zoned light industrial (*Age*, 9 April 1963:10).

In November 1963, Battaglia Ernesto Braida, company director, became the owner of the property, but he sold it the following year.

The construction and early use of the subject building was closely associated with immigrant Jewish clothing manufacturers in the postwar period. In 1964, the property was acquired by Lejzor (Les) Pelta, clothing manufacturer and his wife Helen Pelta; and Rachmiel (Robert) Hambur, clothing manufacturer; and his wife Rela Hambur. All four were immigrant Polish Jews (Ancestry.com; NAA). Some years earlier, Robert Hambur and Les Pelta had combined their adopted English names to create the clothing brand 'Robert Les', which was highly regarded in Melbourne department stores.

Two operations of Robert Les based at 274 Barkly Street were Robert Les Manufacturing Pty Ltd, and Robert Les Outwear Pty Ltd, the latter being a manufacturer of overcoats (S&Mc 1965, 1970; CT: V2802 F270; *Australian Jewish News*, 16 June 1967:27). A Robert Les duffle coat is part of the clothing and textile collection of the National Gallery of Victoria.

Robert Hambur and Les Pelta had a new factory built at the Barkly Street site in 1964. An advertisement in October 1964 for bricklayers at 274 Barkly Street, Brunswick, would indicate that a brick building was being erected at that time (*Age*, 28 October 1964: 36). By January 1965, the operations of Robert Les Pty Ltd had relocated from its former city factory to the new factory in Barkly Street (*Age*, 30 January 1965:56). In 1971, Robert Hambur departed as a director of Robert Les Pty Ltd (*Australian Jewish News*, 26 March 1971:21), From 1972, Les and Helen Pelta became sole proprietors of the company (CT:V2802 F270).

From 1972 to c2013, the factory at 274 Barkly Street was leased to John Palermo Pty Ltd, leather goods manufacturer (*Age,* 28 July 1972:21; S&Mc 1974).

John Palermo, occupant 1972–c2013

In 1980, *Overseas Trading*, a journal published by the Department of Commerce and Agriculture, highlighted the overseas achievements of John Palermo, an Italian-born Australian manufacturer who immigrated to Australia in 1950. After 30 years away from his native Italy, Palermo successfully entered

the competitive Italian fashion market. Drawing on his tailoring background, he transitioned from casual wear to leather wear, recognising export opportunities in colder climates. His sheepskin garments, produced at his factory at 274 Barkly Street, Brunswick, were marketed under an 'Australia' label to promote both the products and the country. Following this success, Palermo planned to expand into European markets and Canada (*Overseas Trading*, 15 February 1980:V32 N3).

Figure 3. John Palermo photographed in his Brunswick leather wear factory in 1980. (Source: *Overseas Trading*, Vol 32, No. 3)

Description and integrity

274–274A Barkly Street, Brunswick, is a two-storey brick factory constructed in 1964 for clothing manufacturing. The property is a rectangular-shaped allotment of approximately 900 square metres, on the southeast corner of Barkly and McDougall streets. The building occupies the entire allotment with no setbacks. The primary frontage is on Barkly Street and the secondary elevation to McDougall Street. The building has a metal clad flat roof behind a low straight parapet. The building has a utilitarian design with minimal architectural expression, typical of the period. The walls of both frontages are cream brick.

The primary façade is framed with a contrasting border of dark brown bricks around the vertical and upper horizontal edges. The four upper courses of the accent banded bricks form a short parapet that is not continued around the entire length of the building.

The primary façade retains its original openings and pattern of fenestration, including two off-centre entry doors set within terrazzo tiled porches. These are separated by two rectangular window openings with angled brick sills fitted with contemporary aluminium framed double-hung sashless windows. Fenestration to the upper level consists of two horizontal openings each fitted with a pair of original metal-framed windows with lower hoppers, separated by an opaque vertical panel. The building retains legacy sign high on the principal façade in large capital lettering, advertising the business name 'JOHN PALERMO'.

The side elevation to McDougall Street has the same cream brick walls, with symmetrically arranged original 16-pane metal framed windows with openable hoppers. A feature at the northern end

comprises an original narrow vertically aligned 12-paned metal-framed window that spans across both storeys. There is a concrete pillared undercroft carport supported on concrete beams at the southern end. The cream brick continues within the carport, suggesting this was not a later addition. Other openings include a small services access door. There is also an opening for vehicle access with a small metal roller door.

Utilitarian fixtures to the façades include utility cables, a fire bell, and downpipes. These are unobtrusive and do not significantly detract from the building's integrity.

Recent changes to the principal façade facing Barkly Street include the installation of contemporary retractable awnings above ground floor window openings and the installation of sashless windows within the existing openings of two ground floor windows. These have minimal impact as the awnings are easily removed and the new window frames are fitted within the original openings, maintaining the original scale and proportions of the main elements of the façade.

Other changes include the addition of security grilles to the lower windows, the addition of two retractable aluminium roller shutters above two of the windows and a series of small industrial exhaust vents inserted into window panes, and has resulted in the removal of some of the glazing, however these have a minimal impact on the building's integrity and are contained to the side elevation facing McDougall Street. Two of the ground floor window openings (McDougall Street) have been enlarged and a single rectangular glazed pane inserted at the base.

Key features of the building include:

- two-storey scale, massing and geometric form of the building, with parapeted flat to low-pitched metal clad roof
- face brick walls of cream brick with contrasting dark brown brick banding framing the primary façade
  - original window openings fitted with pairs of metal-framed paned windows with lower hoppers, separated by an opaque vertical panel on Barkly Street; and metal-framed paned windows with two lower hoppers and obscure glass panels on McDougall Street.
  - original door openings, and recessed entries on Barkly Street with terrazzo tiled floor and steps
  - exterior signage with the lettering 'JOHN PALERMO' affixed to the upper façade
  - vertical window on McDougall Street.

Alterations to the building include the replacement of original window frames in the two lower front windows with aluminium-framed sashless windows and the enlarging of two ground floor windows on the side elevation (with original windows retained above). Other changes, which are easily reversible, include the painting of a mural along part of the front and side elevations, installation of roller shutters above some of the windows on the front, side and rear elevations, electrical conduits and signage (Wide Open Road) fixed to the front elevation and aluminium exhaust chimneys on the side elevation.

While these changes have some impact on the intactness of the building, they do not overly impact its integrity. The building has a high level of intactness with its intact built form, scale, materiality, pattern of fenestrations and all its metal framed windows (except for two), and remains legible as a postwar industrial building.

Images

Figure 4. Second-storey metal-framed windows and added exhaust chimneys on right of photo. (Source: GML Heritage, 2024)

Figure 5. Detail of contrasting brick border and the top of the feature vertical window. (Source: GML Heritage, 2024)

Comparative analysis

Textile and garment industries

Although textile factories existed in Brunswick from the late 1800s, the industry flourished from the late 1920s as modern factories emerged. This growth was also encouraged at this time due to the introduction of new tariffs that sought to protect manufacturing sector in Victoria. The availability of electricity in Brunswick from May 1914 also greatly benefitted local factories. These new manufacturing facilities employed both men and women and introduced staff benefits such as canteens, health clinics, and social activities (Extent 2020:118). Textile, garment, and footwear manufacturing became dominant industries in the City of Merri-bek, with approximately 63 different textile manufacturers operating in Brunswick in the interwar period. Merri-bek's manufacturing sector peaked in the 1950s and 1960s, with industrial expansion sometimes replacing earlier residential, commercial, or industrial sites. Infill development in vacant land also continued to prevail.

Merri-bek attracted a growing migrant population in the postwar period, with large numbers from Italy and Greece. By 1961, Italians comprised 14 per cent of the population in Brunswick, Brunswick East, and Brunswick West, while Greeks made up 4 per cent. The Jewish population, which was about 300 in the 1930s, also grew after World War II as Jewish refugees from Germany and Poland and other war-torn countries settled in Brunswick and Coburg (Extent 2020:39). Many migrants brought their expertise in the clothing industry, including tailoring and leathergoods, to take up jobs in local factories and also to establish new clothing businesses, which contributed to further growth in textile and clothing manufacturing. Others worked in quarrying and brickmaking (.id 2018:8). During the 1960s and 1970s, many postwar migrants relocated further north to newer suburbs.

The factory building at 274–274A Barkly Street, Brunswick, demonstrates the historical development of wartime and postwar manufacturing in Merri-bek. On the HO of the Merri-bek Planning Scheme, small-scale industrial premises dating from the period of World War II onwards are generally under-represented. Small-scale wartime and postwar factories and warehouse buildings typically exhibit restrained ornamentation, simple geometric forms, and functional design. Key characteristics include

face brick walls with contrasting accents, multi-paned metal windows (often with slanted panes for permanent ventilation) and slanted or saw-toothed roofs concealed behind simple or stepped parapets. Wide openings or roller doors accommodate vehicle access, while elevated, projecting upper levels supported by pilotis allowing for integrated ground-level parking are relatively more common in late twentieth-century structures.

Factories associated with textiles and garments in Merri-bek which are currently included in the Heritage Overlay, mainly consist of red brick interwar factories and two postwar examples.

- **Albion Clothing Co. (former) at 29–31 Weston Street, Brunswick (contributory in HO73 Edward Street Precinct)**, is a well-preserved example of the typical small brick factories of the early 20th century, used for the clothing trade in Brunswick. The building was occupied for a long period by the Albion Clothing Company.
- **Stephens & Co. Clothing Factory (former) at 20–22 Gray Street, Brunswick (contributory in HO139 Phillipstown Precinct)**, is a large interwar red brick factory/warehouse complex. The factory was also occupied by Universal Hosiery and Dominion Knitting Mills. Part of the complex has been converted to apartments.
- **Yorkshire Textile Mills (former) at 2-4 Inverness Street, Brunswick East (HO514)**, is a factory constructed in stages between 1913–1926. It is an example of a textile manufacturer operating in Brunswick during the interwar period. From 1918 it was the location of the Yorkshire Textile Mills, a supplier to the clothing manufacturing industry. It is an example of an interwar industrial building representing the manufacturing industry in the City of Merri-bek. It has a distinctive façade of red brick with clinker brick contrasting banding, and steel-framed windows and doors, and is notable as the work of architect Alec S Eggleston.
- **Fitwear Hosiery Factory (former) at 11 Thomas Street, Brunswick (HO557),** is one of the earliest textile factories in the municipality, and one of very few established prior to the interwar years. The complex consists of portions built in 1912 and 1930s. The interwar portion has vertical bays with multi-pane windows, divided by rendered brick pilasters. There are thee mid-late twentieth century business signs for 'Lorraine' Fitware, painted brickwork laid in a lattice style, aluminium windows and a cast iron building sign above the parapet which reads 'HOSIERY MILLS'. The postwar portion to the rear is not covered by the HO.
- **The Prestige Hosiery Mill Complex (former) at 159–165 Donald Street, Brunswick East (HO511),** constructed between 1922–25, is one of the largest and earliest textile mills in Merri-bek. The factory is a tangible reminder of the Prestige Hosiery company and the important role it played in the local textile industry. It was a major employer through the Depression years of the 1930s. The design of the factory is austere and has been overpainted and altered over the years.
- **Faiman Furriers (former) at 443 Albion Street, Brunswick West (HO518),** is a two-storey red brick factory building with a relatively plain façade, built in 1924 for fur dyer and dresser Samuel Faiman. The building is demonstrative of the important textile and clothing industry in Brunswick's interwar period; the business operated between 1924 to the early 1950s.
- **Perucci Shirts Factory (former) at 2–6 Ballarat Street, Brunswick (HO385),** is a 1955 two-storey brick factory building with office and showroom is associated with a succession of well-known Australian clothing manufacturers including Yakka overalls and provides evidence of postwar expansion in local manufacturing. Its frontage is a highly intact and striking Modernist composition of high integrity.
- **Irene Lingerie Factory (former) at 5 Pitt Street, Brunswick East (HO387),** is a two-storeyed sawtooth-roofed modernist brick factory expressed as a box-like element, with alternating windows and solid spandrels, elevated on a recessed plinth. It was erected in 1963-64 for Tena Lingerie Pty Ltd, to the design of Polish-born and British-trained architect Anthony Hayden.

Although relatively smaller in scale, 274–274A Barkly Street, Brunswick, compares favourably to the above examples in terms of its strong association with Brunswick's local garment industry. All these

examples, including the subject site, are important for their association with the local textile manufacturing and garment industry during different phases in Merri-bek. These examples also demonstrate the scale of commercial land use, with the buildings occupying the whole site with no setbacks.

Although united by a common historical theme, individual factory buildings across the Municipality vary in architectural expression and aesthetic value.

Apart from the two postwar examples at 2–6 Ballarat Street, Brunswick (HO385) and 5 Pitt Street, Brunswick (HO387), the above HO-listed examples represent small to large sized interwar period textile and garment factories.

Many HO-listed interwar examples are extremely utilitarian in their form and detailing. The construction of the interwar factories in red brick with simple details is typical of factories and industrial buildings of this period and is typified by HO511 the Prestige Hosiery Mill Complex (former) at 159–165 Donald Street, Brunswick East and HO518 the Faiman Furriers (former) at 443 Albion Street, Brunswick West.

Both postwar examples included in the HO are architect-designed and demonstrate the impact postwar modernism had on prevailing aesthetic tastes of the 1950s and 1960s. However, the austere detailing of many interwar factory buildings continued into this period, often due to material shortages and a desire to not appear 'showy' in a time of economic frugality.

In comparison to these examples, the subject building is a utilitarian but refined example of a postwar factory building. Its simple rectilinear built form, with sheer unadorned walls of cream brick punctuated by regularly arranged steel framed window openings is typical of utilitarian industrial buildings built in the postwar period. While some embraced postwar modernism, others utilised a more vernacular style of architecture with the use of cream bricks and accent trims of dark brown (manganese) bricks being common. Of at least a similar level of intactness and integrity to the above examples, and less altered than some examples, such as the Prestige Hosiery Mill Complex at 159–165 Donald Street, Brunswick East (HO511), 274–274A Barkly Street, Brunswick is a better than typical example of its typology.

Like the Fitwear Hosiery Factory (HO557), its retention of exterior signage with the lettering 'JOHN PALERMO' contributes to the place's ability to demonstrate its long-term association with John Palermo, Italian-born leather goods manufacturer, who occupied the building from 1972 to c2013.

Conclusion

Like these examples, the subject property is a fine intact example of a small-scale postwar factory building associated with local manufacturing in the municipality from the interwar to postwar periods and Brunswick's textile and clothing manufacturing industries. Its connection with small manufacturing businesses established by Jewish and Italian immigrants is also demonstrative of the important postwar history of the City of Merri-bek.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A

Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 345 Victoria Street, Brunswick	
Address	345 Victoria Street, Brunswick
Image	
PS ref No	[TBA]
Development date	1938, extended 1948
Item Group	Community Facilities—Hall RSL
Architectural Style	Interwar period (c1919–c1940) Moderne
Architect	TV Sheppard (1948)
Builder	WO Longmuir & Son (1938)
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The former Soldiers' Memorial Hall and RSL Clubrooms, later Pontian Community Centre, at 345 Victoria Street, Brunswick, constructed in two stages (in 1938 and 1948) in a closely matching design, is significant.

Elements that contribute to the significance of the place include:

- single-storey scale and form, including the Dutch gabled main roof (dating from 1938, Number 1 on the figure below) and very low-pitched gable roofs at the rear (1948, Number 2)
- original design and features built over two stages in 1938 and 1948:
  - materiality, characterised by corrugated metal roof cladding, face brick walls (some overpainted) with rendered and face brick detailing to the parapets, pediment and above windows
  - Moderne-style design elements, including rounded corners to the corner of the building and the recessed entry off Victoria Street, Art Deco-inspired rendered stepped pediments above the main entrances on Victorian Street and Percy Street and to the buildings corner, straight parapets with alternating bans of render and face brick, and protruding brick banding above window heads
  - original metal-framed, multi-paned windows some with tilted middle or lower panes.
  - original brick edging along Percy Street

- four rainwater heads associated with the 1948 extension

- plaques and signages evidencing the two phases of use:
  - by the Brunswick RSL, including the World War I memorial plaque on the front (Victoria Street) elevation
  - by the Pontian Community of Melbourne and Victoria, including a memorial plaque with Greek and English text on Percy Street, and cantilevered signage for 'Pontian Community' on the side elevation.

Later elements including the front fence and gates, timber-framed pergola, window grilles and security doors, non-original windows, and A/C units are not significant.

Number on figure	Description	Development period
1	Initial construction	1938
2	Extension	1948
3	Later infill (no heritage value)	Between 1984 and 2007

Aerial view of the former memorial hall. (Source: Nearmap, with GML overlay)

How is it significant?

The former Soldiers' Memorial Hall and RSL Clubrooms and later Pontian Community Centre at 345 Victoria Street, Brunswick, is of local historical and representative significance to the City of Merri-bek.

Why is it significant?

The former Soldiers' Memorial Hall and RSL Clubrooms in Brunswick is of historical significance as a memorial hall built in two stages in 1938 and 1948 for the Returned Servicemen's League that commemorates the local men who served and died in service. The Brunswick RSL initially occupied a space in the Brunswick Town Hall, and the subject building reflects the expansion of the Brunswick

Sub-Branch, which was in need of larger premises by the late 1930s. The expansion of the Brunswick Sub-Branch after World War II highlighted the need for additional space, leading to the construction of the rear portion in 1948, to a design by architect TV Sheppard. The building continued to serve the Brunswick RSL Sub-Branch until the late twentieth century. (Criterion A)

The place is of historical significance for its later, long-term association with the Pontian Community of Melbourne and Victoria from 1996 to 2023. During this time, the building was known as the Pontian Community Centre and has hosted hundreds of cultural, recreational and educational events of the Greek and Pontian communities. The signage, commemorative stone and pair of olive trees (planted in 2019 to replace earlier trees) associated with its use as the Pontian Community Centre survive as evidence of an important theme and pattern of development in the City of Merri-bek through the latter part of the twentieth century that has contributed to the dynamic and multicultural nature of Merri-bek. (Criterion A)

The former Soldiers' Memorial Hall and RSL Clubrooms is of representative significance as a highly intact purpose-built hall and RSL Clubrooms designed in the interwar Moderne style. The building features restrained but refined Moderne-style façades to both Victoria Street and Percy Street.

Key Moderne-style design elements include rounded corners to the corner of the building and the recessed entry off Victoria Street, Art Deco-inspired rendered stepped pediments above the main entrances on Victorian Street and Percy Street and to the buildings corner, straight parapets with alternating bans of render and face brick, original metal-framed, multi-paned windows some with tilted middle or lower panes, protruding brick banding above window heads, four rainwater heads associated with the 1948 extension and original brick edging along Percy Street. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key themes	Theme 2: Peopling Moreland Theme 10: Sustaining Moreland's Community and Cultural Life
Thematic history key sub-themes	2.5 Creating a Multicultural and Diverse Moreland 10.5 Joining Clubs and Pursuing Leisure Interests 10.9 Honouring and Commemorating

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry.

During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the

unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Place history

The subject building at 345 Victoria Street, Brunswick, was built in two stages in 1938 and 1948, and occupied by two community organisations; the Brunswick RSL (1938–1995) and Pontian Community of Melbourne and Victoria (1996–2023).

Soldiers' Memorial Hall and RSL Clubrooms (1938–1995)

A few years after the end of World War I, there was agitation for a local memorial hall to be provided for returned soldiers. The local council supported this goal and from as early as 1921 was active in fundraising for the purpose (*Argus*, 4 November 1921:12).

In 1928, the Brunswick Sub-Branch of the RSL had been accommodated in a room designated as the 'Soldiers' Memorial Hall' within the Brunswick Town Hall building and an impressive large-scale honour board was unveiled in the foyer of the building by HE 'Pompey' Elliott (*Argus*, 20 August 1928:19). The Brunswick Sub-Branch reformed in 1929 and had attracted a large membership by the late 1930s. There were around 1700 returned soldiers in the area (*Argus*, 2 June 1938:9).

By the late 1930s, the Brunswick RSL was in need of larger premises. In 1938 a new soldiers' memorial hall and clubrooms was built at 345 Victoria Street, Brunswick, at a cost of £4500 (*Argus*, 28 May 1938:17). In discussions about the proposed memorial hall in 1925, a representative of the Brunswick RSL observed that £70 in architects' fees had been paid by ratepayers for a building that had not been erected (*Argus*, 16 June 1925:7). It is likely that the cost of the new building was largely borne by the City of Brunswick, which had promised for almost two decades that a soldiers' memorial hall would be provided.

The single-storey Art Deco building was built of brick and comprised a large hall suitable for social functions and dances that was serviced by gents and ladies cloak rooms either side of the entrance foyer accessed off Victoria Street. A small kitchen adjacent to the rear of the hall was accessed through a serving hatch. A second entrance off Percy Street provided access to a suite of rooms reserved for league members only. These included a billiards room, committee room, lounge and library with a small toilet at the rear of the building. (PROV VPRS 7882/P0001).

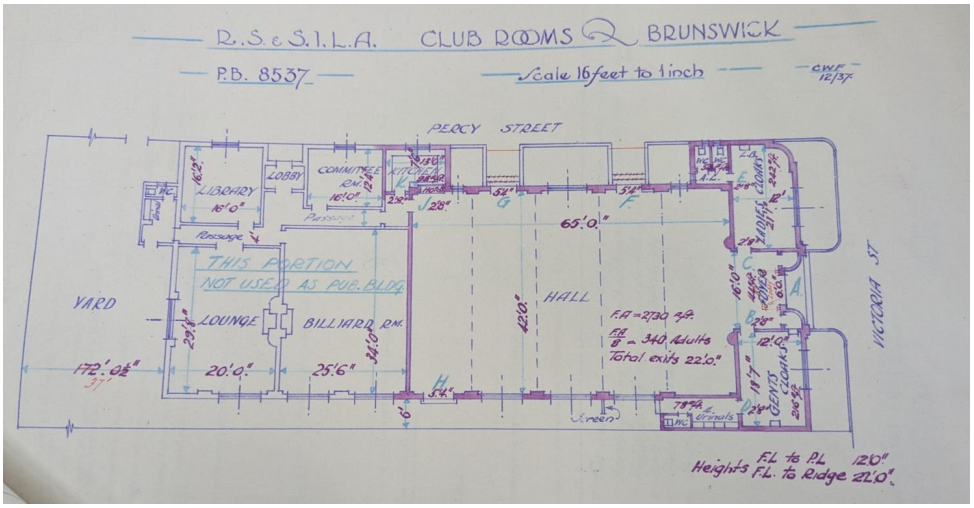

Figure 1. Floor plan of proposed RSL club rooms and hall dated 1937 and initialled CWF. Note the building was designed in two halves with the entrance off Victoria Street servicing the main hall and the side entrance off Percy Street providing access to a suite of rooms reserved for league club members only (PROV VPRS 7882/P0001)

The new soldiers' memorial hall was officially opened on 21 May June 1938 by Major-General Sir John Gellibrand and was celebrated with a 'smoke social' that was attended by 500 returned soldiers and guests (*Age*, 21 May 1938:22; *Argus*, 2 June 1938:9).

After World War II, the Brunswick Sub-Branch had 3000 members, which was claimed to be the largest in Victoria. Owing to the large influx of members, in 1948, alterations and additions were made to the building at a cost of £5000, extending the building to fully cover the allotment to Talbot Street. This addition was built in a matching design to the original building. Architect TV Sheppard, Second Australian Imperial Force (AIF) member of the Brunswick Sub-Branch, prepared the plans (PROV VPRS 7882/P0001; *Argus,* 25 February 1947:8). The extension included a large billiard room, card room, President's office and number of service rooms including a storeroom, cleaners' room and bathroom. The original 1938 billiard room became the lounge room, and the original lounge was fitted out as a bar. (PROV VPRS 7882/P0001).

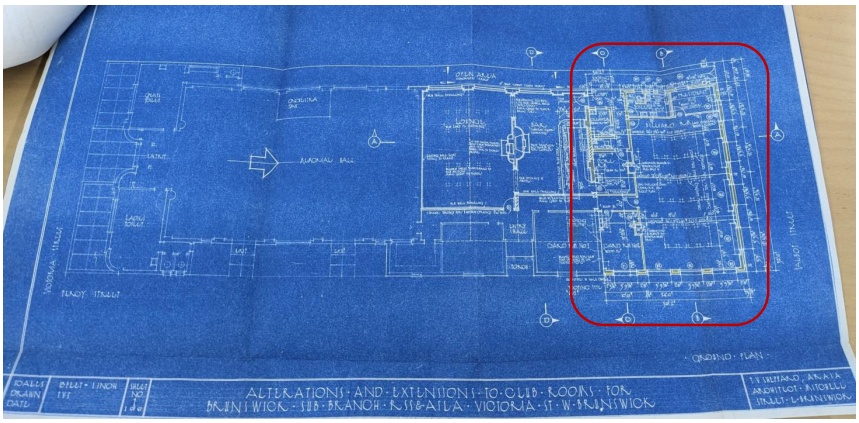

Figure 2. Drawing by Architect TV Sheppard detailing the extension in 1948 (red outline) showing the new billiards room, card room, President's office and service rooms. Note the existing billiards room became the lounge and lounge a bar. (PROV VPRS 7882/P0001)

The hall was deregistered as a public hall in 1956, as the Brunswick RSL Sub-Branch applied for a liquor licence (PROV VPRS 7882/P0001).

In 1987, further minor alterations were made to the building, mostly internally, for the Brunswick Sub-Branch (PROV VPRS 7882/P0001).

In 1995, the property was offered for sale, described as a 'hospitality' venue (*Age,* 2 August 1995:28).

Pontian Community Centre (1996–2023)

Social change in the Brunswick area due to postwar migration created new demands for community facilities. Brunswick had a large Greek community and by 1996, the hall was acquired by the Pontian Community, represented by Pontian Community of Melbourne and Victoria Inc (*Age,* 26 August 1996:1). Founded in 1992, this group represents Pontic Greeks from the Pontic region of Greece on the Black Sea (now part of Turkey). The hall was probably used for cultural purposes such as practising traditional

Pontian dance and holding social events. The Greeks of Pontus were historically a persecuted ethnic group, who were the victims of cultural genocide between 1908 and 1923 (Figure 5).

The Pontian Community of Melbourne and Victoria purchased the building to promote Pontian culture and host events. In 2021, the building was up for auction but the sale was not made until 2023. A member recalled that 'the building in Brunswick has hosted hundreds of cultural, recreational and educational events of the Greek and Pontian communities over the past decades' (*Neos Kosmos*, 15 March 2023).

In late 2024, a weekly pop-up restaurant named 'The Pontian Club' was held at the property. The building is currently occupied by a membership-based music and event venue.

Figure 3. The former Pontian Community Centre, Brunswick, photographed by John Young, 2005. (Source: Victorian Places, 'Brunswick')

Description and integrity

The former memorial hall and club rooms at 345 Victoria Street, Brunswick, is located at the intersections of Percy Street and Victoria Street to its south and Talbot Street to its north. The building is a single-storey brick structure, constructed in 1938 (Number 1) and extended in 1948 (Number 2), as shown in the figure below. Architect TV Sheppard, of the AIF, prepared the plans for the extension. The 1948 design closely matches the original 1938 design. The main roof, dating to 1938, has a Dutch gable form clad in corrugated metal while the 1948 extension has a series of very low-pitched gable roofs which are concealed by a parapet. An open area to the west of the building became covered between 1984 and 2007 (Number 3).

Number on figure	Description	Development period
1	Initial construction	1938
2	Extension	1948
3	Later infill (no heritage value)	Between 1984 and 2007

Aerial view of the former memorial hall. (Source: Nearmap, with GML overlay)

The building features Moderne detailing to both its façades with rendered Art Deco-inspired stepped pediments with vertical fins above both its Victoria Street and Percy Street entrances and a flat pediment with alternating rendered and brick banding.

The Victoria Street elevation features a curved corner to Percy Street with a stepped flat-topped pediment. The walls to either side of the recessed main entrance leading off Victoria Street are also curved reinforcing the art deco influences on the buildings design. There is a marble memorial plaque (Figure 5) near the right-hand side corner. The original face brick walls of this elevation have been overpainted.

The side elevation to Percy Street retains its original face brick walls with rendered banding to its parapet. Towards Victoria Street the building is built to the property line housing the original ladies cloak room. The building then steps in to the main hall wall, providing for a small garden space along Percy Street and widows into the hall. The building steps back out again to the property line accommodating the original kitchen behind. The recessed section of the building does not have a parapet exposing the Dutch gable roof line. Windows along all elevations are metal framed with some featuring tilted hopper panes. Above each widow opening a paired band of protruding brick work replicates the horizontal banding of the parapet. The glass brick infill to one of the windows along this elevation are not original.

The building retains a series of early rainwater heads associated with the 1948 extension. These include one along Percy Street and three along Talbot Street. The rainwater heads associated with the 1938 section of the building appear to have been replaced.

The building features a modest front setback, enclosed by a later brick fence with a curved corner. The recessed section along Percy Street retains its original brick edging, and the concrete-paved footpaths, which were shown on the 1948 drawing. The two olive trees in the front garden were replanted in 2019 replacing earlier olive trees that pre-existed. There is also a lemon tree in the side setback. A bluestone wall with a stone plaque inscribed in Greek and English remains on the site, though an associated flagpole was removed after 2009. Two flagpoles were installed on either side of the Victoria Street entrance between 2010 and 2014. The timber-framed pergola is a recent addition. Window grilles and security doors are not original.

Key features of the property include:

- single-storey scale and form, including the Dutch gabled main roof (dating from 1938, Number 1 on the figure above) and very low-pitched gable roofs at the rear (1948, Number 2)
- original design and features built over two stages in 1938 and 1948:
  - materiality, characterised by corrugated metal roof cladding, face brick walls (some overpainted) with rendered and face brick detailing to the parapets, pediment and above windows
  - Moderne-style design elements, including rounded corners to the corner of the building and the recessed entry off Victoria Street, Art Deco-inspired rendered stepped pediments above the main entrances on Victorian Street and Percy Street and to the buildings corner, straight parapets with alternating bans of render and face brick, and protruding brick banding above window heads
  - original metal-framed, multi-paned windows some with tilted middle or lower panes.
  - original brick edging along Percy Street
  - four rainwater heads associated with the 1948 extension
- plaques and signages evidencing the two phases of use:
  - by the Brunswick RSL, including the World War I memorial plaque on the front (Victoria Street) elevation
  - by the Pontian Community of Melbourne and Victoria, including a memorial plaque with Greek and English text on Percy Street, and cantilevered signage for 'Pontian Community' on the side elevation.

The early extension from 1948 contributes to the place's intactness and integrity, as it played a significant role in maintaining the building's original function and use during the Brunswick Sub-Branch's growth in the postwar period.

The building is highly intact. It retains its original scale and form, stylistic detailing and some elements that reflect its historical association with the RSL and Pontian community.

Changes include: a non-original window on the side elevation, overpainting of the 1938 frontage, removal of a flagpole from the corner of the building and the installation of exhaust fans into window panes along Talbot street. Overall, the building has high integrity.

Images

Figure 4. View of the property from Percy Street looking west. (Source: GML Heritage, 2024)

Figure 5. Memorial plaque, located at the front wall of the building, honouring those who served in the Great War 1914–1918. (Source: GML Heritage, 2024)

Figure 6. View of the Percy Street elevation. (Source: GML Heritage, 2024)

Figure 7. Memorial plaque with Greek and English text on Percy Street, remembering the Pontic Greeks who were the victims of cultural genocide 1908–1923. (Source: GML Heritage, 2024)

Figure 8. View of the Percy Street (left) and rear (right) elevations. (Source: GML Heritage 2024)

Figure 9. Pontian community signage at the Percy Street frontage, looking south. (Source: GML Heritage, 2024)

Comparative analysis

Memorial halls and Returned and Services League (RSL)

The subject Brunswick Soldiers' Memorial Hall was built for the combined purposes of a soldiers' memorial hall and clubrooms of the Brunswick RSL Sub-branch.

Founded in Brisbane in 1916, the RSL is a national organisation to support 'returned men' on their return to civilian life after serving in the Great War (McKernan 1998). The first Victorian RSL headquarters was established in Melbourne. Sub-branches of the RSL were established in towns and suburbs and these were often provided with clubrooms, generally funded largely by the respective local councils. The RSL established sub-branches following World War II in newer suburbs in the 1950s, and clubrooms were also expanded at this time.

Memorial halls were built in many localities across Victoria following the World War I. Some soldiers memorial halls were built for the RSL, and incorporated RSL clubrooms, as per the Coburg and Brunswick examples. Memorial halls were typically designed as standard public halls, with a large central room suitable for social events and dancing and a rear service wing. Honour boards, memorabilia and war trophies were frequently displayed in these buildings. The floor of the function room was generally hardwood and probably would have been sprung for dancing. There was some incentive after the World War I to designate new public halls as a 'soldiers memorial hall' as the government provided funding for new public buildings that used the name 'memorial'. Churches, schools and other bodies also erected memorial halls to honour the members of their communities who had died at war. Following World War II, government funding for public buildings, including halls, was made available to local councils. Again, the condition was that the word 'Memorial' was part of the name of the place. Many municipalities in Victoria applied for funding to build memorial halls in the postwar period, while others developed other public facilities as local memorials, such as swimming pools and hospitals.

The Shaw Memorial Hall (demolished) in Brunswick East is an example of an early memorial hall in the City of Merri-bek that was not built to commemorate military servicepeople. It was constructed in 1914 by the charity organisation Melbourne City Mission (*Argus*, 24 June 1914: 16).

In the City of Merri-bek, the Coburg RSL and the Glenroy RSL clubs remain active:

- Coburg RSL Club at 323–325 Sydney Road, Coburg (assessed as individually significant as part of this study), reflects the expansion of the sub-branch in the postwar period. During World War I, 3575 Brunswick residents enlisted and 510 lost their lives and in Coburg, 700 enlisted and 162 lost their lives. The Brunswick and Coburg were two sub-branches of the RSL that were formed in the interwar period. The Coburg RSL initially opened the Coburg's Soldiers Memorial Hall in 1922 within the Coburg Town Hall. Following World War II, new premises were erected for the Coburg RSL at 323–325 Sydney Road, Coburg in 1956 and were expanded through to c1964. Like the subject building, the Coburg RSL Club comprises a memorial hall as well as clubrooms. Additionally, the Coburg RSL features various war memorials in the deep front setback, including a cenotaph relocated from the subject site after the closure of the Brunswick Sub-Branch. The comparative sizes of the RSL memorial halls and clubrooms in Brunswick (subject building, with single storey) and Coburg (with two storeys) reflects the difference in the extent of activity associated with the local RSL clubs and their continuing relevance.
- The Glenroy RSL at 186 Glenroy Road, Glenroy (no HO), was one of the sub-branches established following World War II in newer suburbs in the 1950s. The Glenroy RSL was conceived in 1951, with the clubrooms constructed in 1956. Opened in 1956, the Glenroy RSL building has since been expanded and appears as a late twentieth-century club premises when viewed from the street.

The subject building and the Coburg and Glenroy RSLs are comparable in terms of the historical background and role they played in their respective communities however the buildings are not directly comparable as they are of differing ages and architectural styles. Brunswick RSL's design was influenced by the interwar Moderne style, reflecting its 1938/48 build dates, whereas the two storey Coburg RSL was built over many years including the addition of a second storey, and reflects influences of postwar modernism . Glenroy RSL's gas been significant altered over time and has poor intactness and integrity.

Heritage Overlay-listed interwar RSL buildings in other municipalities

Outside the City of Merri-bek, the following RSLs and memorial halls in inner metropolitan Melbourne are listed on the HO as individually significant places:

- **Collingwood RSL Hall at 152A Hoddle Street, Abbotsford (Significant in HO313 Charles Street Precinct)**, is a single-storey red brick building erected in 1924 in the Classical Revival style.
- **ANZAC Gardens & Soldiers' Memorial Hall in Ferrars Place, South Melbourne (Significant in HO440 Emerald Hill Residential Precinct)**, consist of public gardens and a centrally placed Memorial Hall built in 1924. The hall is a symmetrical stripped Classical Revival building in red face brick with stuccoed parapet, frieze and stuccoed band at first floor level.
- **RSL Memorial Hall at 301 High Street, Prahran (HO417)**, is a two-storey building built in 1920, with a rendered façade in the Beaux Arts style showing influence of the Arts and Crafts style. The pediment conceals a gabled roof clad in corrugated metal.

The subject building, built in 1938 and extended in 1948, is a later example than the above examples built in the 1920s. Local RSL or memorial halls were funded by respective local councils or the RSL. The designs of the surviving examples vary widely as individual halls were custom designed. The subject building's design influenced by the Moderne style is reflective of its slightly later construction dates. Like the above individually significant buildings, the subject building is externally highly intact and has high integrity.

The Brunswick RSL initially occupied rooms in the Brunswick Town Hall, and the subject building reflects the expansion of the Brunswick Sub-Branch, which was in need of larger premises by the late 1930s.

Multicultural clubs

The adaptive re-use of existing halls, theatres and other buildings by the European and Middle Eastern people who settled in Merri-bek from the 1920s and 1930s, and in another large wave of migration in the 1950s and 1960s after the World War II, is a prominent theme and mid- to late twentieth century building typology in the City of Merri-bek, reflecting the postwar social change in the municipality.

The subject building's later use of the place by the Pontian community complements the historical importance of the place for social gatherings and for enabling the transmission of cultural traditions. Comparable examples in the City of Merri-bek include:

- **Former Western Theatre (Estonia House), at 41–55 Melville Road, Brunswick West (HO111)**, is a 1920s building with classical elements. It is included in the HO for historical and architectural values associated with its long use as a cinema and for its 1920s architectural composition. The place is now known as Estonia House, and has been the cultural home of Melbourne's Estonian community since 1972 when Estonia House opened at this current location. (Estonian Community n.d.)
- **Former Rechabite Hall (Pallaconian Brotherhood), at 253 Albert Street, Brunswick (Significant in HO149 Sydney Road Precinct** [grading to be finalised pending Merri-bek review]**)**, is an example of the many church and community buildings that were developed in the late nineteenth and early

twentieth century along the Sydney Road retail and commercial strip. Built in 1903 for the Independent Order of Rechabites Brunswick Tent No. 54, the property was purchased in 1990 by the Pallaconian Brotherhood, a not-for-profit organisation founded in 1961 by Greek immigrants to Australia from the region of Laconia in the southern Peloponnese. The building has been modestly changed to reflect its current use, with painted signage, symmetrical paired flags mounted to the façade, paved front garden and symmetrical pair of olive trees. (Pallaconian Brotherhood n.d.)

The subject building compares well to these examples in terms of providing evidence of an important theme and pattern of development in the City of Merri-bek through the latter part of the twentieth century that has contributed to the dynamic and multicultural character of the City of Merri-bek. Greek community clubs often landscaped their properties with elements reminiscent of Greece, such as olive and lemon trees, which hold sentimental value to the community.

Like 253 Albert Street, 345 Victoria Street was acquired by a community organisation that represented a regional migrant group of the Greek community. Both buildings were purchased in the 1990s and only modestly adapted externally with signage added and olive trees.

Moderne-style architecture

In terms of the architectural style, the subject building is comparable to contemporaneous community and civic buildings within the City of Merri-bek built in similar interwar architectural modes:

- **Baby Health Centre at 318–324 Lygon Street, Brunswick (HO106)**, is an interwar-style building at a domestic scale, with face brick walls, roof form concealed behind a parapet, and contrasting horizontal and vertical motifs. Built in the late 1930s its architectural significance is recognised at the local level, as a well-composed late example of the Moderne style, with an interesting semicircular façade. (Hermes ID 59059)
- **Former Latiner Hat Factory at 20 Dawson Street, Brunswick (HO246)**, is an interwar factory building of cement rendered brick construction, featuring a two-storey office block of vertical fins, and single-storey section with a curved corner and wide street frontage to Dawson Street with 'ribbon' windows. Like 345 Victoria Street, Brunswick, although at a much grander scale, the building features a statement entry to the double-storey section, which uses vertical stylistic elements in contrast to the horizontality of the adjoining single-storey section. (Hermes ID 59198)
- **The former City of Coburg Electricity Supply Building at 23–25 Harding Street, Coburg (Merri-bek HO309)**, is a Moderne-inspired painted render horizontally expressed building with deep clinker brick plinth and details. It was built in 1935. The windows appear to have been replaced and the rear of the building has been altered.

The above buildings share similarities in their restrained interwar Moderne-style detailing, emphasis on horizontal lines, and contrasting vertical accents. and juxtaposition of contrasting materials. The subject building compares well architecturally with the examples in the HO. The HO-listed examples and the subject place all present high degree of intactness and integrity.

Conclusion

Overall, historically, the subject building compares favourably, with other HO-listed RSL buildings and memorial halls in inner metropolitan Melbourne, and with other adaptively reused former halls, theatres and other buildings by the European and Middle Eastern community groups who settled in the City of Merri-bek in the twentieth century. Architecturally, it stands as a fine representative example of an interwar Modern community building, demonstrating the range of interwar architectural modes and styles employed in community, civic and industrial buildings within the municipality.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Former Brunswick High School Block A, part 406 Victoria Street, Brunswick	
Address	Part 406 Victoria Street, Brunswick
Image	
PS ref No	[TBA]
Development date	1963–1968
Item Group	Education—School - State (public)
Architectural Style	Mid-Twentieth Century (1940–60) International
Architect/Designer	R. D. Cole & Gordon Duck, Public Works Department (Block A)
Builder	Hannah Builders
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The former Brunswick High School Block A, designed and constructed by the Public works Department and completed in 1967, at part of 406 Victoria Street, Brunswick, is significant.

Elements that contribute to the significance of the place include:

- Block A to the extent of the original building fabric and form
- expressed structural concrete frame dividing the building into equal bays
- cream brickwork
- steel framed windows
- entry canopies supported on slender poles
- internal steel and concrete main staircase, handrails and balustrade, to all levels in Block A building.

Later additions to Block A are not significant, including the glazed main entry doors and panels and rear concrete lift shaft.

Block B is not significant.

Number on figure	Description	Development period
1	Block A	1963–1967
2	Ground floor of Block B First and second floor extensions	1967–68 (not significant) Early 1970s (not significant)
3	Later additions including: Block A, liftwell at the rear Block B, external staircase and portico	Unknown, c1970s–1980s (not significant)

Aerial view of the former Brunswick High School (Source: Nearmap, with GML overlay)

How is it significant?

The former Brunswick High School building known as Block A at part of 406 Victoria Street, Brunswick, is of local historical, representative, and social significance to the City of Merri-bek.

Why is it significant?

The Brunswick High School Block A is of historical significance as a tangible illustration of the expansion of schools in the municipality in response to enrolment pressures caused by significant population increases in the postwar years, including from immigration. In Merri-bek, Block A remains the only surviving example of a postwar secondary school building. Block A's multi-storey design with expansive floors, as well as the selection of this this site by the Public Works Department, evidence this growth of the local population and a growing secondary-student cohort that was placing pressure on the facilities of existing high schools in Merri-bek. The former Brunswick High School is important for its long-term use as a secondary school. The school operated as a high school for 35 years at 406 Victoria Street Brunswick, from 1964 until 1999. The school played an important role in providing secondary education for the local population during this period. (Criterion A)

Block A of the former Brunswick High School, designed in 1963 and completed in 1967, is of representative significance as a highly intact example of a new multi-storey school building typology designed and rolled out by the Public Works Department from the early 1960s.

Implemented across a number of high schools in suburban Melbourne, this building type, built over multiple levels, provided a solution to the demand for increased classroom accommodation in areas where available land was in short supply. Their design embraced the architectural pretension of the international style which was developed in Europe during the 1920s and 30s and became popular in Australia, particularly for public buildings, as the nation embraced the clean lines and simplicity of postwar modernity. The use of standardised designs demonstrate the postwar shift toward economy and efficiency, marking a departure from the traditional school designs. Block A is an important representative example of the Public Works Department's postwar secondary school architecture, being one of very few intact examples of this type remaining in inner Melbourne. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	10.2 Establishing Schools and Places of Learning

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing.

By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the

major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Place history

There was a significant increase in population in Brunswick in the postwar decades. Population growth in Brunswick followed a high level of postwar migration to the area, made up largely of Greeks and Italians. Brunswick was a favoured area for European migrants to settle on account of the large number of factories where employment was available, and as a result strong Greek and Italian communities developed. As children born in the immediate postwar years reached secondary school age, enrolment pressures were being placed on Pascoe Vale Girls' Secondary School, Strathmore High School and Moreland High School, and the only other postwar primary schools in Brunswick were a domestic arts school (later to become Brunswick Girls High then Brunswick East High), and a technical school. A new large high school for Brunswick was deemed necessary (PROV 3916/P0000).

The site of the former Mills Pottery on Victoria Street near the corner of Gardiner Street was selected as the site for the new Brunswick High School. The four-acre site comprised part of Allotments 103 and 104 in the Parish of Jika Jika (Blake 1973: 201). The site was deemed suitable due to its proximity to transport and for its large size, which would enable the provision for future playing fields.

The land was purchased in 1964 for £97,000 and included access from Gardiner Street on the west and Albert Street at the rear (Figure 2). At this time, brick kilns and other structures associated with the production of bricks were extant on the site and were demolished to make way for new school buildings. The acquisition of four residential cottages on the corner of Gardiner Street was negotiated at this time (PROV 3916/P0000).

Over subsequent years, further residential properties along Gardiner Street were acquired to allow for expansion and consolidation of the school site.

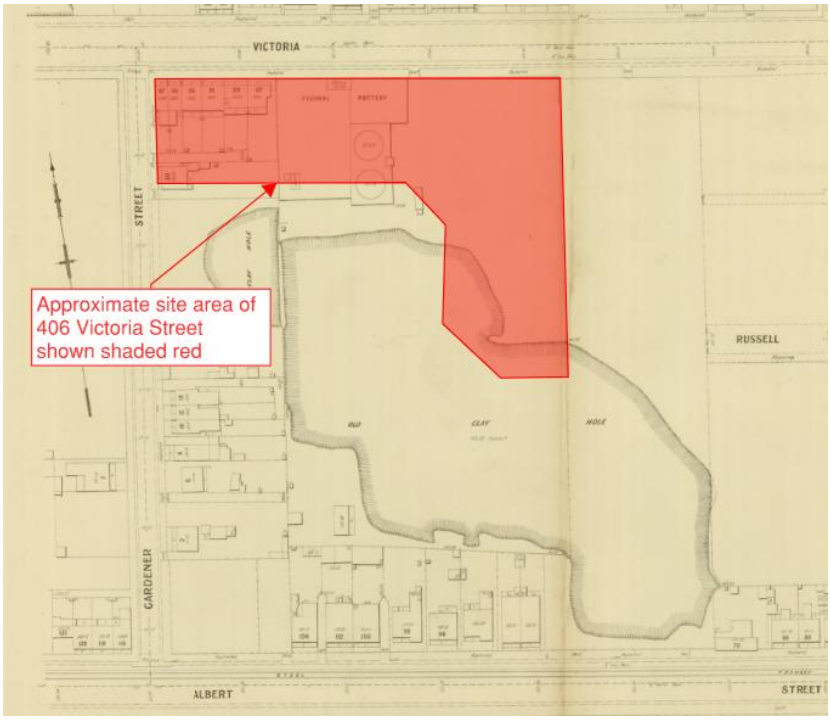

Figure 1. Melbourne and Metropolitan Board of Works detail plan No. 1896, 1905, showing the former clay hole and pottery on the site. (Source: State Library Victoria with GML overlay)

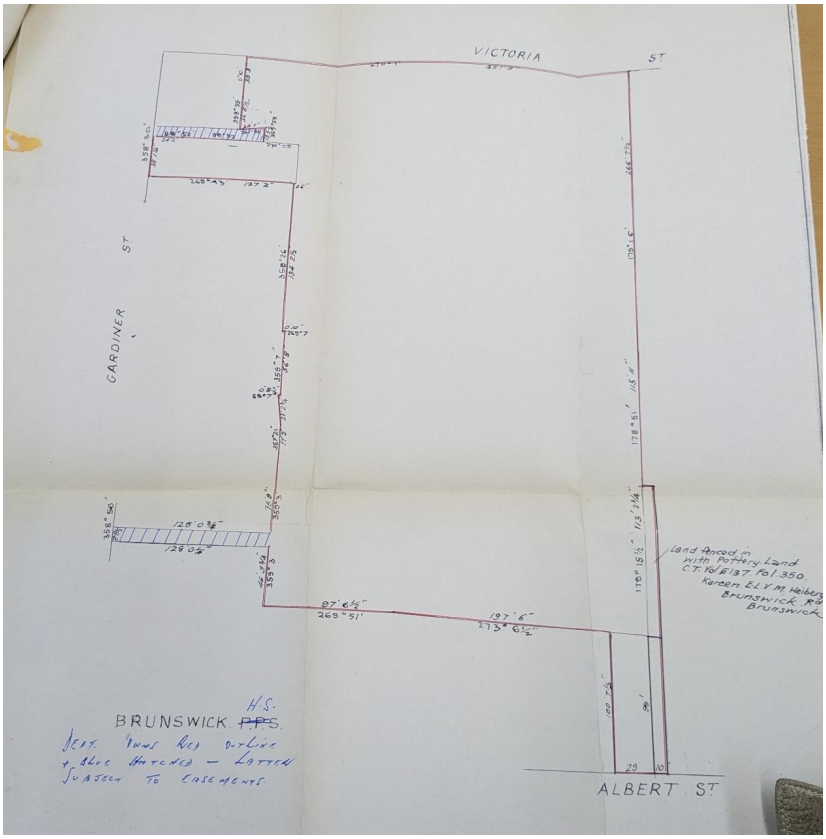

Figure 2. An outline of the original site purchased for the construction of Brunswick High School. (Source: PROV, Public Building file, VPRS 3916/P0000)

The school was one of a number of government high schools erected in Melbourne in the 1960s in response to greater demand for secondary education in the postwar period. The new school, a steel-framed three-storey building, was designed by the Public Works Department, by Senior Designing Architect R. D. Cole under the supervision of District Architect Gordon Duck (*Age*, 20 June 1966:2; PROV 8797/P0001). The design for the multi-storey school illustrates a modern, international influence, and was to be similar to the government high school buildings erected at Flemington, Caulfield, Chadstone and Kew (PROV 8797/P0001). It comprised a primary façade on Victoria Street and a second detached wing at right angles on the western side. The multi-level design is a response to the need for additional floor space and classrooms for the expanding enrolments. Tenders were called in mid-1965 for the provision of building, mechanical and electrical services for the new school (*Age*, 18 June 1965: 18). The cost of the building was £344,760 (Blake 1973: 201). The area behind the main Victoria Street building was initially a large open area, but was filled in with additional buildings (Geoscience Australia).

The new school commenced classes in 1964 in temporary accommodation within a number of portable buildings on the site of the North West Brunswick State School in Culloden Street, Brunswick. Construction of the new building was delayed in its completion and the new school on the Victoria Street site was not opened until February 1967. While waiting for it to open, students endured three years of crowded conditions in temporary accommodation in the playground of North West Brunswick State School (*Age*, 20 June 1966: 2).

Students commenced at the new location in Block A at the start of the school year in 1967. This three-storey block provided cooking, home management, physics and biology classrooms on the ground floor, general classrooms on the first floor and library, art and needlework rooms on the third floor.

Classrooms were arranged along one side of a wide corridor with a central staircase and stairs at each end of the block.

In June 1967, the Education Department requested the designing architect of the Public Works Department, Cole, to prepare a scheme and estimate for construction of the second block of the new school building (PROV). The second block of the new school (Block B) was originally single-storey and included a science room, a woodwork room and boys' and girls' common rooms on the ground floor. This block was completed in December 1968 and first occupied in February 1969 (Blake 1973: 201).

Soon after, in the early 1970s, first and second floor extensions to 'Block B', providing open teaching areas, small discussion rooms, toilets and change rooms, were prepared by Rosman, Hastings and Sorel Architects in consultation with the Public Works Department Chief Architect D. C. Bradbury and project Architect G. Crowe. Crowe recommended the tender submission of Simmie & Co Pty Ltd be accepted to carry out the work (PROV VPRS 326727). In 1974, with enrolments now reaching 900 students, additional land was purchased along Gardiner Street, to provide sufficient outdoor space for students to use during recess, and for sporting activities. However, the ground surface was reported to be in poor condition, with stones, bricks and glass fragments on the surface. Due to the school being classified as 'disadvantaged' and unable to fund the improvements to the grounds, it was recommended that the Education Department should take responsibility for the development of the grounds (PROV VPRS 3916/P0000).

Brunswick High School had a large number of children of immigrants, especially Greeks and Italians, many of whom needed additional support with English at school. In 1979, the school advertised for 'Ethnic Teachers' Aides' for Greek and Italian students (*Age*, 17 February 1979: 104).

In 1993 Brunswick High School was merged with Brunswick Technical School and Brunswick East High School to form the Brunswick Secondary College, with the site on Victoria Street serving as the senior campus of the new larger school (Learning from the Past). In 1999, Brunswick Secondary College was moved to a larger site on Dawson Street and the building was deemed no longer needed as a school building. A Facebook page set up for former students demonstrates the ongoing connection between the local community and the former Brunswick High School.

In 2002, it was developed as the Brunswick Business Incubator by the Commonwealth Government and Moreland City Council (Learning from the Past).

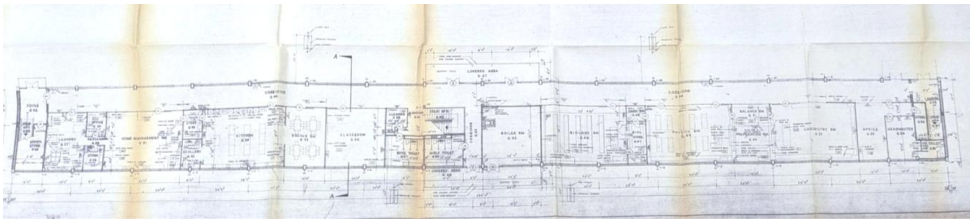

Figure 3. Floor plan of Block A, showing the full-width span of windows on the north and south elevations. (Source: PROV, Public Building file, VPRS 3916/P0000)

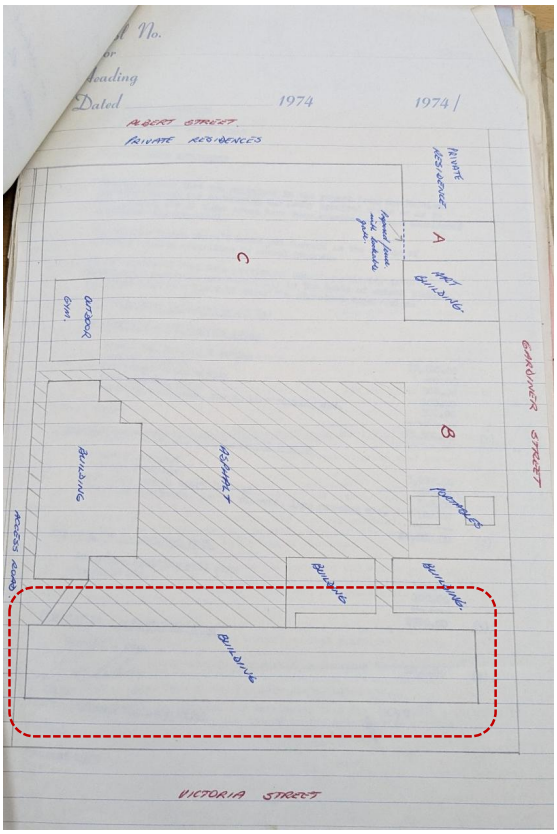

Figure 4. Site plan in 1974, showing Block A, marked with red dashed line. (Source: PROV, Public Building file, VPRS 3916/P0000)

Description and integrity

Situated on the southeast corner of Victoria and Gardiner streets, the former Brunswick High School at 406 Victoria Street, Brunswick, comprises a pair of three-storey cream brick buildings with elongated rectangular footprints arranged on the allotment at right angles to each other. Both buildings exhibit

characteristics of the Mid-Twentieth Century International style, with their modular rectilinear form, expressed structure, and bands of cream brickwork and metal framed strip windows.

Number on figure	Description	Development period
1	Block A	1963–1967
2	Ground floor of Block B First and second floor extensions	1967–68 (not significant) Early 1970s (not significant)
3	Later additions including: Block A, liftwell at the rear Block B, external staircase and portico	Unknown, c1970s–1980s (not significant)

Aerial view of the former Brunswick High School (Source: Nearmap, with GML overlay)

Block A

The larger primary wing, with a prominent street frontage, is known as 'Block A', and is approximately 177 metres in length and extends in an east-west orientation along the southern side of Victoria Street. This building is set behind a grassed area that is planted with mature eucalypts and houses some freestanding metal services cabinets. Narrow garden beds adjoin the building. A three-storey, structural concrete post and beam frame divides the street-facing elevation into 16 equal vertical bays, creating a regular, geometric rhythm to the building. Between each bay, horizontal bands of cream brick sit below multi-paned steel-framed strip windows at each level. The main entrance is positioned within the two central bays, and sits beneath a flat-roofed canopy supported on slender steel post. A second entrance is located at the eastern end of the building and also sits beneath a flat-roofed canopy supported by slender posts. A recent trapezoid-shaped raised garden bed sits in the foreground, marking the entrance, and houses a series of contemporary metal sculptures. The original glazing of these two

entries has been replaced with full height metal framed glazing. The eastern bay of the main entrance has been fitted with a set of double automatic sliding doors. The mullions of new window assemblies have been arranged to align with those on the levels above.

The new glazed wall enables views of the interior including an original staircase. The stair, which is visible from the street through the entry glazing, is a sculptural element in the space and comprises concrete treads supported on a central spine and tapered angled support pillars. A simple slender steel rod balustrade is anchored to the treads with small hemispherical footings.

Directly above the entrance bays atop the roof, sits a small room which appears to be part of the original design, This is possibly a lightwell to provide daylight to the stair below. A safety rail is fixed to the roof in this location.

The band of brickwork directly above the canopy has been overpainted in white. The lower band of brickwork along the whole frontage has been overpainted, as have the concrete frames.

In contrast to the horizontality of the main expanse of the façade, the bay at the western end of the building, which houses a stairwell, is divided vertically into two with an expanse of cream brickwork adjacent to a window wall of glazing that rises through the three levels of the building.

The rear elevation of Block A follows a similar arrangement to its primary street-facing elevation and rather than a utilitarian rear. Although it does not incorporate a main entry, it has otherwise been given a relatively equal design treatment. As with the front elevation, the rear elevation consists of a series of vertical bays divided by the building's concrete structural frame set with bands of cream brickwork and metal framed strip windows. A projecting pre-cast concrete lift shaft set towards the middle of the building is a recent addition.

Box air conditioning units have been fitted in some of the windows, and conduit for external floodlights and other services has been run over the brickwork in various locations.

The east and west end elevations are sheer planes of cream brickwork set between expressed concrete columns.

Key features of the building include:

- Block A to the extent of the original 1963–67 building fabric and form
- expressed structural concrete frame dividing the building into equal bays
- cream brickwork
- steel framed windows
- entry canopies supported on slender poles
- internal steel and concrete main staircase, handrails and balustrade, to all levels in Block A building.

Block B

Block B is approximately 44 metres in length and is positioned at right angles to the western end of Block A. It is a freestanding three-storey brick building designed in a near identical style to Block A, but with a smaller footprint and it does not have the same level of prominence when viewed from the street when compared to Block A. Its main east elevation is divided into five identical bays plus one bay that incorporates inset windows rather than continuous strip windows. An external steel escape stair is affixed to the northern end elevation. Later interventions include exhaust pipes penetrating through windows and the attachment of downpipes.

Unlike Block A, which gives equal design consideration to the rear elevation, the rear of Block B is a relatively utilitarian design, this is mainly due to additions at the rear. Divided into a series of bays by the

building's concrete structural frame, there is a band of steel-framed windows within four of the bays at the upper level. A protruding wing at its southern end appears to be a later addition. A single-storey extension with a corrugated metal roof runs along the rear of the building, this extension consists of bands of painted brickwork and sheeting with glazing panels in-between, there is a large opening with a roller door at its northern end. A single-storey glazed entry projects from the northern bay of Block B and may have been the original entry.

Intactness and integrity

Overall, Block A is largely intact and displays a high level of integrity to its original design. It has a strong street presence, and exhibits a confident and refined execution of the postwar Modernist International style, with similar attention being given to the front and rear elevations. This design response is further evident in the building's sculptural main stair which is visible from the street through the entry glazing. Of the two buildings, Block A is the better example of the Modernist International style of architecture employed by the PWD during the 1960s.

Changes to the front entry glazing of Block A is sympathetic in design and proportions and align well with the geometry of the main façade. The addition of the concrete shaft to the rear of the Block is an unobtrusive addition in a natural concrete finish which is not visible from the public domain. Apart from a section above the main entry, the overpainting of brickwork is confined to the lower-level band, with the majority of brickwork remaining in its unpainted state. This change is reversible.

Block B follows a similar design formula to Block A, however its design is somewhat less refined. The building was built over two stages with the first and second floors being added latter by a different architect (although to a design that closely matched the original building). The building lacks a symmetry in its front bays, and the arrangement of the rear elevation has been compromised with later (post-1999) additions and accretions. It is also possible to see a change in the colour of the brick work as later storeys were added. Overall Block B is of moderate intactness (to its three-storey final built form).

Images

Figure 5. The front entry on the main (north) elevation of Block A. (Source: GML Heritage, 2024)

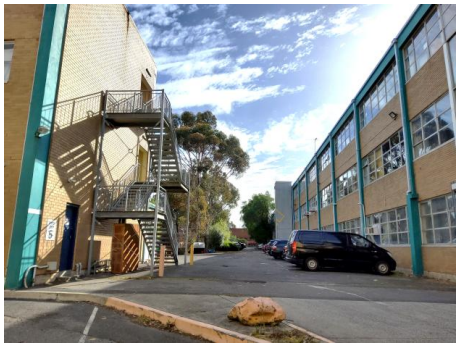

Figure 6. View of the rear of Block A on the right; the concrete lift enclosure can be seen halfway along the elevation. The view of the northern side of Block B and an external stair can be seen on the left. (Source: GML Heritage, 2024)

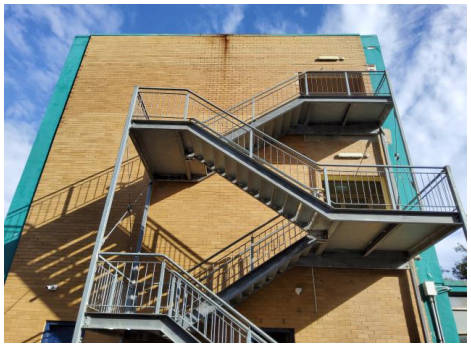

Figure 7. The north (side) elevation of Block B, showing the external steel staircase. (Source: GML Heritage, 2024)

Figure 8. The east (front) elevation of Block B. (Source: GML Heritage, 2024)

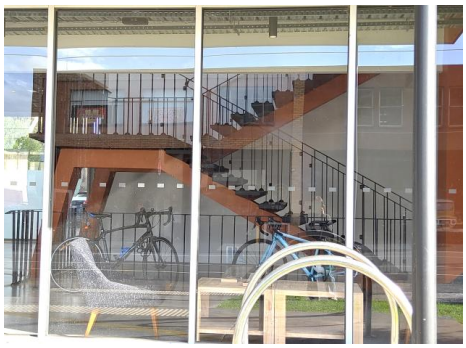

Figure 9. A view through the glass of the main entry, showing the intact original staircase and balustrade. (Source: GML Heritage, 2024)

Figure 10. View of the detail of the façade, showing arrangement of windows, brickwork and concrete uprights. The lower portion of brickwork has been overpainted along the façade. (Source: GML Heritage, 2024)

Figure 11. View of the rear of Block B. (Source: GML Heritage, 2024)

Comparative analysis

Initially, the creation of schools was often the result of local community efforts. Over time, however, school development became more influenced by broader government policies, funding decisions, and external factors such as increased and diverse migration and population growth. The introduction and evolution of education-related legislation not only determined where schools were built and how they operated, but also affected their architectural design. These same policies also contributed to the decline and closure of some public schools in the Merri-bek area during the late twentieth and early twenty-first centuries (Extent, 2020:142).

Secondary schools in Victoria

Prior to the first decade of the twentieth century the provision of post primary education had been exclusively the domain of those who could afford private or church-run institutions. This changed with the appointment of Frank Tate as Victorian Director of Education in 1902. The first government school to provide post primary education in Victoria was the Melbourne Continuation School in 1905. This was followed by the establishment of continuation schools at Ballarat and Bendigo in 1907. Following the passing of the *Education Act 1910,* the Melbourne Continuation School became the first official state secondary school in 1910; it was renamed Melbourne High School.

A program of school-building went ahead with the largest number of new district high schools established in any one year (before 1954) in 1912 (Doyle 2000:73).

The 1920s saw an expansion of the number of high schools across Victoria, with the Department of Education deciding that more high schools should be provided in country towns at the expense of creating new schools in Melbourne. In 1915 there were 20 higher elementary schools across Victoria and Melbourne, while in 1931 there was a total of 49 (Doyle 2000:74). There was ongoing demand for senior classes; however, the building program came to a virtual halt between 1928 and 1950 firstly due to the Great Depression and then with the onset of World War II. Between 1955 and the 1960s 150 new high schools were built, with the majority located in metropolitan Melbourne (Doyle 2000:72).

Postwar school designs

The development of modern school designs was being explored by the Public Works Department (PWD) from the late 1940s, when Percy Everett (who was previously principal of Brunswick Technical School) developed a prototype for primary schools based on a hexagonal classroom module which was rolled out at a number of suburban locations.

Everett's influence in the development of public school designs saw the implementation of modern design principles including the incorporation of natural light, providing a 'new look' to Victoria's State Schools (*Argus*, 26 June, 1953:15). Everett's proposed designs for the Melbourne Technical College show an evolution of the modernist style, which was developed further by the PWD into the late 1950s and early 1960s (*Argus*, 3 May 1949:1). PWD's later developments included a prefabricated metal classroom designed by architect Hugh Peck (1954) and a new type of timber-framed classroom known as the LTC (Light Timber Construction) which was developed by the PWD and formed the basis for seventeen new schools established in the later 1950s.

This change of taste and principles implemented during Percy Everett's time as Chief Architect in the PWD were demonstrated in the designs for new high schools in the inner suburbs of Melbourne. Following the World War II, there was a significant growth in population in metropolitan Melbourne due to large-scale immigration and the postwar baby boom. In response to severe overcrowding of schools

in the traditional working-class suburbs, and challenges in finding a suitable site for an expanded high school, the PWD developed a model design for multi-storey high schools, which were ideal for the more restricted sites of the inner suburbs (Heritage Alliance 2008:26). A multi-level school typology (Figure 12) had simple modernist design, which were large enough to cater for a growing secondary school cohort, without compromising outdoor and playground spaces. The multi-level design also allowed the economical construction of high school buildings.

Drawing inspiration from the functionalist style of modernism developed in Europe in the 1920s and 1930s, these buildings where typified by their rectilinear built form with flat (or very low pitched hip) roofs, and expressed structural frame. This expression of postwar Modernism, often referred to as the International style, included the use of steel, concrete, glass and prefabricated elements. The use of long-span structural frames and lintels meant that buildings no longer relied on load-bearing walls making larger areas of glazing possible. These structural developments brought a new freedom to the expression of walls, windows, and roofs as independent design elements and a similar freedom to the planning of interior spaces. These characteristics are evident in the PWD's school buildings built form in their cubiform massing, flat roofs, sheer wall planes of pale brickwork or pre-cast concrete and large expanses of glazing, that combine to give a lightness and transparency to the buildings that is indicative of the style.

Embracing the ideas of modernism, this school building type signaled a move away from the earlier single and two-storey Gothic and Edwardian models in brick with steeply pitched roofs. This demonstrates a significant shift away from what were now perceived to be outdated modes of school design towards a focus on functionalism, economy and scale, and adherence to an accepted 'modern' postwar architectural aesthetic.

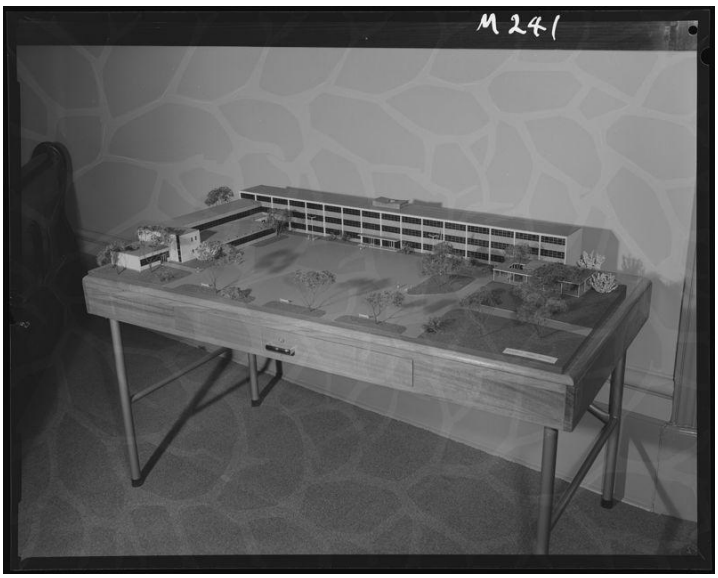

Figure 12. A model of a proposed high school produced by the Public Works Department (Source: PROV VPRS 14517/P0001/30, M241)

Historical secondary schools in Merri-bek

In Merri-bek, Brunswick High School was one of two new secondary schools constructed in the postwar period, the other being Oak Park High School (1963). In response to declining enrolments, many public schools in Victoria were closed or merged in the early 1990s. Oak Park High School was amalgamated with Glenroy High, Glenroy Technical, Hadfield High, and Fawkner Technical to form Box Forest Secondary College (now Glenroy College). The Oak Park campus consisted of single-storey classrooms, which were later demolished for housing development.

Other high schools existed in Merri-bek in the postwar period. Coburg High School (1912) closed in 1996–97 and was subsequently demolished. Brunswick Girls High School opened in 1969 on the site of the former Brunswick Domestic Arts School (1925), becoming Brunswick East High School when it began admitting boys in 1976. Brunswick Technical School (1916) also offered secondary education, with a focus on technical and vocational training. In 1993, Brunswick High School, Brunswick East High School, and Brunswick Technical School were merged, and the former Brunswick East High School building has since been demolished.

Due to the loss of other secondary schools, the former Brunswick High School and the former Brunswick Technical School buildings remain the only surviving examples of purpose-built secondary schools in Merri-bek. The Brunswick Technical School building at 49 Dawson Street, Brunswick (HO62), features a stripped classical design and is not comparable to the subject building.

Secondary schools outside the City of Merri-bek

There are no comparable postwar schools included in the Heritage Overlay of the Merri-bek Planning Scheme. For this reason it is appropriate to look for comparators from outside the municipality.

The design developed by the PWD and implemented at Brunswick High School was also used for other high school which opened in the 1960s in Melbourne's inner suburbs.

Identified examples of high schools built to this model in suburban Melbourne during the 1960s included Caulfield High School, now Glen Eira College (1963), Chadstone High School (1963, now demolished) Kew High School (1963), Prahran High School (1965–66, now demolished), Flemington High School (1965–66) Richmond High School, now Melbourne Girls College (1967) and Princes Hill High School (1960, 1973, significant in HO329 City of Yarra).

Of the extant schools above only Princess Hill High School is included in the Heritage Overlay being individually significant in HO329 of the Yarra City Planning Scheme. However, significance of this school is for the Brutalist building designed by Daryl Jackson and Evan Walker in 1973. The earlier 1960 PWD three-storey building, while still extant, has been engulfed by additions, including the 1973 building and is no longer legible. This school is therefore not comparable to the subject site where Block A remains highly intact to its 1967 build date.

The building files for Brunswick High School held at PROV note that the new school building was to be designed in a similar fashion to those recently completed at Caulfield, Chadstone and Kew (PROV VPRS 3916/P0000). Of these Caulfield and Kew remain.

- **Caulfield High School (now Glen Eira College) at 76 Booran Road, Caulfield East (Glen Eira no HO)**, built in 1963, has had substantial alteration and additions made to its principal façade facing Booran Road and does not remain legible to its original L shaped built form.
- **Kew High School at 1393 Burke Road, Kew East (Boroondara no HO)**, was developed in 1963. The main three-storey wing comprised modular bays, exposed structure and rows of glazing and infill banding, and had a complementary two storey wing attached at right angles. In recent years, the

school has undergone a programme of upgrades, extensions and new construction as part of the State Governments school building program leaving the original L-shaped 1963 buildings largely illegible to their original built form and design intent.

- **The former Flemington High School at 400 Epsom Road, Flemington (not significant to VHR H2220; Melbourne HO272)**, is still extant, but has been heavily altered and now serves as the offices of Harness Racing Victoria. It has lost its original setting and is now located within the extent of registration of the VHR listed Flemington Racecourse and within HO272 Flemington Racecourse. It does not remain legible as a 1960s High School.
- **The former Richmond High School (now Melbourne Girls College) at 55 Yarra Boulevard, Richmond (Yarra no HO),** is extant, but has had substantial additions added to it Yarra Boulevarde façade which largely conceal its original 1967 built form and distort an understanding of its original modernist design intent.

The above examples and the Brunswick High School share similar historical development context as public schools developed by the PWD in the postwar period. Their multi-level design and expansive floor plans reflect the PWD's response to the need for secondary education in rapidly growing areas, suburbs that experienced significant population increases due to immigration and/or the postwar baby boom.

When compared to the above examples , Block A of the former Brunswick High School is a highly intact representative example of a purpose-built high school building designed by the Public Works Department constructed in the postwar period. It exemplifies an architectural style and form, influenced by postwar international modernist models, which was being implemented by the Public Works Department from the early 1960s. This multi-storey model provided more classrooms and modern facilities while maximising outdoor space particularly on restricted sites.

What sets Block A of the former Brunswick High School apart from the other examples discussed above is its high level of intactness and integrity. All of the other identified extant examples built at this time by the PWD have been substantially altered and do not remain legible to their original built form and design intent.

Conclusion

Prominently positioned along Victoria Street, Block A of the former Brunswick High School provides a tangible illustration of the expansion of schools in the municipality in response to enrolment pressures caused by significant population increases in the postwar years.

By building upwards, the design provided an efficient solution to the overcrowding in Melbourne's inner suburbs, where land for expansion was limited.

The design reflects the influence of modernist principles, such as functionalism, simplicity, and the use of new materials, marking a departure from the traditional school designs. The use of standardised forms and designs aligned with the broader postwar modes of economy and efficiency. Block A remains as an important representative example of a postwar Modernist high school built to a model design by the PWD in the 1960s with few, if any, remaining this intact.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√

Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	NA
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	Yes—Internal stair and balustrade from ground to level 3 in Block A building.
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No

Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Former East Brunswick Club Hotel, 280 Lygon Street, Brunswick East	
Address	280 Lygon Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	1887–88
Item Group	Commercial—Hotel
Architectural Style	Victorian Period (1851–1901) Italianate
Architect	William George Wolf
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The former East Brunswick Club Hotel at 280 Lygon Street, Brunswick East, is significant.

Elements contributory to the significance of the place include:

- three-storey scale and built form with chamfered corner
- corrugated metal-clad hipped roof concealed behind a straight parapet
- original materiality, including:
  - the rendered brick walls to Lygon Street and Albert Street
  - face brick walls and bluestone sills to the eastern elevation
  - face brick walls (overpainted) to the northern elevation
- pattern of door and window openings with round arched and flat tops on all three levels on all elevations
- all original window and door joinery, including the timber-framed sash windows, as well as architraves surrounding the arched fanlight above ground-level doorways
- six rendered brick chimneys
- Italianate style rendered detailing, including:
  - application of classical motifs to embellish façades including moulded cornices and springer lines, rosettes, console scrolls and wall panels

– use of pilasters with Corinthian capitals that rise through each level
– arcaded, recessed balconies with cement balusters
– incorporation of the Palladian motif.

Elements which are not significant include:

- window and door joinery on the ground floor which has been replaced.
- signage attached to the building
- mural painted along the buildings base (piano keys)
- mural painted on first floor balcony wall (Frank Sinatra)

How is it significant?

The former East Brunswick Club Hotel at 280 Lygon Street, Brunswick East, is of historical and representative significance to the City of Merri-bek.

Why is it significant?

The former East Brunswick Club Hotel, Brunswick East, is of historical significance as a fine example of an Italianate-style hotel built during Melbourne's property boom of the 1880s. The hotel's substantial scale reflects both the sizeable working-class population of Brunswick East and the industrial development of the suburb at that time. The hotel's continuous role as an evening entertainment venue from 1977 contributes to the historical significance. Between 1977 and its closure in 2012, it hosted live music and other events, frequented by independent musical acts, comedians, and community groups, including the Melbourne Folk Club. Since reopening in 2018, the hotel has resumed its traditional function, operating as a residential hotel and a live music venue. (Criterion A)

The former East Brunswick Club Hotel, built in 1888, is of representative significance as a fine example of a substantial three-storey hotel building built in the highly ornate Victorian Italianate style. The hotel was built to a design by architect William Wolf, who also designed at least six other 'boom period' hotels and coffee palaces during a short period of 1887–1889. The building is of rendered brick masonry construction and displays the typical characteristics of the typology, being built to the property line with a chamfered corner. It employs the general language of classical architecture but in a free form where classical motifs are applied idiosyncratically. The East Brunswick Club Hotel shows a skilled and sophisticated application of these classical details producing elegantly proportioned and detailed façades. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10 Sustaining Moreland's Community and Cultural Life
Thematic history key sub-theme	10.4 Providing Hospitality

Locality history

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Place history

The site occupies part of lot 1 on plan of subdivision 160, Section 102, in the Parish of Jika Jika, County of Bourke, which was first sold by the Crown in 1839–40. Before the hotel was built, there appears to have been no former building on the site. Brunswick East underwent significant development in the 1880s, buoyed by increased industrial activity, predominantly in brickmaking and manufacturing.

The parcel of land was purchased in 1886 by Heinrich Volkmer, blacksmith, of Evans Street, Brunswick (CT:V1882 F248). Volkmer built the three-storey hotel during Melbourne's property boom of the 1880s. Volkmer, a German immigrant, was something of a self-made man who had a successful career at the Hoffman brickworks before making some prudent property investments (*Coburg Leader*, 8 April 1899:1). Tenders were called by notable Melbourne architect William Wolf for the construction of a '48-room hotel' for Henry Volkmer in January 1888, suggesting that the building plans had been drawn up the previous year (*Age*, 24 January 1888).

In July 1888, a tender notice appeared for 'Plastering large Hotel, Lygon and Albert street, East Brunswick' (*Age*, 12 July 1888:1). The hotel was designed in Italianate style, with a well-executed decorative treatment to the façade.

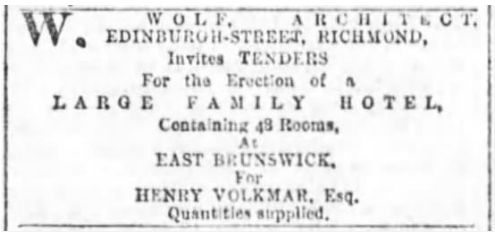
W. WOLF, ARCHITECT,
EDINBURGH-STREET, RICHMOND,
Invites TENDERS
For the Erection of a
LARGE FAMILY HOTEL,
Containing 48 Rooms,
At
EAST BRUNSWICK,
For
HENRY VOLKMAR, Esq.
Quantities supplied.

Figure 1. *Age*, 24 January 1888:3.

The name 'East Brunswick Club Hotel' was painted on the frieze below the top parapet. The name of the hotel possibly refers to the East Brunswick Football Club, which was active in the 1880s. The hotel included a public bar on the ground floor along with a billiard room, private living space for the Volkmer family on the first floor, and residential accommodation for tenants on the upper two storeys.

There were at least three substantial, three-storey hotels built in East Brunswick in the 1880s, including the Lomond Hotel in Nicholson Street and Lyndhurst Club Hotel in Lygon Street. Volkmer served as the licensee and publican in the hotel's first years. During that period, Volkmer and his wife Johanna and their family resided at the hotel. Volkmer was first listed as licensee of the East Brunswick Club Hotel in February 1889 (*Argus*, 1 Feb 1889:5).

A Melbourne & Metropolitan Board of Works (MMBW) detail plan shows the footprint of the building in 1904, which is identified as the East Brunswick Hotel (Figure 2). The chamfered corner at the front entrance was matched with a diagonal section of footpath at the corner of Lygon Street and Albert Street. There was a plumbed bathroom on the first and second floors. Along the rear property boundary, there were toilets and a urinal as well as a coach house and stables, which were separated from the hotel building by an open asphalted yard (MMBW Detail Plan no 1879, 1905). All these outbuildings were cleared by the late twentieth century (Figure 3).

Following Volkmer's death in 1899, the building was advertised for sale in 1901 (*Coburg Leader*, 8 April 1889:1). At the time of sale, the building was described as a brick and cement three-storey building containing '46 rooms', with a well-appointed bar and a billiards room (*Argus*, 13 July 1901).

The hotel survived the reduction of hotel licences across Victoria from 1917, which was managed by the Liquor Reduction Board. The hotel continued to serve the local working population of Brunswick East, who were employed in brickworks, quarries and manufacturing. Brunswick experienced further

industrial growth in the early twentieth century, particularly in clothing and textiles. The area was served by the Lygon Street tram from 1916.

A photograph of the hotel which dates to c1964 shows enlarged c1940s windows to the ground floor public bar area (Day c1964). Entrances from the street provide access to the public bar and the residential lounge room on Albert Street, indicating that the hotel continued to offer private accommodation at that time. The bottle shop, likely built c1950s–60s, was adjoined the hotel building to the north.

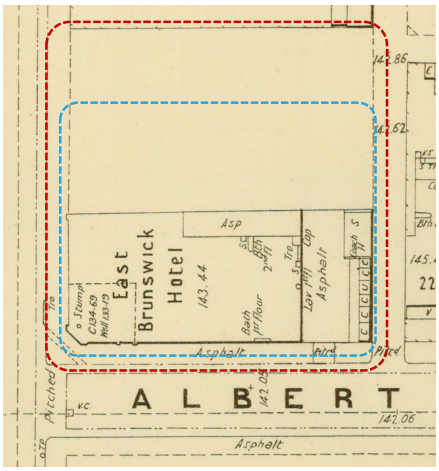

Figure 2. MMBW Detail Plan No 1879, Town of Brunswick, dated 1905, showing the allotment size in 1905 (red dashed line) and the approximate footprint of the hotel premises including the postwar bottle shop (blue dashed line). (Source: State Library Victoria)

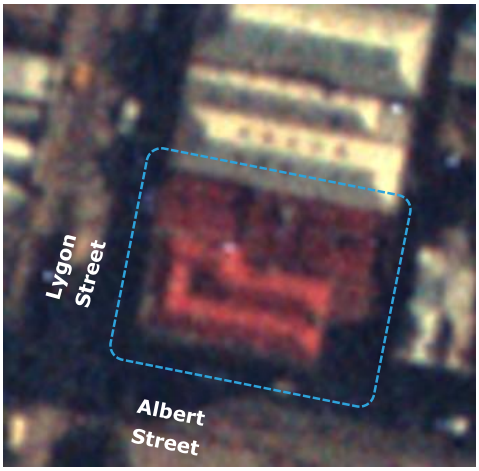

Figure 3. Aerial view of the East Brunswick Club Hotel in 1981, by then developed with a series of single-storey structures to the north of the three-storey building. Freestanding outbuildings to the east of the hotel (shown on Figure 2) were removed by this time. (Source: Geoscience Australia, with GML overlay)

Figure 4. The East Brunswick Club Hotel in 2006. (Source: Wikimedia Commons)

The hotel hosted live music and other events from 1977 into the early 2010s, frequented by independent musical acts, comedians, and community groups, including the Melbourne Folk Club, which held regular events there during the 1990s (*Age,* 2 September 1977:40; 1 March 1985:46; 18 October 1991:39; 24 October 1997:63). At one point, the former bottle shop was used as the 'band room' (Yelp 2011).

The hotel closed and was sold in 2012. The land to the east and north of the three-storey hotel was subdivided, and various single-storey structures, including the postwar bottle shop to the north of the hotel, were cleared to make way for a new apartment block at this time.

Since reopening in 2018, the hotel has resumed its traditional function, operating as a residential hotel providing boutique accommodation and a live music venue. The hotel operates today as the Brunswick East Hotel.

William George Wolf (1855–1925), architect

William Wolf was born in New York to a German father and an American mother. He immigrated to Victoria in 1877, aged 22 years, and commenced working as a draughtsman for the prominent Melbourne architect Lloyd Tayler. Wolf designed a number of significant buildings in Melbourne between 1887 and 1890, particularly hotels and coffee palaces. His notable works included hotels: Portarlington Grand Hotel (1887); Auburn Hotel, Auburn (1888); and Malone's Family Hotel, Canterbury (1889), as well as residences: Lalor House, Richmond (1888); and The Willows, St Kilda Road (1890) (Stray 2024).

Wolf married in 1883 and resided in Auburn Road, Auburn, for several years. Following the collapse of the Melbourne property boom in 1892, he spent a few years in Sydney and then in 1896 moved to Perth, Western Australia, which at that time was enjoying a period of prosperity driven by goldmining. Wolf continued his rise as a successful architect in Perth with a series of significant commissions for civic and commercial work. At the same time, he was also embroiled in several legal cases.

Description and integrity

The former East Brunswick Club Hotel is located on the northeast corner of Lygon Street and Albert Street, Brunswick East. Constructed of brick with a cement render finish, the three-storey hotel building is built to the property line along Lygon Street and Albert Street with a chamfered corner at the intersection of the streets.

The three-storey hotel building has intact hipped roof behind the flat parapet that wraps around both elevations of the building. All six original rendered chimneys survive. The exhaust pipe and a/c units installed on the roof are post-1984 additions.

Designed in the Victorian Italianate style, the building displays an elaboration of classical ornamentation that is typical of the style. While the treatment of the façade is ornamental, it retains an elegance that shows a skilled approach to its overall composition.

The **Lygon Street frontage** is divided vertically into three bays divided by pilasters that rise through each level terminating above roof level with a flat parapet and a mould cornice line with dentil courses underneath. The central bay facing Lygon Street is wider than the outer bays. Horizontally, each level is demarcated by a moulded cornice line that runs around both street elevations.

At ground level the building is simply detailed with little applied ornamentation. The central bay comprises a plain round arched opening set with a pair of modern glazed doors and fan light above. The outer bays feature rectangular openings. The pilasters at ground level are plain with no capital and terminate at a square set cornice line.

The Lygon Street frontage retains original rendered detailing to the two upper levels. At first floor level the central bay features a recessed balcony set between fluted pilasters. Original detailing to the balcony includes balustrading of cement balusters from which rise fluted columns with Corinthian capitals that support two flat topped openings with console scroll corner brackets. Under the balcony a centrally placed single door with over-light sits in a moulded frame. Each of the side bays are set with a variation of a Palladian window. Each section of the window has an arched top with the narrower outer windows being infilled. A springer line of acanthus leaves runs across the three sections of the windows and a row of engaged balusters sit below the central window referencing the balustrading of the central bay's balcony.

At second floor level each bay is set with a Palladian-style window to similar but simpler detailing. The narrow side windows are glazed. The central bay is wider, with two rosettes and moulded wall panels on either side of the central window. The springer line is simpler and runs across the façade. In contrast, while this detailing is more restrained, the pilasters have Corinthian capitals.

The chamfered corner of the building features the original entrance with a round-arched opening with a pair of glazed doors with a fanlight above. At first and second floor level the splay is fitted with round-arched windows. Original detailing at each level is subtly different with balusters under the first-floor window and engaged pilasters and moulded arch around the second-floor window with a male's face as the keystone motif.

Along the **Albert Street frontage,** the applied classical ornamentation of the Lygon Street façade wraps around the building. The first bay from the left-hand side is set with a rectangular opening on the ground level, and Palladian-style windows with identical detailing to the Lygon Street frontage on the first and second levels.

After this bay, the ground-level openings comprise a rectangular window opening and a series of round arched door and window openings. All of these ground-level openings are simply treated, penetrating the smooth rendered walls of the building.

At the first level, six window openings have a moulded architrave and protruding sill supported by small sill brackets. The second level windows have flat concrete hoods supported by console scroll brackets.

The **eastern elevation** of the building is partially visible, as the four-storey apartments built behind the building along Albert Street are set back from the street. This elevation retains the original face brick wall of the hotel including a number of timber sash windows with bluestone sills.

Constructed in 2015, the apartment block at 294 Lygon Street wraps around the original hotel building. It is modern in design, recessed off Albert Street and connected to the eastern wall of the hotel behind this setback. On Lygon Street, the first bay of this building is set back above the ground level, providing a three-dimensional view of the hotel. This allows for a section of the **northern elevation** of the hotel to be visible. Constructed of face brick which has been overpainted, no openings are visible on this elevation.

The building retains original timber-framed sash windows on both upper levels, except for the infilled narrower windows on the first level of the Lygon Street frontage. On Albert Street, the three ground-level window openings on the right-hand side also retain original timber-framed sashes. All other ground-level glazing, including the café-style windows fitted to rectangular openings and glazed doors, are replacements.

Later additions include signage attached to the building, mural painted along the buildings base (piano keys) and mural painted on first floor balcony wall (Frank Sinatra).

Key features of the property include:

- three-storey scale and built form with chamfered corner
- corrugated metal-clad hipped roof concealed behind a straight parapet
- original materiality, including:
  - the rendered brick walls to Lygon Street and Albert Street
  - face brick walls and bluestone sills to the eastern elevation
  - face brick walls (overpainted) to the northern elevation
- pattern of door and window openings with round arched and flat tops on all three levels on all elevations
- all original window and door joinery, including the timber-framed sash windows, as well as architraves surrounding the arched fanlight above ground-level doorways
- six rendered brick chimneys
- Italianate style rendered detailing, including:
  - application of classical motifs to embellish façades including moulded cornices and springer lines, rosettes, console scrolls and wall panels
  - use of pilasters with Corinthian capitals that rise through each level
  - arcaded, recessed balconies with cement balusters
  - incorporation of the Palladian motif.

The Brunswick East Club Hotel is highly intact with very few changes to its original three-storey built form and applied ornamentation to the two street frontages. It retains its original scale, form, materiality and Victorian Italianate detailing. All window and door openings appear intact. Changes include the infill of narrower windows on the first level, and replacement glazing at ground level, such as the four café-

style windows, three pairs of glazed double doors, and a door converted to window. These are reversible changes and do not greatly impact the place's integrity.

The construction of the four-level apartment building on the former hotel land does not have a substantial impact to the hotel's integrity, as the new fabric is visually recessive and physically detached. The hotel's three-dimensional quality also remains highly intact.

Overall, the building retains very high integrity.

Images

Figure 5. View of the Brunswick East Club Hotel at the corner of Lygon Street and Albert Street, Brunswick East. (Source: GML Heritage, 2024)

Figure 6. The Lygon Street elevation of the Brunswick East Club Hotel. Note the sophisticated application of the Palladian motif to the windows and incorporation of a colonnaded recessed balcony. (Source: GML Heritage, 2024)

Figure 7. Albert Street elevation of the Brunswick East Club Hotel showing the restrained use of classical detailing to the rear of the building when compared to the principal façades. (Source: GML Heritage, 2024)

Figure 8. View of the Brunswick East Club Hotel looking west along Albert Street. Note the exposed rear face brick wall of the building with extant windows. (Source: GML Heritage, 2024)

Comparative analysis

Hotels in Merri-bek

The City of Merri-bek's hotels have always played an important role in the history and development of the municipality, being among the first permanent buildings along Sydney Road, where they provided stopping points for travellers as well as meeting places for local residents. The earliest hotel in the district was the Retreat Inn at 280 Sydney Road, built in 1842 (and rebuilt in 1892). This was quickly joined by the Brunswick Hotel (1852), 140 Sydney Road; the Edinburgh Castle Hotel (c1854), 681 Sydney Road; and the Sarah Sands Hotel (1854), later Bridie O'Reilly's and now The Wild Geese, 29 Sydney Road.

As quarries opened and the brickmaking industry grew, local hotels flourished in the area providing refreshment and meeting places for workers. With the introduction of the railway line in 1884, this opened up the hotels to an extended clientele where they could cater for both locals who worked in the nearby quarries and commuters who travelled into and out of the area. During the boom years of the 1880s these earlier hotels, of which there were 16 by this time, were joined by a number of larger establishments with six grand hotels built within Brunswick by the end of the decade. Built in the Victorian Italianate style and often three storeys high, these hotels reflect the prosperity of Melbourne during the land boom. Among Brunswick's collection of 24 hotels built between 1842 and 1890, 23 examples exist today ('Lomond Hotel', Hermes No. 56549).

In the City of Merri-bek, six out of seven 'boom period' grand hotels erected during the last years of the land boom of the 1880s remain intact. Apart from the subject hotel, extant Italianate hotels that are directly comparable to the East Brunswick Club Hotel include:

- **Railway Hotel, 291–293 Albert Street, Brunswick (HO4),** built in 1890 adjacent to the pottery works on Albert Street, which would have provided many of the hotel's early customers. Built over three levels with an attic storey, the rendered brick building has two principal faces on Albert Street and the railway line with a chamfered corner. Elaborately detailed in the Italianate style, the building features oriel canted bays, recessed balconies with concrete balusters and engaged columns and an unusual, staggered parapet that incorporates attic rooms. Historically, its location reflects the importance of the brickworks and potteries precinct, and possibly the railway, in generating hotel patronage. Architecturally, its size and relatively ornate design reflect the confidence of the building boom of the late 1880s.
- **Grandview Hotel, 47 Pearson Street, Brunswick West (individually significant in HO56)**, a local landmark, and a fine example of a grand late nineteenth-century hotel. Designed by architect Harry Rendell of Thorne & Rendell in 1889 and prominently sited on a high point of land, the hotel exhibits exuberant detailing typical of Italianate-style architecture.
- **Lyndhurst Club Hotel, 513 Lygon Street, Brunswick East (HO107)**, built in 1890, a three-storey rendered brick Italianate building with chamfered corner. It features an arcaded recessed balcony along Lygon Street, rusticated and moulded pilasters that rise through each level, arched openings set within elaborately moulded frames and a prominent corner triangular pediment that sits above the building parapet with Classical urns. It is noted as one of grand hotels built in the municipality in an exuberant Italianate style reflecting the confidence of the land boom years.
- **Lomond Hotel, 225–231 Nicholson Street, Brunswick East (HO341)**, built in 1889, a three-storey Victorian-era hotel on the corner of Nicholson and Blyth streets. Constructed of rendered brick on bluestone foundations with a chamfered corner, the building is of aesthetic significance as a fine and externally intact example of a late Victorian hotel. It displays a vast array of classical detailing as was typical for an Italianate-style building built during Melbourne's land boom. Located near Butler's Brickyard, the hotel originally catered for the workers of the yard.

- **Duke of Edinburgh Hotel, 430 Sydney Road, Brunswick (recommended as individually significant in HO149)**, is a three-storey bichrome brick building on a corner site, with a chamfered corner on the southwest. The walls, which have a bluestone plinth, are of face red brick; window and door openings are dressed with rendered mouldings. It is of local historical and architectural significance. The present building occupies the site of the first Duke of Edinburgh Hotel, which was built in 1868. It is one of a number of three-storey 'grand' hotels built in the late 1880s in Brunswick, and a good example of a particularly bold use of bichromatic brickwork.

A seventh three-storey hotel was built at this time: the Moreland Hotel in Coburg. It was built in 1889 at the southeastern corner of Sydney Road and Moreland Road for Donald Fraser, Councillor and Mayor of Brunswick 1889–90. The original Italianate three-storey hotel building was completely rebuilt in 1912 with only two levels as the earlier structure was deemed unsafe (*Age* 16 August 1889:8; *Coburg Leader* 12 July 1912:1; *Age* 31 August:1912:13). Further alterations were made in the 1930s, 1970s and 1990s.

The former East Brunswick Club Hotel is directly comparable to the five three-storey Italianate hotel buildings described above. It demonstrates a similar scale, built form, materiality, architectural detailing and use. As a group they demonstrate a second wave of hotel building that occurred in Brunswick and Brunswick East during the late 1880s as a result of the land boom that swept through Melbourne at this time. Their scale and exuberant architectural detailing reflects an economic confidence in the area and the growing need for such establishments to cater for the workers from the local brickyards and quarries as well as workers who travelled into the area using the newly opened railway lines and later tram lines.

Architecturally, the buildings all display very similar characteristics being built to the property line with chamfered corners. They each employ the general language of classical architecture but in a free form where classical motifs are applied idiosyncratically.

The Duke of Edinburgh Hotel (HO16) is the least comparable architecturally. Constructed of bichromatic brickwork, it displays some characteristics of the Victorian Second Empire style with a slate mansard roof, coupled columns and pavilion-like form.

The remaining hotels, including the East Brunswick Club Hotel, all display characteristics of the Victorian Italianate style. All are of rendered brick with façades that are divided into bays using pilasters that rise through each level. Floor levels are demarcated by moulded cornice lines and round, or segmental arched openings are embellished by varying degrees of applied classical ornamentation. Recessed balconies are incorporated into the façade of the subject building, the Grandview Hotel, the Railway Hotel, the Lyndhurst Club Hotel and the Duke of Edinburgh Hotel and the Palladian motif is used at the subject place and the Lomond Hotel.

Hotels designed by William George Wolf

Architect William Wolf designed a number of significant buildings in Melbourne between 1887 and 1890, particularly hotels and coffee palaces, as well as mansions. The following examples of the 'boom period' hotels were all built during a short period of 1887–1889, and are all listed in local Heritage Overlays or Victorian Heritage Register (VHR).

- **Portarlington Grand Hotel (1887) at 76 Newcombe Street, Portarlington (Greater Geelong HO323)**, is a three-storey rendered brick building with central tower. The metal-framed verandahs to the two upper levels have been restored between 2018 and 2023.
- **Central Club Hotel (1887) at 291–295 Swan Street, Richmond (Yarra HO285)**, is a three-storey rendered brick building with a chamfered corner. It is noted as a significant local landmark in Swan Street.

- **Surrey Family Hotel (1888) at 613 Canterbury Road, Surrey Hill (Contributory to Boroondara HO532 Union Road Commercial Precinct)**, is a three-storey rendered brick building with a chamfered corner. No original windows appear to survive and some original rendered detailing has been stripped.
- **City of Richmond Coffee Palace (1888) at 232–234 Swan Street, Cremorne (Individually significant in Yarra HO335 Swan Street Precinct)**, is a three-storey former coffee palace. Built to the property boundaries, the building is legible as part of the commercial streetscape comprising shops and residences.
- **Auburn Hotel (1888) at 87 Auburn Road, Hawthorn (Individually significant in Boroondara HO260 Auburn Village Precinct)**, is a three-storey brick and render former coffee palace converted to a hotel. The building features highly ornate façades to both street frontages with a chamfered corner.
- **Malone's Family Hotel (1889) at 208 Canterbury Road, Canterbury (VHR H0869; Boroondara HO29)**, is a three-storey hotel building with the original kitchen wing and two-storey brick stables, which are now rare features found in hotel buildings. The building's corner siting and chamfered corner entrance are typical of the period. In 1920, following the Local Option Poll and the closure of all hotels in the municipalities of Box Hill and Camberwell, it became known as the Canterbury Mansions, a guesthouse.

At the height of Melbourne's economic boom of the late 1880s, William Wolf designed the above hotels and coffee palaces in the short period between 1887 and 1889.

All hotel buildings were of rendered brick masonry construction and featured highly ornate Italianate detailing, incorporating exaggerated classical motifs emblematic of the ambitious 'boom period' architecture.

Recurring features include parapeted walls concealing roof forms (with or without central pediments), open balconies or arcaded verandahs, moulded cornices and friezes, and a vertical emphasis achieved through pilasters and colonnettes. Openings were typically round-arched, arranged in pairs or symmetrically placed within bays, with Palladian or tripartite window compositions and heavily moulded chimneys. Common decorative motifs include rosettes, rondels, Corinthian capitals and keystones.

The highly ornate design of the former East Brunswick Club Hotel compares favourably to that of the VHR-listed Malone's Family Hotel, and HO-listed Central Club Hotel and Auburn Hotel. These buildings share classical design features such as colonnaded balconies, Palladian-style windows, round-arched openings or round arch motifs, and balustrades. Despite slight variations in composition, the use of similar stylistic elements creates a coherent architectural expression. Each example also adopts a three-storey form with a chamfered corner, prominently sited on a corner site, a characteristic also seen in the subject hotel.

The Portarlington Grand Hotel's design is distinguished by its three-storey verandah (recently restored), which reduces the extent of rendered detailing to the upper levels. In Contrast, the City of Richmond Coffee Palace incorporates classical motifs derived from botanical or natural forms. This diverges from Wolf's more mannerist, architecturally expressive approach seen in hotel designs.

The above hotels display few changes, primarily to the ground level only. The Surrey Family Hotel displays a greater degree of changes than all other examples. Malone's Family Hotel is set apart from all other HO-listed examples for its retention of original kitchen wing and stables. The former East Brunswick Club Hotel has a high degree of intactness and integrity, similar to other locally listed hotels.

Conclusion

All of the heritage-listed hotels, including the East Brunswick Club Hotel display a high level of intactness and integrity particularly above ground level. The principal façades of the East Brunswick

Club Hotel building show a skilled and sophisticated application of classical detailing where the building has been conceived as a unified whole. Overall, when compared to the above examples in Merri-bek and beyond, it is a fine example of a substantial three-storey hotel building designed in the Victorian Italianate style, and is better than other more typical examples of the time.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study (Context Pty Ltd, 1990).

City of Moreland Heritage Review. Additional Precincts (Allen Lovell and Associates, 2001).

Lygon Street Heritage Study Stage 2 (Context Pty Ltd, 2012).

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.
- Recommended amendment to the Planning Scheme Map reference HO1 to exclude 280–292 Lygon Street, Brunswick East.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	
Address	357–361A Lygon Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	1929–30
Item Group	Community Facilities; Recreation and Entertainment Hall, Club/Hall, Social; Hospitality
Architectural Style	Interwar Period (c1919-c1940) Free Classical
Architect	WH Douglass
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The former Manchester Unity IOOF Albion Hall at 357–361A Lygon Street, Brunswick East, to the extent of the 1929–30 two-storey brick building is significant.

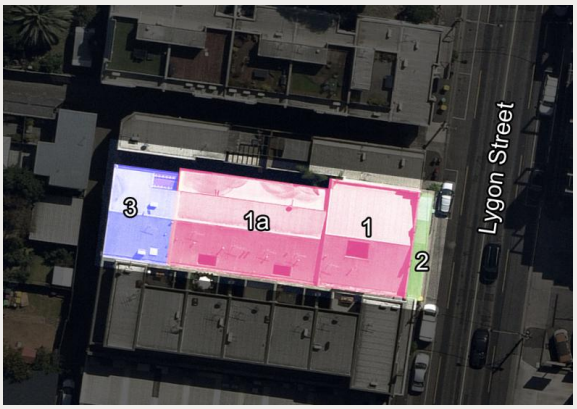
Elements contributory to the significance of the place include:

- two-storey built form with parapets concealing the gabled roof (Number 1 on the figure below)
- unpainted red and clinker brickwork at the first-floor level
- stepped parapet with pilasters with soldier course brick capping (front) and side parapets stepping down westwards
- rendered panels set with raised lettering featuring the name of the original building that reads 'ALBION / MANCHESTER UNITY IOOF / HALL'
- pattern of openings, including the three window openings to the upper level with concrete lintels and sills; and northern two bays on the ground level comprising a shopfront and door opening
- a pair of downpipes with rainwater heads to the frontage.

On the Lygon Street frontage, the upper-level replacement windows, as well as the roller door, awning, shopfront glazing and glazed door on the ground level façade are not significant.

External changes to the rear of the building undertaken post-1996, including the changes to the roof (light well and clerestory windows) and extensions beyond the intact 1929–30 structure, are not significant.

Number on figure	Description	Development period
1	Initial construction (double-storey portion to east and high single-storey portion to west	1930
1a	Alteration to roofing including creation of light wells and clerestory windows along north	Post-1996
2	Awning (not significant)	Pre-1982
3	Extension to the west (rear), and reconstructed roof (not significant)	Post-1996



Aerial view of the Manchester Unity IOOF Albion Hall. (Source: Nearmap, with GML overlay)

How is it significant?

The former Manchester Unity IOOF Albion Hall is of historical significance to the City of Merri-bek.

Why is it significant?

The former Manchester Unity Independent Order of Oddfellows (MUIOOF) Albion Hall in Lygon Street, Brunswick East, is of historical significance for its important associations with the MUIOOF Brunswick branch, which was one of the most established and influential friendly societies in Merri-bek. Friendly societies were instrumental in providing social and healthcare services before the introduction of government welfare schemes. Such societies like MUIOOF played a crucial role in supporting the working-class communities of the former cities of Brunswick and Coburg. Built in 1930, the former MUIOOF Albion Hall stands as a tangible marker of the suburban growth during the interwar period following industrial expansion to Brunswick East. The expansion of the MUIOOF highlights a period of growth for the societies during the Depression, when working-class communities in industrial areas were particularly hard hit. (Criterion A)

The Albion Hall is historically significant for its role as a key social venue and community gathering place from 1930 until its sale in 1996. The name 'Albion Hall', common in the United Kingdom and

former British colonies, typically denoted a venue for public events such as dances, lectures, or union meetings. Purpose-built with lodge rooms for MUIOOF, the hall provided a regular meeting place for the local branch. Over more than six decades, the Albion Hall also served as a dance venue and community space for a wide range of social, political, and religious groups. Despite MUIOOF's roots in English Protestant values, the hall reflected a notably pluralistic character, accommodating diverse faith groups, including the Brunswick Spiritual Church, and the Brunswick Hebrew Congregation (Talmud Torah), which used the hall as a temporary synagogue and for educational purposes from 1931 to c1940. In the early 1980s, the hall also hosted activities by FILEF (Federazione Italiana Lavoratori Emigrati e Famiglie), a progressive Italian migrant organisation. The long-term use of the Albion Hall by various community groups illustrates the important role that modest suburban halls played in the community life in Brunswick East and the wider City of Merri-bek. (Criterion A)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	10.3 Caring for Merri-bek's Community 10.4 Providing Hospitality 10.5 Joining Clubs and Pursuing Leisure Interests 10.8 Participating in Community Activities

Locality history

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Place history

The Albion Hall at 357–361A Lygon Street, Brunswick East, was built by the Brunswick branch of the Manchester Unity Independent Order of Oddfellows (MUIOOF) as a hall and lodge; early records also describe it as a dance hall (PROV VPRS 7882/0001). Albion is a literary term for Britain or England, and many towns in the United Kingdom or former British colonies had buildings named Albion Hall that served as meeting halls, or venues for public events, such as dances, lectures, or union meetings.

The hall was planned in 1929 and built in early 1930, which is notable given the Depression had set in by that time and resources were strained. Designed by architect WH Douglass of North Fitzroy, the Albion Hall was a double-storey brick building, which comprised a large central hall and dance floor with a stage at one end. A lodge room and a supper gallery occupied the first floor, overlooking the dance floor. Towards the front of the building there were male and female toilets and two shops which faced Sydney Road. The shops were a novel means by which the MUIOOF could ensure some revenue from rent. There were service rooms and offices at the rear (PROV VPRS 7882/P0001). The building was used for meetings, dances and other social events.

The MUIOOF Albion Hall was utilised by a number of local social and political groups as a venue for meetings, dances and other social functions. From the early 1930s, it was used for committee meetings, tea meetings, and other events for a variety of organisations and groups, including the MUIOOF, the Vauxhall Car Social Club, the Kia Ora Social Club, and the Brunswick Spiritual Church. It was popular as a local dance venue owing to its well-sprung floor. An advertisement for an old-time dance at the Albion Hall in 1933 described the hall as having a 'good floor' (*Age*, 6 May 1933:16).

From 1931 and through to c1940, the Albion Hall was used as a temporary synagogue and for educational purposes by the local Hebrew community, which was known as the Brunswick Talmud Torah (*Australian Jewish News*, 29 October 1937: 4). The male members of the congregation were seated in the main hall (dance floor), while the upstairs gallery served as a women's gallery. Minyans were held in the hall on High Holy Days (Freeman 1994:182). The Brunswick Hebrew community was established in the 1920s, when industrial development and particularly the clothing and textiles industry attracted Jewish manufacturers to the area who dominated the Melbourne 'rag trade' of Flinders Lane. The Brunswick Jewish congregation relied on local contributions and was 'never a wealthy congregation' (Freeman 1994:182). Through generous donations, however, the congregation purchased its own synagogue building in Lord Street, Brunswick, in 1940.

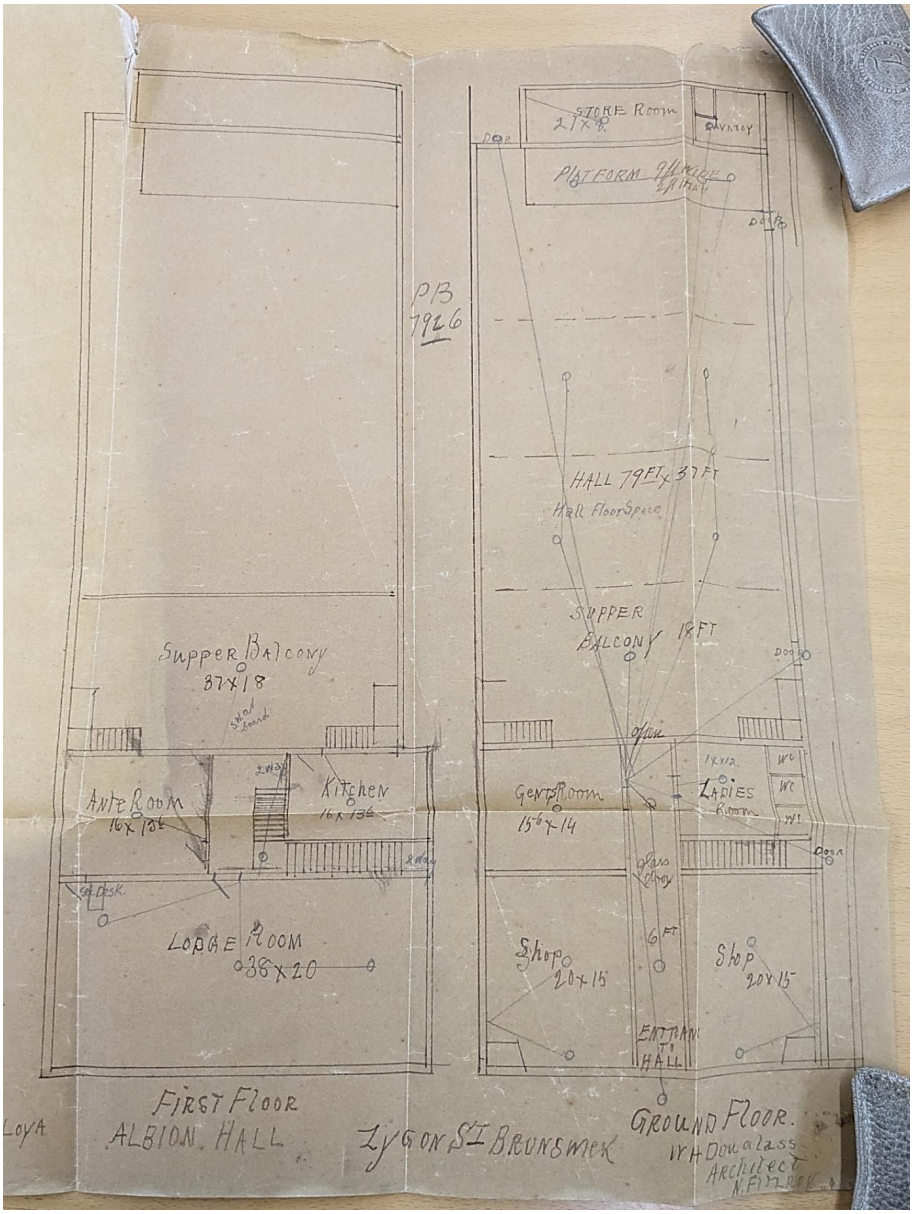


Figure 1. Sketch plan for the Albion Hall by architect WH Douglass, 1930. (Source: PROV 7882/P0001)

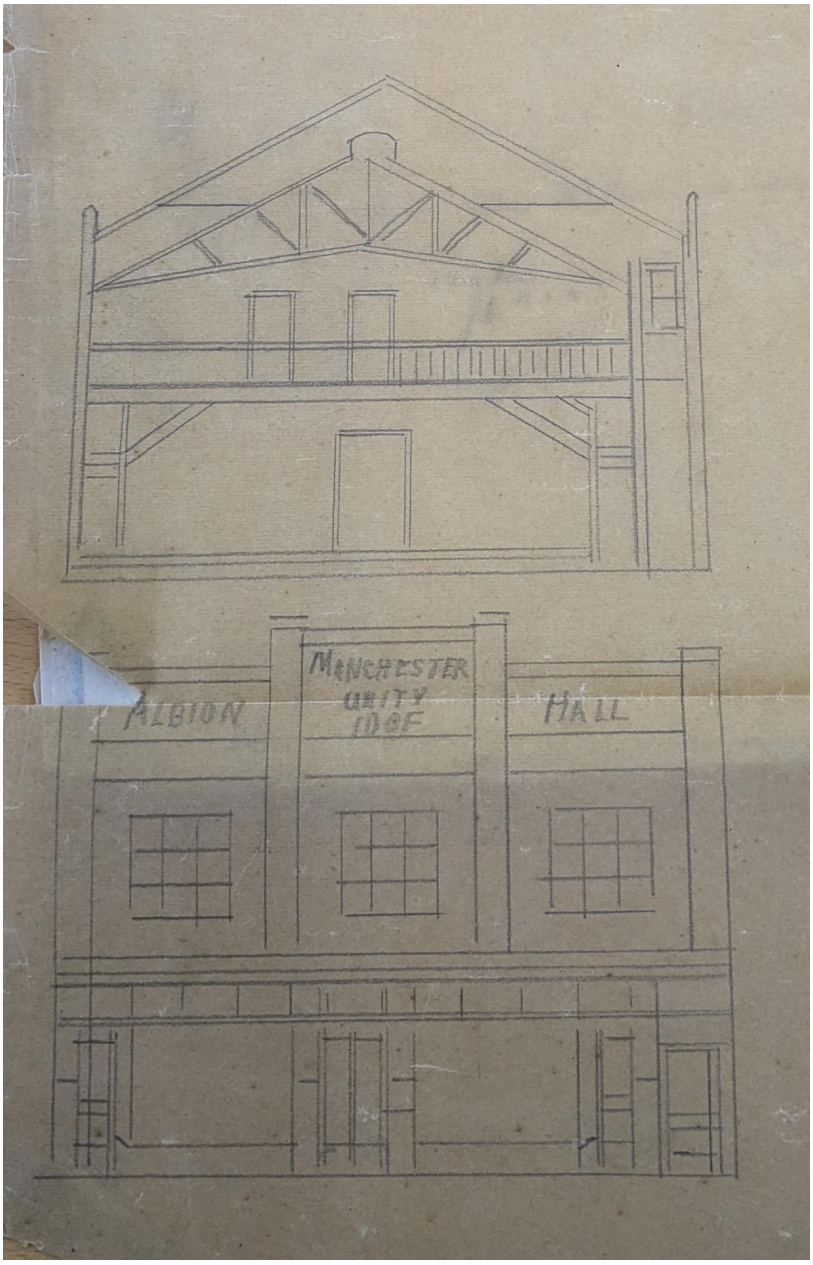


Figure 2. Sketch of the cross section through the Albion Hall (top) and front elevation (bottom) by architect WH Douglass, 1930. (Source: PROV 7882/P0001)

THE TALMUD TORAH OF BRUNSWICK

Will Hold a MINYAN on the Coming High Holy Festivals at the ALBION HALL, Lygon St., East Brunswick.

Bal Tefiloh: Mr. M. Finks.

Tickets can be obtained at Mr. Fine, 372 Lygon Street, East Brunswick (opp. Albion Hall), at Mr. Finkelstein, 37 Arnold Street, Princes Hill, and at Mr. I. Biner, 261 Nicholson Street, East Brunswick. Phone FW8449

Figure 3. Notice of the Brunswick Talmud Torah. (Source: *Australian Jewish Herald*, 2 Sept 1937:3)

In the 1940s and 1950s, the Albion Hall was used for a range of purposes, including euchre nights and old-time dances (*Age*, 27 Dec 1943:6; 11 Aug 1956:64).

In the 1980s, the Albion Hall was used as a venue for dance classes (*Age*, 1982). It also continued to be used by local community groups, including the left-wing FILEF (Federazione Italiana Lavoratori Emigrati e Famiglie; Federation of Italian Migrant Workers and their Families) ('A FILEF function at Albion Hall, Brunswick, early 1980s' c1988).

In 1982, Manchester Unity applied for renovations to both interior and exterior of the building. The proposed exterior works included the replacement wrought iron gate to the northernmost ground-level doorway, installation of new windows, and aluminium strips with lettering mounted along the upper-level parapet. Although the works were approved, it is likely that none of the proposed external works were carried out, as a newspaper advertisement from 1996 promoting the sale of the building shows it in near-original condition, including the signage and windows from 1930 (Figure 5). In 1996, the building was one of five halls sold by the Australian Unity Friendly Society, which was formed in 1993 by the merger of Manchester Unity with the Australian Natives' Association, and subsequently merged with Grand United Friendly Society (2005), Lifeplan Australia Friendly Society (2009), and Big Sky Credit Union (2012) (Australian Unity n.d.).

After 1996, the hall was converted into apartments, with its rear portion substantially altered.

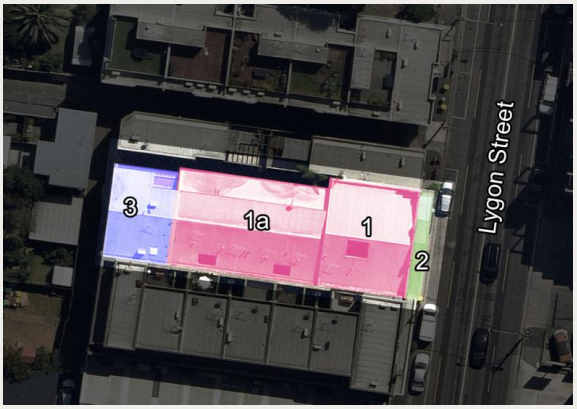
Figure 4. Aerial view of the building comprising double- and single-storey portions, in 1984. (Source: Geoscience Australia)

Figure 5. Sketch of the building in 1996. (Source: *Age*, 22 June 1996:40)

Description and integrity

Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East, is a double-storey three-bay building built in the interwar Commercial Freestyle. The building is located on the western side of Lygon Street between Blyth Street to the north and Victoria Street to the south. The building backs onto a bluestone laneway at the rear.

Number on figure	Description	Development period
1	Initial construction (double-storey portion to east and high single-storey portion to west	1930
1a	Alteration to roofing including creation of light wells and clerestory windows along north	Post-1996
2	Awning (not significant)	Pre-1982
3	Extension to the west (rear), and reconstructed roof (not significant)	Post-1996



Aerial view of the Manchester Unity IOOF Albion Hall. (Source: Nearmap, with GML overlay)

The building is primarily constructed in red and clinker bricks, which have been rendered at ground level and remain unpainted at the upper level. The parapet wraps around the building, stepping down both sides. The brick parapet encloses the original double-storey gabled roof form. To the west of the double-storey portion, the original gabled roof form over a high-ceiling single storey portion generally remains, with a reduced northern plain. The western portion with a higher ceiling height, as well as the rear wall are later additions from an apartment conversion after 1996.

The original ground floor façade facing Lygon Street featured four bays including two shopfronts on either side of a double door, and a northernmost doorway leading to a passageway behind. The southern two bays, comprising the southernmost shopfront and double door, have been reconfigured into a single opening which now provides access to a double garage via a roller doors. The northern two bays retain the original pattern of openings with a modern shopfront and a side entrance. The metal-framed shopfronts and the doors are not original. A flat awning (predating 1982) spans the width of the building between the upper and lower floors.

The upper level comprises three bays divided by clinker brick pilasters with soldier course caps. These pilasters rise above the roofline forming an oversized stepped parapet that conceals the building's gable roof behind. The use of red and clinker bricks at the first-floor level to provide visual and textural interest was typical of the interwar Arts and Crafts movement. Down the building's northern side, above the roofline of the neighbouring building, the parapet steps down to meet the gutter line of the roof. Rendered panels at the top of each bay accommodates signage in the form of raised lettering that reads: ALBION / MANCHESTER UNITY IOOF / HALL. Each upper-storey bay incorporates a recessed panel of

red bricks into which is punched a square opening with concrete lintels and sills. Two of the openings have been fitted with timber framed windows, the third is open to a balcony. A pair of downpipes with rainwater heads run down the centre of the pilasters at the building's edges.

Key features of the building include:

- two-storey built form with parapets concealing the gabled roof (Number 1 on the figure above)
- unpainted red and clinker brickwork at the first-floor level
- stepped parapet with pilasters with soldier course brick capping (front) and side parapets stepping down westwards
- rendered panels set with raised lettering featuring the name of the original building that reads 'ALBION / MANCHESTER UNITY IOOF / HALL'
- pattern of openings, including the three window openings to the upper level with concrete lintels and sills; and northern two bays on the ground level comprising a shopfront and door opening
- a pair of downpipes with rainwater heads to the frontage.

Despite substantial internal alterations and changes to the rear portion of the building during its apartment conversion, the façade of the Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East, is largely intact.

At the upper level, it retains its unpainted brick materiality, stepped parapets that continue down each side, pattern of fenestration and rendered panels with signage. At ground level, while the two southern bays have been merged into one, the two northern bays retain their original opening configuration.

Changes include the replacement/installation of windows into two of first floor openings, the fitting of a contemporary shop front and door into the northern bay of the ground floor and the installation of a roller door into the merged southern bay. Other concealed changes include the opening of light wells and creation of clerestory window along the northern plane of the front section of the gable roof.

Despite these changes, the building retains its two storey scale, materiality and architectural detailing which distinguishes it as an interwar Freestyle Commercial building. The retention of its original signage clearly identifies the building's original use as a branch of the Manchester Unity Independent Order of Oddfellows (MUIOOF).

Overall, Manchester Unity IOOF Albion Hall exhibits good integrity and is a sufficiently intact representative example of an interwar Commercial Freestyle building.

Image	
Figure 6. View of primary façade looking south along Lygon Street. (Source GML Heritage, 2024)	Figure 7. Close up view of primary façade showing intact upper level with original pilasters, rendered panels, window openings and a downpipe with rainwater head. (Source GML Heritage, 2024)

Comparative analysis

Friendly societies

Friendly societies originated in England and became enormously popular in Victoria during the gold rushes of the 1850s. They were subscription-based organisations that operated on a system of mutual aid, providing early forms of health and life insurance for working men in the event of illness, injury, or death. Before the introduction of government-supported health benefits, disability pensions, and sick leave, these societies played a crucial role in supporting working-class communities where financial security was limited and workplace accidents were common. Membership covered medical and funeral expenses and offered widows financial support, along with a sense of fraternity and social connection. Geoffrey Blainey notes that prior to 1900, friendly societies were more influential than trade unions in the lives of Victorian workers (Blainey 1991:151).

In the City of Merri-bek, friendly societies were established from the 1850s and played a significant role in local community life. Prominent organisations included the Shamrock Lodge of the United Ancient Order of Druids, the Unity Lodge of the Independent Order of Rechabites, the St Patrick's Society of Brunswick and Coburg, the Australian Natives' Association (ANA), and the Manchester Unity Independent Order of Oddfellows (MUIOOF). These societies not only offered practical benefits such as medical and funeral support but also hosted communal social activities that reinforced bonds among members. Some societies engaged in civic initiatives; for example, a fountain erected in 1908 outside the former Brunswick Post Office marked the 25th anniversary of the local ANA branch established in 1883. While some groups built dedicated premises, commonly referred to as lodges, many operated from leased rooms or shared spaces.

The MUIOOF, also known as Manchester Unity, was one of the most established and influential friendly societies in Merri-bek. Its Brunswick lodge, the Rose of Brunswick Lodge, was founded in 1856 as part of the Port Phillip sub-district. Meetings initially took place at the Edinburgh Castle Hotel before the lodge constructed its own hall still extant at 404 Sydney Road, Brunswick, in 1872. By 1927, it had

grown to become the third-largest friendly society in Brunswick with 560 members (*Brunswick and Coburg Leader*, 22 April 1927:5). Statewide, Manchester Unity had 28,000 members by 1928, making it one of the largest friendly societies in Victoria, surpassed only by the Australian Natives' Association (Blainey 1991:119; HCV, Manchester Unity Building, VHR H0411).

The society's prominence during the interwar years is also reflected in the construction of the landmark Manchester Unity Building in central Melbourne in 1934.

Friendly societies experienced fluctuations in membership over time. Numbers fell during the depression of the 1890s, when many members could not afford the weekly subscription. By 1909, however, numbers had recovered and there were 58 different friendly societies in Victoria, meeting in over 1400 lodges (Willis 2008). Friendly societies continued to play an important part in the social and economic life of the local community during the interwar period, particularly in working-class suburbs and in industrial areas where workplace accidents were common. From the mid-twentieth century onwards, however, their influence declined as government welfare programs expanded and workplace safety improved, reducing the need for mutual aid. Consequently, friendly societies became less central to community life in the decades that followed.

Friendly society halls in Merri-bek

In terms of function and use, early friendly society halls were designed largely for the needs of the friendly society itself. As membership numbers grew, larger societies, such as MUIOOF invested their surplus funds in buildings, including suburban meeting halls. This appears to be the case with the MUIOOF Albion Hall in Brunswick which served a wide range of community needs over many decades. Although the MUIOOF had its roots in the values of English Protestantism, the Albion Hall reflected an unusually pluralistic attitude in supporting a wide range of faith groups in the community, including spiritualism and the Jewish faith.

Prior to the opening of the subject hall in 1930, there were five other friendly society halls listed in the Sands and McDougall directories in Merri-bek. These included the MUIOOF Hall at 400–404 Sydney Road, Brunswick; the Rechabite Hall at 253 Albert Street, Brunswick; the United Ancient Order of Druids Hall in Nicholson Street, Brunswick (demolished); the Oddfellows Hall at 218 Sydney Road, Coburg (altered); and the Royal Antediluvian Order of Buffaloes Hall at 8–12 Victoria Street, Coburg (demolished).

Of these, only the former MUIOOF Hall and the former Rechabite Hall remain. Both are included in the Heritage Overlay.

- **The former MUIOOF Hall at 400–404 Sydney Road, Brunswick (proposed to be significant in HO149)**, was opened in December 1867, shortly after celebrating the 10th anniversary of the Loyal Rose of Brunswick Lodge IOOMU (Independent Order of Manchester Unity) in May (*Argus* 11 December 1867:5; 25 May 1867:4). Prior to building their own hall, the members of the Brunswick Lodge held meetings in a lodge room at the Cornish Arms Hotel (*Argus* 25 May 1867:4). Alterations and additions were made to the building in 1899 and the two front rooms, which sit either side of an entrance that leads to the hall at the back (in a similar fashion to the original layout of Albion Hall), were added after 1904 (*Coburg Leader* 15 April 1899:4; S&Mc 1872; *Coburg Leader* 7 March 1903:1).
- **The former Rechabite Hall at 253 Albert Street, Brunswick (proposed to be significant in HO149)**, was built in 1903 for the Independent Order of Rechabites who were active in promoting temperance and offering welfare support for those affected by alcohol-related problems. This was achieved through the benefits offered as friendly societies, by education and by offering companionship and

social activities to like-minded people. From 1990, the hall has been used by the Pallaconian Brotherhood, a non-profit organisation founded by Greek migrants in Melbourne in 1961. The Brotherhood is dedicated to promoting social ties within the Greek community, particularly among those of Laconian heritage.

As with the Albion Hall, these two buildings display some changes, but their former uses as a hall remain legible through the signage (Albion Hall and 400–404 Sydney Road) and the rectilinear built form with gabled roofs.

Other friendly society buildings in Merri-bek

The United Friendly Societies (UFS) were formed in 1880 and continues today. UFS aimed to consolidate resources and provide low-cost medical treatment and medicines to members of various friendly societies.

Various friendly societies initially operated independent dispensaries but soon recognised the benefits of joint operation. The first UFS dispensary in Victoria was established in Emerald Hill (South Melbourne) in 1869.

In Merri-bek, 14 societies in Brunswick and Coburg united to form the United Friendly Societies (UFS), establishing the Brunswick & Coburg UFS Dispensary building in 1884 at 307 Victoria Street. New premises replaced the original building in 1903.

Additional dispensaries were later opened in response to population growth, including sites at 1 Nicholson Street (c1927, likely demolished), 228 Melville Road (1930), and 469 Lygon Street (1936, likely demolished).

There are three United Friendly Society Dispensaries in Merri-bek that are included in the Heritage Overlay.

- **The former United Friendly Society Dispensary at 559 Sydney Road, Coburg (HO368)**, built 1913, is a good example of a substantial late Edwardian commercial building.
- **The former United Friendly Society Dispensary at 307 Victoria Street, Brunswick (HO378)**, built 1903, is a fine example of a large commercial building in the Federation Free style, distinguished by Art Nouveau detailing such as tulip mouldings.
- **The former Brunswick & Coburg United Friendly Society Dispensary at 228 Melville Road, Brunswick West (HO524)**, built 1930, is an interwar commercial building notable for its relatively high degree of intactness including original fenestration and signage.

All three buildings above occupy prominent corner sites, and exhibit various architectural influences associated with commercial buildings of respective development periods. As commercial buildings, these HO-listed examples provide limited physical comparison to the subject hall. In terms of the integrity, dispensaries exhibit comparatively higher degree of intactness and integrity, although the Albion Hall also retains a good level of integrity.

Conclusion

As with Albion Hall, the retention of original signage at the former buildings (HO149, HO368 and HO524) evidences the former use. Friendly societies supported the working-class communities of the former cities of Brunswick and Coburg, where these societies were instrumental in providing social and healthcare services before the introduction of government welfare schemes. The Albion Hall and the Brunswick West UFS Dispensary stand as tangible markers of the interwar period's industrial expansion in inner Melbourne and the suburban growth in the City of Merri-bek.

The former MUIOOF Albion Hall is comparable to the above examples as a purpose-built suburban hall and meeting space built for a friendly society. It remains legible to its original purpose by its largely intact façade with its original signage. Of six friendly society halls present in the municipality in the 1930s only three remain intact, and this is the only one that dates from the interwar years. This was a period of growth for the societies particularly during the Depression, when working-class communities in industrial areas were particularly hard hit. Friendly societies such as MUIOOF provided invaluable support to the local community at a time when unemployment and sickness benefits were not available and played a central role in community life.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study (Context Pty Ltd, 1990).

Moreland City Council: Local Heritage Places Review (Context Pty Ltd, 2004).

Lygon Street Heritage Study Stage 2 (Context Pty Ltd, 2012).

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls

External paint controls	No
Internal alteration controls	No

Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Duplex, 197 Nicholson Street and 37 Victoria Street, Brunswick East	
Address	197 Nicholson Street and 37 Victoria Street, Brunswick East
Image	 197 Nicholson Street, Brunswick East 37 Victoria Street, Brunswick East
PS ref No	[TBA]
Development date	1942
Item Group	Residential buildings (private)—House
Architectural Style	Mid-Twentieth Century (1940–60) Austerity
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The duplex, constructed in 1942 at 197 Nicholson Street and 37 Victoria Street, Brunswick East, is significant.

The following characteristics contribute to the significance, including:

- the original single-storey building form, scale and proportions of the duplex pair and their relationship to each other and orientation to Victoria Street and Nicholson Street
- use of different types of bricks (red, cream, glazed manganese, variegated manganese and tapestry) to distinctive decorative effect.
- original complex hipped roof form and terracotta tiled cladding
- timber framed sash and fixed windows and leadlight glazing
- brick chimneys
- concrete porch canopies and window hoods
- decorative brickwork, laying patterns and detailing
- parapeted window feature in decoratively laid tapestry bricks with integrated rendered panel
- low front fence in cream and manganese decorative brickwork incorporating mild steel panels and gate

- original brick garages.

Later non-original alterations and additions to the duplex, including the retractable canvas awnings, security bars to the windows, security doors to the main entrance of 197 Nicholson Street, glazing infill to the opening of the porch on the Victoria Street house, are not significant.

Non-original lightweight carports and driveway gates off Victoria Street are not significant.

How is it significant?

The duplex comprising 197 Nicholson Street and 37 Victoria Street, Brunswick East, is of local historical and representative significance to the City of Merri-bek.

Why is it significant?

The duplex comprising 197 Nicholson Street and 37 Victoria Street, Brunswick East, is historically significant for its reflection of the suburban development of Brunswick East during the interwar period and years leading into World War II. Completed in 1942, just prior to the implementation of wartime building restrictions, it was constructed for Samuel Yaffe, a clothing manufacturer and founding member of the Brunswick Hebrew Congregation and Talmud Torah. The duplex's association with Yaffe highlights the growing Jewish community in Brunswick at the time and contributes to the site's historical importance, reflecting the northward expansion of the Jewish population from Carlton. (Criterion A)

197 Nicholson Street and 37 Victoria Street are of representative significance as a refined and highly intact example of a brick duplex pair constructed during World War II that reflect a transition between earlier interwar styling to the austerity of the postwar period. The duplex demonstrates typical features of the period, including a hipped tiled roof with boxed eaves, entry porches and lawned front garden enclosed by a low brick fence. The duplex is distinguished for its refined detailing such as the sophisticated application of contrasting cream, manganese and tapestry brick work, flat parapets incorporating rectangular rendered panels that penetrate the hipped roofline, and brickwork detailing of the low front and side fence with its distinctive decorative interlocking pattern paired with decorative metal balustrades. The significance of the duplex is complemented by the intact garden setting, planter boxes, garages and high level of overall intactness and integrity. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 2: Peopling Merri-bek Theme 6: Building Merri-bek
Thematic history key sub-theme	2.5 Creating a Multicultural and Diverse Merri-bek 6.4 Building Houses in the Twentieth Century

Locality history

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Place history

The larger land at the corner of Nicholson Street and Victoria Street was formerly occupied by a villa residence that probably dates to the mid to late nineteenth century. In 1939, the land was subdivided

into 10 allotments with frontages measuring from 20 feet to 40 feet with varying depth (CT: V6285 F955). Land comprising lots 4 to 5, with an overall frontage of 60 feet to Nicholson Street and 96-feet along Victoria Street was acquired by Samuel Yaffe, mantle manufacturer (CT: V6457 F390).

The existing duplex was completed in 1942 for Samuel Yaffe and his wife Celia Yaffe, who were members of the Jewish community (S&Mc 1942, 1944–45; *Aust Jewish Herald*, various; *Age*, 3 July 1937:19). In September 1942, the address of 'Mr and Mrs S. Yaffe and family' was given as 197 Nicholson Street, Brunswick East (*Australian Jewish News*, 11 September 1942:9). Samuel Yaffe is listed as the occupant of 197 Nicholson Street in 1944–45 (S&Mc 1944–45).

The site fronting 197 Nicholson Street and 37 Victoria Street was acquired by Nathan Caplan, clothier, in 1948, and subsequently subdivided into two lots in 1952 (CT:V6457 F390). Following his death in 1954 the property passed to his widow Rachel Caplan (CT:V7704 F090). By 1933, Nathan Caplan and his brother Sol Caplan had established Australian Wearwell Manufacturing company, which operated in Elizabeth Street, Melbourne (*Argus*, 27 May 1933). The Caplan family were Jewish migrants from Poland (Ancestry.com).

The property was advertised for sale as two separate lots, as 197 and 197A Nicholson Street, Brunswick East, in December 1954. The dwellings were described in the advertisement as two architect-designed well-built modern solid brick villas with garages (*Argus*, 11 December 1954:16). The dwellings passed into two ownerships after this point. 197A Nicholson Street later became known as 37 Victoria Street by 1970 (S&Mc 1970).

During the Yaffe and Caplan families' occupation, it is unclear whether the rear unit was leased to tenants or used as separate living space for the family. The postal directory listed only one ratepayer at 197 Nicholson Street, even after the two-lot subdivision in 1952, until 1955 (S&Mc 1942–1955). However, the floorplans of the dwellings, presence of separate porches at 197 Nicholson Street and 37 Victoria Street, along with the L-shaped outbuilding containing two garages with individual driveways accessed from Nicholson and Victoria Streets, suggest that the dwellings were designed as a pair of semi-detached units.

Samuel Yaffe, first owner-occupant (1942–48) and mantle manufacturer

Born in 1886 and migrating from Austria to Melbourne during the interwar years, Samuel Yaffe was a prominent figure in Melbourne's Jewish community. He was one of the founding members of the Brunswick Hebrew Congregation and Talmud Torah (HO104, 32 Lord Street, Brunswick East) and served on the sub-committee that organised the opening ceremony (Freeman 1990:8). Yaffe was known for his extensive involvement in communal and philanthropic works. He served as Honorary Life President and Trustee of the Melbourne Jewish Philanthropic Society and was a long-time executive member. Yaffe also held the position of President of the Montefiore Homes for the Aged, contributing to the welfare of the elderly (*Australian Jewish News,* 17 August 1962:2; 21 September 1962:20). In addition to his philanthropic work, Yaffe was a past President of the East Melbourne Hebrew Congregation and held executive roles in several synagogues (*Australian Jewish News,* 17 August 1962:26). He also served on the Executive of the Board of Deputies, was a board member of the Jewish Welfare Society (*Australian Jewish Herald*, 21 September 1962:4). Recognising his over 25 years of dedicated communal service, a memorial (Shloshim) service was held in his honour at the Montefiore Homes Synagogue at 619 St Kilda Road, Melbourne (*Australian Jewish Herald*, 21 September 1962:4).

Figure 1. Aerial view of the site on the corner of Victoria Street and Nicholson Street in 1945. (Source: Melbourne 1945)

Description and integrity

The duplex at 197 Nicholson Street and 37 Victoria Street is located on the northwest corner of Nicholson Street and Victoria Street. The rectangular site is bounded by a low brick fence on the east and south boundaries and accessed by driveways on the northeast and southwest corners of the allotment.

The houses are set back behind manicured front gardens which include borders of garden beds and areas of lawn. Concrete paved driveways leading to an L-shaped brick garage are located on the northern side of the Nicholson Street house and the western side of the Victoria Street house.

The duplex is a single-storey brick structure comprising two attached dwellings presenting a high level of attention paid to the decorative detailing via the selection and laying of various types of bricks in tones of cream and manganese. The duplex has a complex hipped roof clad in variegated terracotta tiles with white painted boxed eaves and guttering. There are two original cream brick chimneys with contrasting manganese brick detailing.

The majority of the single-storey duplex is constructed in cream brick with decorative detailing; however, the rear wall of the house's facing west is of red brick. Both houses share a similar design and detail with slight variations. The expanse of cream brick is broken up with contrasting manganese brick detailing, including the use of a manganese variegated brick at subfloor level, glazed manganese sills, and narrow glazed manganese feature bricks that wrap around the building in narrow bands at window head and sill height. A dentil course of cream bricks is laid as a feature band below the eave. Interestingly, this dentil course continues on the red brick rear wall.

A prominent feature of both houses is a panel of variegated brown tapestry bricks that span above and below the main windows of each façade, incorporating decorative detailing including stepped soldier courses at the window head and slimline feature bricks. These panels culminate in a flat parapet that penetrates the hipped roofline. A rectangular rendered panel is set into the parapet.

Window openings are fitted with timber framed fixed and double hung sash windows of various sizes and configurations, most with angled glazed manganese brick sills although those set within the decorative brick panels are rendered. A window along the Victoria Street elevations features a flat cantilevered concrete hood and a panel of concrete balusters under its sill. Retractable canvas awnings in a striped pattern are fixed within metal casings above the window heads of the larger windows. Glazing includes upper panes of leadlight glass in a decorative pattern. The Victoria Street unit appears to have an original wrought iron security door.

A low brick fence spans the boundaries along Victoria Street and Nicholson Street, and is constructed in a decorative interlocking pattern of cream brick and variegated manganese brick with a sawtooth row of variegated manganese bricks as an additional decorative feature. Decorative mild steel panels span between the regularly spaced low piers of the fence. Low mild steel entry gates to each property open to a concrete path that leads to steps up to the raised entry porches, which are enclosed by a brick planter box and covered by slim, flat cantilevered concrete canopies. The porch of the Victoria Street house is supported by a cream brick pier, which is decorated with slender bands of contrasting glazed manganese brickwork. The porch canopy narrows and continues over the head of the adjacent timber framed window.

Later alterations include the installation of retractable canvas awnings, security bars to the windows, and security doors to the main entrance of 197 Nicholson Street. Glazing panels have been introduced to infill the opening of the porch on the Victoria Street house. Other non-original interventions include lightweight carports and driveway gates off Victoria Street.

Key features of the property:

- the original single-storey building form, scale and proportions of the duplex pair and their relationship to each other and orientation to Victoria Street and Nicholson Street
- use of different types of bricks (red, cream, glazed manganese, variegated manganese and tapestry) to distinctive decorative effect
- original complex hipped roof form and terracotta tiled cladding
- timber framed sash and fixed windows and leadlight glazing
- brick chimneys
- concrete porch canopies and window hoods
- decorative brickwork, laying patterns and detailing
- parapeted window feature in decoratively laid tapestry bricks with integrated rendered panel
- low front fence in cream and manganese decorative brickwork incorporating mild steel panels and gate
- original brick garages.

Despite minor later alterations, both units in the duplex retain their original form, scale, proportions, materiality and detailing. They are highly intact and display a high level of external integrity. The retention of the original front fence, garden layout and garages contribute to the intactness of the duplex.

Images

Figure 2. Detail of south elevation of 197 Nicholson Street, on the Victoria Street side. (Source: GML Heritage, 2024)

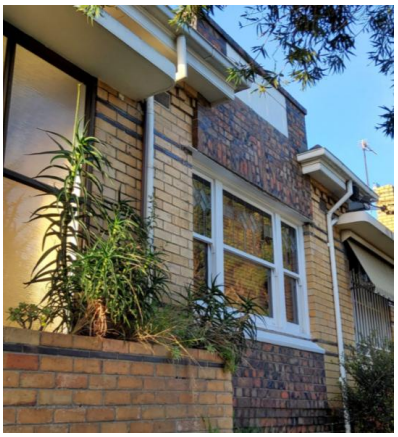

Figure 3. View of feature brickwork at 37 Victoria Street. (Source: GML Heritage, 2024)

Comparative analysis

During the 1920s and 1930s, Brunswick had a growing Jewish population, with around 300 Jewish residents. The population continued to grow in the 1940s in the postwar period, with many moving north from Carlton. A significant number participated in the expanding local textile and clothing industries. The Brunswick Hebrew Congregation and Talmud Torah (HO104, 32 Lord Street, Brunswick East) was opened in 1943, through community fundraising efforts for a permanent building. The first owner of the subject duplex, Samuel Yaffe, mantle manufacturer, was one of the founding members of this congregation. The formation of the Brunswick congregation was led by another clothing manufacturer Joseph Yoffe, who had established a factory in the same block as the subject duplex at 211 Nicholson Street in 1940.

The duplex and its association with the Yaffe family (1942–48) and Caplan family (1948–54), Jewish migrants employed in the clothing industry, reflects broader patterns in the formation of the Jewish community in Brunswick and the area's industrial development and subsequent suburban growth.

Architecturally, the subject duplex represents the housing typology characteristic of the period.

Wartime and postwar brick dwellings

Minimal building activities took place in Victoria between April 1942 and mid-1945 due to wartime regulations. In the years leading up to this period, from the mid-1930s to 1942, many brick houses built in Merri-bek and metropolitan Melbourne exhibited eclectic designs, loosely drawing from a mix of interwar architectural styles, rather than adhering to any single one. Local designers and builders in some cases combined stylistic elements from the Spanish Mission, Art Deco, Functionalist and Old English styles. Typical features from this period include hipped roof with box eave and integration of a porch in place of more traditional front verandah.

Elements referencing various styles were applied in varying degrees: stepped motifs or parapets (typically above porch or concealing the roof) reflecting the Moderne style with Art Deco influences; steep gables characteristic of Tudor Revival or Old English styles, and Spanish Mission-influenced twisted columns or arched motif. In some cases, individual houses presented layered stylistic references. Common external finishes were cement rendered surfaces or face brickwork with accents using combinations of variegated reds and browns, tapestry or clinker bricks. The stylistic eclecticism of this period is well documented in *Recognising House Styles, 1880s–1990s* (2nd edition 1996) by local historical Laurie Burchell.

The architectural mode of austerity that started due to war time restrictions continued in Melbourne after the end of World War II. While the early postwar years saw the emergence of a more minimalist streamlined style for dwellings, the dominant house type remained the double or triple fronted brick house that drew on earlier domestic traditions. These postwar designs generally lacked any decorative features, except for occasional reference to Art Deco motifs. Houses were generally constructed of brick veneer walls in a distinctive material palette of cream bricks, often accented with darker (manganese) glazed brick bands. Roofs were typically hipped, tiled with glazed terracotta. Windows were usually metal or timber-framed.

Wartime and postwar housing in Merri-bek and metropolitan Melbourne also saw recuring landscape features including matching low brick fence, mild steel balustrades and gates, lawned front garden enclosed by fence or retaining walls, integrated planters, stepped or terraced gardens, and cement-paved driveways leading to attached or freestanding garages.

While single detached dwellings were more prevalent, there were also a small number of higher density housing developed in the City of Merri-bek. Across metropolitan Melbourne, duplexes gained popularity in the 1920s and 1930s as a more affordable option than single dwellings, while also serving as an alternative to multi-storey flats, which were also becoming increasingly popular at the time. As a building type, the duplex allowed a developer to construct two residences on a single block of land, often maintaining the relatively substantial appearance of a single dwelling. Its accommodation of two units within one building on a single lot distinguishes it from terraced dwellings, which are developed across a series of lots and attached in a row, sharing side walls with no space in between.

While there are many examples of 1940s and 1950s brick dwellings within the municipality, they are not overly represented in the City of Merri-bek's Heritage Overlay (HO). The following places are HO-listed as individually significant places:

- **Villa Italia, 610 Sydney Road, Coburg (HO169)**, built in 1948–49 to a design by 'J Langdon', is of local significance as a refined triple fronted Moderne style house. Noted elements include a 'waterfall' façade composition with textured and glazed cream brick walls, a flat roof, and wrought iron balustrade. The windows are steel framed, with curved glass corner windows, with a flat cantilevered concrete porch roof which extends the width of the front facade. The front garden retains the original low textured and glazed cream brick fence and wrought iron gates, attached garage and landscaping.
- **The house at 36 Alister Street, Brunswick East (HO262)**, constructed c1959, is of local significance for its association with the postwar settlement of Brunswick by European migrants, and as a representative example of a postwar house. The cream brick two-storey house incorporates features such as curved walls, horizontal glazing bars, wrought iron balustrades and modern front fence and gates.
- **The houses at 225, 229, 231 and 233 Bell Street, Coburg (HO272)**, are of local significance as a group of four similar early 1940s houses with a commonality of materials (brick walls and variegated tile roofs), style, set backs, heights and massing. They are typical of their era. The driveway to the

tennis court and nursery (227 Bell Street) is also included, as the subdivision of a larger allotment in the late interwar period reflects unusual development pattern in Coburg.

- **The duplex at 2–4 Langtree Avenue, Pascoe Vale South (HO318)**, constructed in 1954 with its low front fence, is of local significance as a good example of a postwar brick duplex in Pascoe Vale South, with complementary landscaping and front fence.
- **The house at 54 Rainer Street, Pascoe Vale South (HO354),** is of local significance as a good and intact example of a c1950 house and garden, with unusual features including the expression of the windows. The garage and landscaped garden are also noted.
- **The house at 55–57 Rainer Street, Pascoe Vale South (HO355),** is of local significance as a good and intact example of a 1950s house and garden with notable details including the driveway fence and in-built garage.
- **The pair of houses at 92 and 94 Whitby Street, Brunswick West (HO528),** built c1945, is of local significance as fine and intact examples of a postwar vernacular interpretation of the interwar Streamlined Moderne and International styles. The houses, built in almost identical form, layout and materials, are complemented by the original front fences and remnants of original garden layouts and landscaping.
- **The house at 28 McMahons Road, Coburg North (HO583),** is of local significance as a fine example of a brick residence built in the postwar period Moderne style, featuring rounded brickwork, aluminium window frames and glass, and painted concrete 'eaves' which wraps around the building framing the high brick parapet. The terraced landscaping framing the driveway with stone clad retaining walls is also noted.
- **The house at 44 Eastgate Street, Pascoe Vale South (HO592)**, is of local significance as a 1950s vernacular-style house. The single-storey quadruple-fronted dwelling is constructed in cream brick with dark brown accents.

In Merri-bek, where higher-density housing such as terraced houses from the Victorian and Federation eras has been common, duplexes or triplexes were constructed with moderate frequency throughout the municipality. The abovementioned duplex at 2–4 Langtree Avenue Pascoe Vale South (HO318) is an individually significant example from the postwar period. Elsewhere, the Housing Commission of Victoria (HCV) built numerous examples in the Fowler Estate (no HO), established in 1940 and comprising 58 duplexes; and the Newlands Estate (HO124), developed from 1943 to 1953, which includes single-storey detached houses, duplexes, and three-storey walk-up flats.

All the above example share a similar materiality as the subject property being constructed of face brick with contrasting brick accents. The incorporation of decorative mild steel balustrades and inclusion of a low brick fence (and retaining walls) are commonly observed. HO528's predominantly red brick construction is less typical of the period.

Levels of detailing across the group tends to be simpler than at the subject property, as seen in the later examples from the 1950s, such as HO262, HO318, HO354, HO355, HO583 and HO592. HO169 and HO272 display slightly more complex detailing, however their designs draw more on the Moderne (HO169) and Old English (HO272) styles.

The subject duplex and the above example display very high level of intactness and integrity, with no or few external changes to the house, and original landscaping, matching brick fences and garages.

The subject duplex is distinguished by its refined decorative detailing in comparison to other HO-listed examples from the 1940s such as HO272 and HO528. Unlike these examples, the duplex demonstrates a sophisticated application of materials, evidenced by the careful composition of contrasting cream, manganese, variegated, and tapestry brickwork. This level of detail contributes to its rich façade design.

A particularly distinctive and intact feature of the property is the front fence, which addresses both street frontages and incorporates brickwork with a decorative interlocking pattern paired with decorative metal balustrades. This fence contributes to the visual prominence of the property, and demonstrates a higher degree of design intent and craftsmanship than is typically found in other local examples.

Conclusion

Architecturally, the subject duplex at 197 Nicholson Street and 37 Victoria Street, completed just before the wartime restrictions, reflect the character of this period. Demonstrating a sophisticated use of various brick types to add decorative interest, their designs incorporate a stylistic vocabulary that is more typical of pre-1942 houses, while their material palette and garden elements align more closely with early postwar domestic architecture. Together, these intact original elements position the duplex as a representative example that is better than most at demonstrating the transitional from the interwar period to the austerity period immediately after WWII.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	Yes—Low brick boundary fence to both street frontages including mild steel panels and gates; rear L-shaped garages

Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East	
Address	221 Nicholson Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	c1960
Item Group	Postal and Telecommunications—Radio Station
Architectural Style	Mid-Twentieth Century (1940–60) Austerity
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The former factory building (now Triple R Radio Station), built c1960 for Tammers Bros, clothing manufacturers, and converted to a radio station in 2004 at 221 Nicholson Street, Brunswick East, is significant.

Elements that contribute to the significance of the place include:

- built form and elements from c1960, evidencing the place's former industrial use, including its:
  - single-storey scale and simple massing, including parapeted sawtooth and flat corrugated metal clad roof forms
  - face brick masonry walls incorporating hit and miss brickwork patterns
  - original fenestration, such as rectangular metal-framed multi-paned windows with reinforced glass, brick sills, large roller door (Blyth Street)
- alterations and features introduced c2004, associated with the radio station use, including:
  - the entryway and porch on Nicholson Street with the concrete pillar bearing letterings 'RRR'
  - 3 Triple R signs and signage boards on both elevations, and
  - radio transmitter.

Visible utility services are not significant.

How is it significant?

The former factory (Triple R Radio Station) at 221 Nicholson Street, Brunswick East, is of local historical, representative, and social significance to the City of Merri-bek.

Why is it significant?

The former factory is of historical significance for its illustration of the lifecycle of a former industrial building that became redundant after the decline of manufacturing in the area. As Merri-bek's industrial base diminished, vacant industrial buildings became ideal spaces for repurposing, offering practical environments that met the needs of the arts and creative sector. These buildings not only represent the industrial expansion of the twentieth century but also illustrate how the concentration of such structures contributed to the development of the cultural scene in Merri-bek. The subject building serves as a fine representative example of the postwar industrial expansion and the trend of adapting redundant industrial spaces for cultural purposes. The subject building stands as a notable example of a community cultural facility operating from a former industrial space. (Criterion A)

The former factory building is of historical significance as demonstration of the range of cultural pursuits characterising Merri-bek today. Triple R, which has operated from this location since 2004, has been prominent within the local music scene, in Merri-bek and beyond. Established in 1976, Triple R has become a Melbourne institution, surviving and thriving in a dynamic media landscape. The station has been active in promoting local and independent music, with a particular focus on community-driven programming. Triple R plays an important role in promoting local cultural activities including festivals, art events and concerts. Its support for local artists provides a platform for artists from Merri-bek and the broader region, contributing to the area's cultural identify. (Criterion A)

The former factory is significant as a highly intact example of a postwar factory building that provides evidence of Merri-bek's twentieth-century industrial past related to textile and clothing manufacturing, which was at its peak in the postwar period, expanding during the World War II and flourishing in the 1950s, 1960s and 1970s. Its simple massing, face brick walls incorporating simple detailing such as hit and miss brickwork patterns, saw-toothed and flat roof forms, and rectangular window openings with metal framed multi-paned windows are characteristics typical of smaller scale factory premises constructed in the postwar period. (Criterion D)

The former factory and key features relating to the use as a radio station, such as the porch, including the concrete pillar bearing letterings 'RRR', 3 Triple R signs and signage boards on both elevations, are of social significance for its direct and strong connection with the community of Triple R's staff, broadcasters and volunteers, who have active and direct association with the building. The subject former factory building was acquired and converted with the support of community fundraising, representing a tangible expression of the community's sense of ownership and connection. The investment in the building's purchase, along with collective efforts for the move, demonstrates the commitment to the new location. The management referred to the building as 'Triple R's own place', reflecting the deep attachment to the site. The radio transmitter, dismantled from the former Fitzroy premises and reinstalled during the 2004 move, contribute to its social significance of the place as a tangible link to the station's earlier home, symbolising the community's sense of continuity and connection to the building. (Criterion G)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 8: Building Merri-bek's Industries and Workforce Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	8.5 Wartime and Post-war Manufacturing 10.7 Arts and Culture

Locality history

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

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Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Place history

The building occupies part of Crown Portion 108, Parish of Jika Jika, County of Bourke.

Up until the end of World War I, the neighbourhood around the intersection of Nicholson Street and Blyth Street retained a primarily residential character, with a small group of local shops interspersed. Light industrial businesses began to appear in this area from 1950 onwards (S&Mc 1930, 1940 and 1950). The site was vacant until the construction of the extant building c1960 during the industrial expansion in Brunswick East.

Lebanese-born Zakey Tammer, clothing manufacturer, purchased the subject site in 1958, erecting a single-storey factory c1960, when Tammer took up a mortgage (CT:V3749 F611). The business was initially listed in the postal directory as Tammer Bros Pty Ltd. The company manufactured shirts and pyjamas from this location (S&Mc 1965; CT:V3749 F611).

The community radio station Triple R acquired and took up residence at this site in 2004. Triple R was initially based at RMIT, where it was established as an educational radio station in 1976. From 1979, the station had been located in a former industrial building in Victoria Street, Fitzroy, where it was based for 20 years. The move was necessitated after the expiration of a 20-year lease on their previous studios in Fitzroy. The Triple R community raised the necessary funds to secure a mortgage on a new site in East Brunswick in 2003. After an internal refurbishment, the station broadcasted from the new studio in late 2004 (Triple R website). The official broadcast transitioned from Fitzroy to Brunswick East between Stephen 'The Ghost' Walker and Garry Seven at 7 pm on Friday, 14 January 2005.

Like the other community radio stations 3PBS and 3CR, Triple R offered Melbourne radio listeners an alternative to commercial stations, highlighting new and independent music, arts, and community-driven content. Apart from the presenters on its iconic Breakfasters morning show, it has been operated largely by volunteers. Rebranded as Triple R in the 2000s, the station is a long-standing institution of the Melbourne music scene.

In 2016, Triple R celebrated its 40th anniversary with *ON AIR: 40 Years of 3RRR*, an exhibition held at the State Library of Victoria. The station was recognised as 'Australia's largest and most successful community station' (SLV n.d.). That same year, Triple R was inducted into *The Age Music Victoria Hall of Fame*, which honours musicians, broadcasters, producers, journalists, festivals, music managers, labels, and other contributors who have significantly shaped Victoria's music scene for over 25 years. The induction acknowledged Triple R's longstanding influence on Melbourne's arts and music culture (Boulton 2016).

Community connection

Operating since 1976, Triple R has become a Melbourne institution, surviving and thriving in a dynamic media landscape. Serving audiences in Melbourne and beyond, Triple R functions as an important community hub, primarily run by dedicated volunteers. Its reliance on a subscription-based funding model highlights its financial independence and strong support of its listeners.

Following the expiration of their 20-year lease at their original Fitzroy location, Triple R relocated to the current premises at 221 Nicholson Street, Brunswick East. In commemoration of the 16th anniversary of the move, the station published a photo gallery documenting the extensive efforts involved, from packing up the Fitzroy studios, dismantling and transporting the transmitter, and setting up temporary offices and studios. An 11-minute documentary titled 'Move Your RRRs' offers a visual account of the moving process, emphasising the dedication and collaboration that made the high-stakes move possible, as well as sentiments attached to the new permanent space that they curated. The studio was intentionally positioned in the middle of the entire building, as the leadership felt strongly that 'the studios were the heart of the station'. The transmitter, a key part of the station's operations, was

transported and reinstalled, serving as both a symbolic and literal sign of the station's relocation. A photography of the transmitter was used in the web article notifying the official move of the station on 15 January 2005.

Triple R plays an important role in promoting local cultural activities including festivals, art events and concerts. The subject former factory building at 221 Nicholson Street, Brunswick East, acquired and converted through community fundraising efforts, stands as tangible evidence of the strong listener base.

Description and integrity

221 Nicholson Street, Brunswick East, is a single-storey face brick factory building constructed c1960. The building occupies an allotment at the corner of Nicholson and Blyth streets, with its primary frontage on Nicholson Street and a secondary frontage on Blyth Street. The building has a sawtooth roof and a metal clad flat roof on the southern third all concealed by parapets which are built in header bond. Windows are steel framed with reinforced glazing (with some glazed panels replaced). On the Blyth Street frontage is a loading dock entry opening with a metal roller door. There is a general lack of ornamentation, other than the rectangular sections of hit and miss brickwork on the Nicholson Street and Blyth Street upper walls.

The Nicholson Street frontage features a stone paved recessed entry. A concrete pillar featuring the logo of the radio station is positioned right of the entry opening. To the left of the entry is a rectangular section of hit and miss brickwork. Metal air vents are positioned throughout the walls.

Signage boards and utility cabling are appended throughout the wall.

A tall metal beam extends from the roof with radio transmitter. Alterations and additions to the building associated with its radio station use include signage, and the radio transmitter. Air conditioning units and some PVC piping have been added to windows and air vents around the property.

Key features of the building include:

- built form and elements from c1960, evidencing the place's former industrial use, including its:
  - single-storey scale and simple massing, including parapeted sawtooth and flat corrugated metal clad roof forms
  - face brick masonry walls incorporating hit and miss brickwork patterns
  - original fenestration, such as rectangular metal-framed multi-paned windows with reinforced glass, brick sills, large roller door (Blyth Street)
- alterations and features introduced c2004, associated with the radio station use, including:
  - the entryway and porch on Nicholson Street with the concrete pillar bearing letterings 'RRR'
  - 3 Triple R signs and signage boards on both elevations, and
  - radio transmitter.

221 Nicholson Street, Brunswick East, is highly intact with some alterations visible to original fabric, including those made during the building's conversion into a radio station. The changes associated with this conversion and use by the radio station, such as the creation of the stone-paved porch and concrete pillar featuring the logo of the radio station, addition of signage, and large radio transmitter altogether complement the legibility of the place as a community radio station. Additions of utility services are reversible changes. Overall, the building has high integrity, with its two-phase history clearly legible.

Images

Figure 1. View of the Blyth Street frontage, with metal-framed windows and hit and miss brickwork. Note radio signage boards. (Source: GML Heritage, 2024)

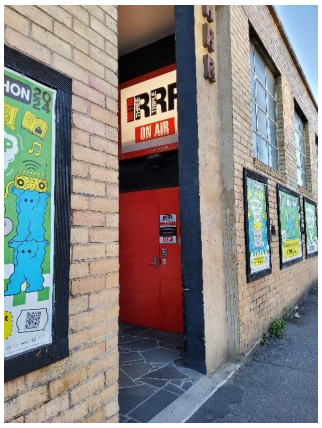

Figure 2. The primary entrance on the Nicholson Street frontage, with crazy-paved floor and concrete pillar with radio signage. (Source: GML Heritage, 2024)

Comparative analysis

Repurposed industrial buildings

Although textile factories existed in Brunswick from the late 1800s, the industry flourished from the late 1920s as modern factories emerged. This growth was also encouraged at this time due to the introduction of new tariffs that sought to protect manufacturing sector in Victoria. The availability of electricity in Brunswick from May 1914 also greatly benefitted local factories. These new manufacturing facilities employed both men and women and introduced staff benefits such as canteens, health clinics, and social activities (Extent 2020:118). Textile, garment, and footwear manufacturing became dominant industries in the City of Merri-bek, with approximately 63 different textile manufacturers operating in Brunswick in the interwar period. Merri-bek's manufacturing sector peaked in the 1950s and 1960s, with industrial expansion sometimes replacing earlier residential, commercial, or industrial sites. Infill development in vacant land also continued to prevail.

Merri-bek attracted a growing migrant population in the postwar period, with large numbers from Italy and Greece. By 1961, Italians comprised 14 per cent of the population in Brunswick, Brunswick East, and Brunswick West, while Greeks made up 4 per cent. The Jewish population, which was about 300 in the 1930s, also grew after World War II as Jewish refugees from Germany and Poland and other war-torn countries settled in Brunwick and Coburg (Extent 2020:39). Many migrants brought their expertise in the clothing industry, including tailoring and leathergoods, to take up jobs in local factories and also to establish new clothing businesses, which contributed to further growth in textile and clothing manufacturing. Others worked in quarrying and brickmaking (.id 2018:8). During the 1960s and 1970s, many postwar migrants relocated further north to newer suburbs.

A 25 per cent import tariff cut on imports introduced by the Whitlam Labor Government in 1973 increased overseas competition, making Australian manufacturing less competitive. While

manufacturing began to decline nationwide in the 1970s, it remained an important part of the local economy of Merri-bek through to the 1990s, with new factories and warehouses still being built in the 1970s and 1980s. By the 1980s, Merri-bek's industrial sector was in decline, with the proportion of the population employed in manufacturing in Brunswick and surrounding suburbs falling from 23 per cent in 1986 to just 3.8 per cent by 2016 (.id 2018:8).

In recent years, many former industrial buildings, with their large floor spans and open space, have been repurposed for the arts and creative industries, as well as the hospitality sector. Many disused or abandoned factories and warehouses across the City of Merri-bek were converted into arts studios, galleries, and performance spaces, either as permanent or temporary/ pop-up ventures (Extent 2020:164).

On the HO of the Merri-bek Planning Scheme, small-scale industrial premises dating from the period of World War II onwards are generally under-represented. Small-scale wartime and postwar factories and warehouse buildings typically exhibit restrained ornamentation, simple geometric forms, and functional design. Key characteristics include face brick walls with contrasting accents, multi-paned metal windows (often with slanted panes for permanent ventilation) and slanted or saw-toothed roofs concealed behind simple or stepped parapets. Wide openings or roller doors accommodate vehicle access, while elevated, projecting upper levels supported by pilotis allowing for integrated ground-level parking are relatively more common in late twentieth-century structures.

In terms of its adaptive reuse of a former industrial building, the subject building compares to the following buildings in Merri-bek:

- **23–25A Leslie Street and 8–10A Russell Street, Brunswick (assessed as part of this study and not recommended)**, a former postwar ice factory that later housed Dane Centre, recording studios and rehearsal spaces, from 1980 to 2008. Currently, part of the building is occupied by Wick Studio, a recording studio.
- **2–6 Ballarat Street, Brunswick (HO385)**, a former postwar clothing factory that housed the Fishbowl Studio, a co-working art space, which permanently closed post-2000. The building features floor to ceiling glazing to the upper level, demonstrating influence of postwar Modernist style. The building has since been incorporated into an apartment complex development.

The subject building, with its restrained detailing and utilitarian character, compares with 23–25A Leslie Street, as both buildings feature simple massing and rectangular window openings with industrial style multi-paned windows, characteristics typical of the twentieth-century factory premises. However, 23–25A Leslie Street presents with a greater level of permanent change, including changes such as those to the external finishes and fenestration. Additional Greek Revival style decorative elements and post-2009 changes also make it difficult for the industrial history of the place to be appreciated. Overall, 23–25A Leslie Street lacks readily legible fabric that ties the place with this later use.

Unlike 23–25A Leslie Street, the industrial history of the subject site remains legible through its retained original built form and architectural detailing, including its single-storey scale and simple massing, face brick masonry walls incorporating hit and miss brickwork patterns and intact original fenestrations. Additionally, its ongoing use as a radio station is readily appreciated through the presence of associated elements, such as the concrete pillar bearing letterings ‘RRR’, 3 Triple R signs and signage boards on both elevations, and the radio transmitter.

2–6 Ballarat Street provides limited comparison in terms of the architectural influences or current uses. 221 Nicholson Street has a higher degree of intactness and integrity as a repurposed postwar industrial building.

Community radio stations

In Australia, community radio stations operate under licences issued under the *Broadcasting Services Act 1992* and transmitter licences issued under the *Radiocommunications Act 1992* (Australian Government 2024). Broadly, community radio stations are operated, owned, and influenced by the communities they serve and are generally not-for-profit. There are upwards of about 20 community radio stations that operate across Victoria.

In inner metropolitan Melbourne, two examples in the City of Yarra are comparable to Triple R:

3CR Community Radio (3CR), which was originally established by a federation of more than 60 groups and began broadcasting from a warehouse in Armadale in 1976. The radio station relocated to Cromwell Street, Collingwood, in 1977, before establishing its permanent home at 21 Smith Street, Fitzroy, in 1983 (AQuA and DELWP 2021:24). 3CR's programming is largely centred on delivering alternative perspectives on current affairs, news and views. Self-described as delivering 'radical radio', the 3CR programming covers areas of social justice, the environment, ethnic communities, the arts and music, and trade unions (3CR 2024b). This broadcasting program in part reflects and is influenced by the local community of Fitzroy, which has been historically diverse, made up of working-class, First Nations, migrant and LGBTIQA+ communities.

- Progressive Broadcasting Service (PBS), which was established in 1976 with the mission to support under-represented music in Melbourne. After obtaining a broadcasting licence in October 1978, PBS began regular broadcasting in December 1979 from a studio at the Prince of Wales Hotel in St Kilda, before establishing a studio at Fitzroy Street, St Kilda, in 1984. In 2001, PBS relocated to Easey Street, Collingwood, and in 2021 relocated to its current studios in the Collingwood Arts Precinct (within HO324 Johnston Street Precinct, Collingwood). Today PBS hosts more than 80 specialist music programs across multiple genres and aims to amplify under-represented music and support the local music community. In 2019, PBS was inducted into the *Music Victoria Hall of Fame* (PBS 2019).

Triple R is directly comparable to the above examples as a community radio station established in the 1970s that continues to operate today. 3CR has been broadcasting from its current location in Collingwood for a period of over 40 years, and PBS has been broadcasting from premises in Collingwood for a period of 23 years. Triple R is the only example within the City of Merri-bek, and has operated for a period of 25 years. 3CR and PBS are both closely comparable to Triple R, in terms of their period of operation and focus on community-driven content, as well as long-term accommodation in re-purposed buildings.

Brunswick has been significantly involved in Melbourne's music scene. With its working-class roots, multicultural influences and progressive politics, it became one of the creative hubs in the inner-metropolitan area.

Triple R remains as an important cultural landmark and place within Merri-bek's music and cultural scene and beyond. The station has been active in promoting local and independent music, with a particular focus on community-driven programming. Triple R plays an important role in promoting local cultural activities including festivals, art events and concerts. The induction of the station in 2016 into *The Age Music Victoria Hall of Fame* acknowledged its longstanding influence on Melbourne's arts and music culture.

Conclusion

The subject building is a highly intact example of a postwar factory building, demonstrative of Merri-bek's twentieth-century industrial past related to textile and clothing manufacturing. The changes made to the building in 2004 provide tangible evidence of the ongoing, longstanding use of the place as a community radio station.

The subject building is notable as a long-term home of Melbourne institution Triple R from 2004. Its support for local artists provides a platform for artists from Merri-bek and the broader region, contributing to the area's cultural identify.

Overall, 221 Nicholson Street is a fine representative example of repurposed industrial buildings, and has greater capacity than 23–25A Leslie Street or 2–6 Ballarat Street, Brunswick, to demonstrate Merri-bek's industrial expansion of the twentieth century and illustrate how the concentration of such structures contributed to the development of the cultural scenes in the municipality.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	√
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls

External paint controls	No

Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Bob Hawke Community Centre, Part 24–26 Hudson Street (CP160786), Coburg	
Address	Part 24–26 Hudson Street (CP160786), Coburg
Image	
PS ref No	[TBA]
Development date	1986
Item Group	Community Facilities—Community Club/ Clubhouse
Architectural Style	Late Twentieth Century (c1960–c2000)
Architect	Clarke, Hopkins and Clarke
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The Bob Hawke Community Centre at part of 24–26 Hudson Street (CP160786), Coburg, built in 1986 to a design by architects Clarke, Hopkins and Clarke for the City of Coburg, is significant.

Elements that contribute to the significance of the place include:

- single-storey scale, protrusions and complex rooflines consisting of multiple gabled (with overhanging eaves) and curved roofs (with flush eaves)
- corrugated metal-clad roofs and face brick walls of alternating bands of cream and orange bricks
- on Victoria Street, gable-roofed porch supported by Square Hollow Section (SHS) steel post on brick columns
- steel-framed pergola-like features along Victoria Street and Hudson Street, both featuring black lettering reading 'BOB HAWKE COMMUNITY CENTRE'
- centrally placed SHS steel cross on brick column, supporting the projecting eave on rightmost bay on Hudson Street
- original fenestration, metal-framed windows with brick sills and roll-up awnings
- building's setback, and its front garden setting.

The solar panels and utility services are not significant.

How is it significant?

The Bob Hawke Community Centre at part of 24–26 Hudson Street, Coburg, is of local historical, representative and social significance.

Why is it significant?

The Bob Hawke Community Centre is historically significant for its provision of welfare to senior citizens, in particular to senior citizens from non-English speaking migrant groups. By the 1980s, many of the postwar migrants were ageing and the then City of Coburg sought to provide these residents with appropriate welfare services tailored to elderly members of migrant communities who may have had differences in language, food and cooking, and cultural attitudes. The establishment of a multicultural senior citizens centre reflects the area's strong multicultural identity and the presence of migrant communities. It is important as one of a few examples in Victoria that were purpose-built as multicultural senior citizens centres. Established with local and federal government funding, the centre demonstrates shifting government policy towards multiculturalism, aligning with the Labor government's broader agenda, including the creation of the Ministry of Multicultural Affairs in 1987. Opened by and named after Prime Minister (1983–91) Bob Hawke, a strong advocate for diversity and multiculturalism, the centre embodies the government approach to supporting and integrating migrant communities. (Criterion A)

The Bob Hawke Community Centre is of representative significance as an example of a Postmodern style late twentieth-century community facility, reflecting evolving approaches to community and multicultural spaces, as well as government initiatives to embrace contemporary architectural influences to signify shifting government agenda. Designed by architects Clarke, Hopkins and Clarke, renowned for its education and community projects, the centre built in 1986 features an abstract design and culturally responsive layout. Departing from the minimalist and utilitarian approach of International style architecture, it embraces human-centric design principles. The building exemplifies Postmodern Eclecticism by its abstraction and reinterpretation of traditional architectural elements to fit within the neighbourhood's streetscape and urban fabric. Its design references mixed-era residences in the immediate context, incorporating features such as gabled bays, curved roofs referencing segmental arches, masonry walls with bichromatic bands, and an entry porch with thin posts on brick columns. Its diverse forms, protrusions and complex rooflines are also typical of Postmodern architecture. (Criterion D)

The Bob Hawke Community Centre is of social significance to the local community of Coburg as a place of meeting and social activities for Coburg's senior citizens for over 30 years. (Criterion G)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	10.3 Caring for Merri-bek's Community 10.4 Providing Hospitality 10.5 Joining Clubs and Pursuing Leisure Interests 10.8 Participating in Community Activities

Locality history

Coburg

The suburb of Coburg is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Coburg became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Coburg was surveyed in 1840 and subdivided into farm allotments. Like Brunswick to its south, Coburg was bounded on the west by the Moonee Ponds Creek and on the east by the Merri Creek. Its southern boundary is Moreland Road, and northern boundary runs along Gaffney Street and Murray Road. The Village of Pentridge was laid out east of Sydney Road near the junction of Edgars Creek and Merri Creek in 1840. A penal stockade, Pentridge Stockade, was established in 1850. By that time, there were three churches in the area as well as a National School. The Pentridge Road Board, established in 1859, was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Until the early-twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road, and south of Bell Street. The Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse-tram service operating from 1889. Plans for an electric tramway began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric tramline was operational by 1916 and the Sydney Road tramline was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the great enthusiasm for residential subdivision fueled by land speculation extended to Coburg. Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. In the context of metropolitan Melbourne, the City of Coburg had the third greatest number of new homes built, after the City of Camberwell and the City of Caulfield. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of schools and other services. The State Savings Bank's credit foncier scheme facilitated the building of a large number of new homes in Coburg during the interwar period. This saw some of the 1880s land-boom allotments built on for the first time. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburban development in Coburg progressed through the postwar period, with significant population growth in the 1950s and 1960s. Public housing was provided by the Housing Commission of Victoria and homes for ex-servicemen were provided by the War Service Homes Commission. A large proportion of the local working population found jobs in the many local factories, including knitting mills and clothing and textile factories. To provide additional teachers for the postwar growth in education, the Coburg Teachers' College was established in 1959, occupying land at the former Pentridge Prison farm.

Coburg's development has been strongly influenced by postwar immigration. A large number of migrants from southern Europe settled in Coburg in the 1950s and 1960s, especially from Italy and Greece. In 1981, nearly 20 per cent of Coburg's population were European migrants. Migrants from Turkey settled in the Coburg area from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, including refugees from Bosnia and Somalia. Migrants have contributed to the local economy through the establishment of commercial premises, particularly food outlets and clothing factories. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000. Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises have opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of more recent multi-density housing, most notably with the residential and commercial development of Pentridge Prison (2000).

Place history

By the 1980s, many of the postwar migrant generation of c1946–60s were ageing and the City of Coburg sought to provide these residents with appropriate welfare services. Many older residents from migrant communities who required welfare services, an opportunity to socialise, and other aged care support, sought a more familiar cultural space. An incentive for building the new multicultural centre may have been to create some efficiencies in terms of service delivery of welfare programs like Meals on Wheels, which could be prepared and distributed from one single location rather than from several separate locations.

By November 1984 (or earlier), the Coburg City Council had committed to building a multicultural senior citizens centre. Coburg City Council provided $250,000 to the project, while the Federal Government's Home and Community Care Program provided $1.24 million (Hawke 1987).

Sketch plans for the building were drawn up in December 1984 by architects Clarke, Hopkins and Clarke of Doncaster (PROV VPRS 7882/P0001 20893). The architects subsequently prepared detailed plans and specifications, dated 1985, for a senior citizens centre and Meals on Wheels kitchen. The kitchen was designed to be well equipped with the necessary appliances and facilities for preparing and storing large meal batches for the council's Meals on Wheels program (PROV VPRS 7882/P0001 20893). A notable and innovative aspect of the Meals on Wheels kitchen was that it was designed to accommodate the culinary preferences and cultural requirements in terms of food preparation for a number of different ethnic groups, including the Italian, Greek, Lebanese, Maltese and Turkish communities (Hawke 1987).

Construction of the multicultural senior citizens centre was completed in 1986, and the centre was in use by December that year. The centre was officially opened in February 1987 by the Labor Prime Minister Bob Hawke, after whom it was named (Hawke 1987). Bob Hawke was also the local Member

for Wills, a long-established Labor seat. Hawke, a former trade unionist, was a strong advocate of multiculturalism and had developed a strong relationship with migrant workers. He established the first Ministry of Multicultural Affairs in 1987.

At the time of the official opening, Hawke expressed his personal support and pride in being associated with the project, describing it as the 'outcome of [his] government's important new initiatives in the area of community welfare' (Hawke 1987). During Hawke's tenure as Prime Minister (1983–91), the Labor government introduced policies and initiatives that supported cultural diversity and integration of various ethnic communities. The establishment of bodies like the Office of Multicultural Affairs and advisory councils was instrumental in promoting multicultural policies.

The centre is currently operated by the City of Merri-bek.

Clarke, Hopkins & Clarke, architects

The firm began as Clarke & Associates in 1960, founded by RMIT Architecture graduates Jack Clarke, David Hopkins and Les Clarke. The firm was renamed in 1961 as Clarke, Hopkins & Clarke.

Jack Clarke was appointed director of the Royal Victorian Institute of Architects (RVIA) Small Homes Service between 1962 and 1965 (GJM 2022:325). Consequently, the firm's early focus centred on residential projects across Australia.

In 1978, Les Clarke's design 'Pillaroo' in Montmorency was awarded the Housing Institute of Australia's house of the year. Another key early commission was the Royal Park Boys Home in Parkville (1968) (ClarkeHopkinsClarke n.d.; GJM 2022:325).

The firm's most celebrated projects include Eltham College, Australia's first major independent secular school, which inspired then State Education Minister Lindsay Thompson to commission Clarke, Hopkins & Clarke to design Gladstone Views Primary School. It was the first government school designed by a private architect rather than the Public Works Department. These projects adopted a then radical open-plan learning environment, delivered below the standard cost. By pioneering collaborative educational design that responded to the school's site, vision and community needs, these projects influenced the government policy, enabling schools across Victoria to collaborate with architects (Littleton & LeNepveu 2023).

In the early 1970s, Les Clarke undertook a government-funded six-month study tour of independent and government schools nationally with a retired principal and quantity surveyor. They developed the space schedule and average cost structure still in use statewide (Littleton & LeNepveu 2023).

The firm was also involved in the masterplanning and creation of new towns and activity centres across Victorian growth areas. Les Clarke was an early proponent of what is now known as the '15-Minute City', which advocated for people-focused communities that integrate daily needs (Littleton & LeNepveu 2023).

Les Clarke was recognised as a Member of the Order of Australia in 1992 for his contributions to education and community architecture (Littleton & LeNepveu 2023).

The firm continues today as ClarkeHopkinsClarke Architects. Its work recognised on the local Heritage Overlays includes the following:

- Clarke House at 18 Hutchison Avenue, Beaumaris (Bayside HO809), built in 1956 by Jack Clarke as his own residence
- Gooch House at 19 Haywood Street, Beaumaris (Bayside HO806), built in 1969–70

- Clarke, Hopkins & Clarke Offices at 684 Doncaster Road, Doncaster (Manningham HO47), built in 1977–78.

Description and integrity

The Bob Hawke Community Centre at 24–25 Hudson Street, Coburg, is a single-storey community building built in 1986 influenced by Postmodernism. The centre occupies the block at the corner of Hudson and Victoria streets, with the main front entrance and driveway access on Victoria Street. Constructed of wide alternating bands of cream and orange brickwork, the building has a complex roofline consisting of multiple gabled and curved metal-clad roofs. The gabled bays feature overhanging eaves of differing depth, and the curved bays have flush eaves.

The northernmost section has four protruding bays that make up the frontage of the building to Victoria Street. This elevation features a gable-roofed porch, supported by slender square steel posts on brick bases. Horizonal steel beams protrude in both directions from the central porch structure and are supported by additional upright steel posts. A similar freestanding steel-framed pergola-like feature is repeated along the Hudson Street façade. The name of the centre is written in black lettering on both structures. On Hudson Street, the projecting eave over the right-hand side gable end is supported by a centrally placed steel cross on a brick column.

On both the Victoria Street and Hudson Street frontages, the rectangular windows are metal framed, with brick sills and awnings. Both elevations feature entry doors with level access from the footpath.

The east elevation features a covered driveway supported by steel posts on brick bases under which is another entrance.

The front gardens to Hudson and Victoria streets feature lawn and brick-paved areas and garden beds along the boundary fence. Planting includes two mature Australian native trees (remaining of an original five to six mixed Australian native trees), a rosemary hedge along the Hudson Street frontage (planted around 2009) and a row of olive trees on the Victoria Street side (planted around 2016).

Other recent elements include shrubs and raised garden beds for vegetable and herb gardens, low timber bench seats, a pizza oven and rainwater tanks. The complex is surrounded by a low metal fence, which appears original.

Key features of the building include:

- single-storey scale, protrusions and complex rooflines consisting of multiple gabled (with overhanging eaves) and curved roofs (with flush eaves)
- corrugated metal-clad roofs and face brick walls of alternating bands of cream and orange bricks
- on Victoria Street, gable-roofed porch supported by Square Hollow Section (SHS) steel post on brick columns
- steel-framed pergola-like features along Victoria Street and Hudson Street, both featuring black lettering reading ‘BOB HAWKE COMMUNITY CENTRE’
- centrally placed SHS steel cross on brick column, supporting the projecting eave on rightmost bay on Hudson Street
- original fenestration, metal-framed windows with brick sills and roll-up awnings
- building’s setback consistent with other houses on the street, and its front garden setting.

The building is highly intact with little evidence of alteration and change to the original design. The addition of solar panels and utility services are reversible changes. The garden has been changed over time, partially replacing an earlier planting scheme of mixed Australian native trees with Mediterranean

culinary plants, and raised garden beds for vegetables and herbs. Overall, the building has high integrity.

Images

Figure 1. Aerial view of the Bob Hawke Community Centre with abstract roof forms consisting of gabled and curved roofs. (Source: Nearmap 2024)

Figure 2. Close-up view of the Victoria Street entrance porch, with lettering 'BOB HAWKE COMMUNITY CENTRE' on steel beams. (Source: GML Heritage, 2024)

Figure 3. Close-up view of the Hudson Street entrance porch, with lettering 'BOB HAWKE COMMUNITY CENTRE' on steel beams. Note the pizza oven to right. (Source: GML Heritage, 2024)

Figure 4. Close-up view of the undercover entry and driveway off Victoria Street. (Source: GML Heritage, 2025)

Comparative analysis

Senior citizens centres

Senior citizens centres are common typologies around suburbs and towns in Victoria, with over 100 operating examples, and their construction often follows the welfare trends that emerged in the postwar period. Stylistically, these buildings adopted Modernist principles of light and space, and they were frequently set in landscaped grounds. As public community buildings, they were also designed with a strong focus on function, including a suitable layout of spaces for the preparation and serving of

meals, opportunities for indoor recreation, and the provision of appropriate measures for easy access and mobility through the building.

In the decades after the World War II, there was a high level of postwar migration to the Coburg area. Large migrant communities developed, notably the Greek and Italian communities (Broome 1987:329).

Chain migration was a factor in the settlement of a large migrant group in a particular locality, with many people from the same part of a country in Europe settling in Coburg. Coburg was a favoured area for migrants to settle on account of the large number of factories where employment was available.

Within Merri-bek, there were senior citizens centres in Coburg, built in the 1950s and 1960s, including the Senior Citizens' Clubrooms in Harding Street and the Newlands Senior Citizens' Centre, but these were not always suitable for elderly members of migrant communities who may have had differences in language, food and cooking, and cultural attitudes.

Prior to the development of the subject multicultural senior citizens centre in Coburg, there was an earlier Italian Elderly Citizens' Club in Urquhart Street, Coburg, which was operating by the mid-1980s. A Greek Elderly Citizens' Club was also operating in Coburg in the 1980s (Broome 1987:330; PV ID:15837).

In the City of Merri-bek, the subject building compares with the following examples:

- **The Senior Citizens Clubrooms at 21 Harding Street, Coburg (within HO31)**. Built by 1955 in part of the Coburg Oval (HO31, significance of the senior citizens clubrooms not confirmed), it is a single-storey concrete block building with elements characteristic of the postwar Modernist style, including its low-pitched gabled roof, incorporation of a section of glass curtain wall, and the exposed rafters under the elongated eaves.
- **Newlands Senior Citizens Centre at 49–53 Murray Road, Coburg (Contributory to HO124 Newlands Estate Precinct)**. Built in 1965 (*Age*, 4 November 1964:43), it is a single-storey brick building with skillion roofs with raised clerestory windows.
- **The Richard Lynch Senior Citizens Centre at 27 Peacock Street, Brunswick West (no HO)**. It is a single-storey brick building with full-height glass curtain wall on the street-fronting elevation set behind a deep overhanging eave supported by rectangular steel posts. Built date is not confirmed but pre-1983 (*Age*, 15 October 1983:30).

Outside Merri-bek, one place is included in local Heritage Overlay:

- **Senior Citizens' Rooms at 120–132 Welsford Street, Shepparton (Greater Shepparton HO163)**. Built in 1961, it is a single-storey cream brick building with a utilitarian design.

Historically, the Bob Hawke Community Centre and the above examples compare well for the role they played in the local community. For many years, however, senior citizens who were part of migrant communities had little welfare support. Many groups established their own networks of support or relied heavily on family and church groups in the provision of care and welfare.

The Bob Hawke Community Centre is unusual in terms of senior citizens centres in Victoria in that it was purpose-built as a multicultural senior citizens centre. Similar multicultural senior citizens centres were built in other municipalities in suburban Melbourne around the same time, including Sunshine West (105 Glenda Road, no HO) and Northcote (likely 18A Bent Street, no HO). These two examples, along with others, were built with funding from the Victorian Government's Ethnic Affairs Commission in 1984/85 (*Age*, 5 May 1984: 13). It is possible that funding for the Coburg multicultural senior citizens centre also came from the Ethnic Affairs Commission; however, the majority of the funding for the Coburg centre (more than $500,000) is reported to have come from the Federal Government's Home and Community Care Program (Hawke 1987). Nevertheless, the Coburg example is comparable to the other examples in Victoria as a government-funded multicultural senior citizens centre built in the early

1980s. The Coburg multicultural senior citizens centre is of elevated importance in this group for its direct association with the local MP and Prime Minister Bob Hawke who was a strong advocate of multiculturalism, establishing the first Ministry of Multicultural Affairs in 1987, and who took a personal interest in the development of the centre and who the centre was named after.

Postmodern architecture

Architecturally, all the above examples in Merri-bek are designed in the postwar International Style, reflecting their relatively earlier construction dates. These buildings have rectilinear forms and simple massing, incorporating design elements typical of the period, such as full-height glazing and exposed rafters under the projecting eaves. With their lack of ornamentation and simplicity of the designs, they represent the emphasis on efficient, standardised designs for community and welfare buildings in the postwar period.

While distinct, postmodern and multicultural movements of the late twentieth century shared values of pluralism and the rejection of universal models.

In contrast to the postwar International style, which emphasised universality, the postmodern influence observed in the subject building reflects evolving government policies that supported inclusion and diversity. By the 1980s, there was strong community sentiment that rejected the cold and perceived 'dehumanising' character of the rectilinear boxes of the International style. In response, postmodern architect sought to bring back a human scale to architecture. This involved an active engagement with the local context of a building, extracting its built forms and motifs and then abstracting and rearranging these forms into buildings that evoke a sense of familiarity and comfort.

In this sense, the design approach of the Bob Hawke Community Centre is of interest for its design distinguished from the earlier examples of community centres. Unlike the minimalist and utilitarian approach of Modernism or International style architecture, Postmodernist designs embrace playful forms, ornamentation and symbolic elements, reflecting the cultural identity and context of the surroundings. They often feature a variety of colours, textures, and materials to create visually engaging places.

In Melbourne, the transition from Modernist to Postmodernist architecture was marked by the establishment of the Half Time Club and the launch of *Transition: Discourse on Architecture* magazine in 1979, both of which sparked a lively and critical discourse among younger generation of architects (Day & Campbell 2021:83). The *Transition* examined the roles and types of government buildings and their relation to their users. This intellectual shift coincided with institutional changes, including the reformation of the Victorian Housing Commission into the Ministry of Housing in 1980, following two public inquiries in 1979. This reform of the state's architectural programs fostered a more diverse and responsive approach to public building designs (Burns 2018:66–67). By the 1980s, Postmodernist architecture was widely adopted in both government and private projects.

The late twentieth century is a period gradually gaining heritage recognition across Victoria at state and local levels and remains underrepresented in local Heritage Overlays. A small number of Postmodernist buildings are currently included in Heritage Overlays across Victoria, all outside Merri-bek:

- **221 Drummond Street, Carlton (Melbourne HO1395)**, constructed in 1986–87 as a leasable office building for the Church of England. It was designed by architects Steve Ashton and Howard Raggatt.
- **Postmodern terrace row at 129–135, 137 and 139–141 Canning Street, Carlton (Melbourne HO1396),** constructed in 1982–84 to a design by architects Denton Corker Marshall (No. 139 was an existing dwelling that was altered).

- **'McCartney House', 19 Rockingham Close, Kew (Boroondara HO117),** designed by Edmond and Corrigan Architects and constructed c1982, reflects an experimental Postmodern design with a strong theatrical quality. The two-storey house features a central octagonal tower clad in red mosaic tiles with a large hexagonal roof. McCartney House was awarded a housing merit award in 1982 by the Royal Australian Institute of Architects.
- **Ministry of Housing Infill Public Housing, 75–79 Kay Street (also VHR H2453), 76–80 Station Street, 78 Kay Street, 43–45 Kay Street, 136 Canning Street, 51–53 Station Street, and 56–62 Station Street, Carlton, serial listing (Melbourne HO1397)**, including townhouse pairs, groups or individual dwellings, constructed in 1981–83 under the Ministry of Housing's new infill public housing program. The architects involved in the designs for the properties were Edmond and Corrigan, Peter Crone and Gregory Burgess. Each of the architects later won awards for these designs, with the infill housing program as a whole also winning the Australian Institute of Architects (Victoria) 25 Year Award for Enduring Architecture in 2010.
- **The Deutscher Fine Art Gallery addition to an 1880s Victorian-era villa at 64–68 Drummond Street, Carlton (Individually significant to Melbourne HO1 Carlton Precinct)**, constructed in 1985–88 to a design by architect Nonda Katsalidis. The extension won both the 1988 Victorian Architectural Medal, and the Merit Award for Residential: Alterations & Extensions.
- **Merchant Builders Beverley Hills Drive and Porter Street precinct (Manningham HO17**), comprising two groups of houses at 408–18 Porter Street and 3–7 and 4–12 Beverley Hills Drive that were constructed between 1981 and 1987. The house at 412 Porter Street [*sic*] designed by Cocks Carmichael was noted for the illustration of Postmodern design influences.
- **St Vincent's Private Hospital at 59–61 Victoria Parade, Fitzroy (Individually significant to Yarra HO334 South Fitzroy Precinct)**, constructed c1972–75, to a design by Bogle and Banfield.

In terms of typology, the subject building is distinguished from the above examples as a council-developed community building.

In terms of the eclecticism of the design that references buildings in the neighbourhood, the subject building is comparable to the Ministry of Housing Infill Public Housing group. The infill houses were expected to be both distinctly new, and at the same time not to separate or stigmatise the public housing residences from the surrounding neighbourhoods. The group of houses referenced other existing houses in Carlton, adopting earlier architectural details and suburban forms. The subject building displays a similar degree of architectural refinement and intactness and integrity when compared to individual locally significant examples at 78 Kay Street, 43–45 Kay Street, 136 Canning Street, 51–53 Station Street and 56–62 Station Street. The subject building and these houses demonstrate the direct influence of Postmodern architecture, through its abstraction and reinterpretation of traditional architectural elements found in the immediate neighbourhood and existing urban fabric. The Carlton examples make general reference to single-storey Victorian semi-detached cottages featuring decorative parapets and shallow setback (56–62 Station Street) and double-storey terraced houses (78 Kay Street, 43–45 Kay Street, 136 Canning Street and 51–53 Station Street) that are common in the area. The subject building similarly interprets nearby domestic housing stock, incorporating features such as gabled bays, curved roofs referencing segmental arches, bichromatic masonry walls, and an entry porch with thin posts on brick columns.

This historical reference is also observed from other residential works from the same period, although these examples show more direct influences by Postmodern Classicism in their exaggerated forms (19 Rockingham Close, Kew) and broadly classical emphasis on symmetry and façade composition (129–135, 137 and 139–141 Canning Street).

The HO-listed institutional examples also demonstrate similar design approaches, but they provide limited comparison in terms of the scale of the project and uses.

Architecturally, the Bob Hawke Community Centre is a fine example of a late twentieth century community building and compares particularly well with residential examples, representing the influence of contemporary architectural movement demonstrated in their design philosophy, aesthetics, and functional approaches.

Conclusion

Overall, historically, the Bob Hawke Community Centre is imporatnt as an example of community welfare facility. It is distinguished as a purpose-built multicultural senior citizens centre, reflecting the area's strong multicultural identity and the presence of migrant communities. Architecturally, the centre exemplifies a late twentieth-century senior citizens facility, incorporating elements of Postmodern Eclecticism. The building's design highlights the active adoption of Postmodern styles by government agencies during the 1980s.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	√
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg	
Address	322–324A Sydney Road, Coburg
Image	
PS ref No	[TBA]
Development date	1920–21; 1961; 1981
Item Group	Recreation and Entertainment—Cinema; Recreation and Entertainment—Recreation or Entertainment Precinct; Community Facilities—Community Club/ Clubhouse
Architectural Style	Late Twentieth Century (c1960–c2000) Modernist
Architect	RM King (1920–21); Theodore Berman (1961); Vitto B Cassisi (1981)
Builder	De Pellegrin Pty Ltd (1981)
HERMES No	[TBA]
Survey date	August–September 2024; March 2025

Curtilage map

Statement of significance

What is significant?

The Vizzini Social Club building, originally built as the Grand Picture Theatre in 1920–21, and later remodelled into the Coburg Bowl and home to the Vizzini Social Club (1977–), at 322–324A Sydney Road, Coburg, is significant.

Elements that contribute to the significance of the place include:

- fabric evidencing its construction as a former theatre, including:
  - large two-storey scale with rectilinear form, comprising the main building built in 1920–21 (Number 1) and side additions from c1930s (Number 2)
- fabric evidencing its remodelling (remodelling, 1961) into a bowling alley, including:
  - gabled roofs clad in corrugated metal
  - symmetrical façade with stepped parapet and central panel
  - rendered brick walls to Sydney Road and part of Sheffield Street, with breeze block upper walls along Sheffield Street
  - face brick masonry wall to the rear, including a loading door

- pattern of openings, including the lack of openings above the awning level to the Sydney Road elevation and the Sheffield Street elevation, ground floor openings to Sydney Road (recessed central entry with zero setback glazing either side), and square window openings to Sheffield Street

- elements added to the exterior by the Vizzini Social Club (conversion, 1981), including:
  - a sign 'VIZZINI SOCIAL CLUB' in applied cursive lettering, a sign 'VIZZINI SOCIAL CLUB' above the central entrance.

The recent mural painting (2024) by local artists Callum Preston and Niqui Toldi in collaboration with Vizzini Social Club is not of heritage value but complements the building's ongoing association with the Vizzini Social Club.

Later changes including the glazed doors and windows to Sydney Road are not significant.

The billboard attached to the front section of wall along Sheffield Street and the mobile telephone receivers are not significant.

Number on figure	Description	Development period
1	Initial construction	1920–21
2	Addition	c1930s
-	Remodelling (all elevations and part of the roof)	1961
-	Conversion (interiors and external signs)	1981

Aerial view of the Vizzini Social Club building. (Source: Nearmap, with GML overlay)

How is it significant?

The building at 322–324A Sydney Road, Coburg is of local historical, representative and social significance to the City of Merri-bek.

Why is it significant?

The subject building is historically significant for its three phases of use as a picture theatre, bowling alley and then a multicultural club. As a former picture theatre, the subject building contributes to the understanding of the rise and decline of small-scale picture theatres in Merri-bek. Constructed during Coburg's significant residential expansion in the 1920s, it reflects the era when theatres added appeal

to growing suburbs, and attending the cinemas was a popular social activity before the advent of television. Opened in 1921 and operated by Hoyts from the late 1930s, the building played a central role in the social life of Coburg during the interwar period and up until 1959. The building's later conversion into Coburg Bowl enhances its historical significance, contributing to the broader narrative of how early theatre spaces have evolved over time through diverse forms of adaptation. (Criterion A)

As a former bowling alley, the building is historically significant as it reflects Coburg's postwar leisure boom following the introduction of the 40-hour week in 1948. Opened in 1962, Coburg Bowl was the only indoor tenpin bowling alley established in Merri-bek during the sport's peak expansion phase in Victoria, when over 20 alleys opened in the 1960s. Its conversion into a bowling alley exemplifies the broader trend of repurposing entertainment venues to meet changing recreational needs. (Criterion A)

The building is also historically significant for its 1980 conversion into the Vizzini Social Club, reflecting the adaptive reuse of existing buildings by multicultural communities in Merri-bek.

Established in Broadmeadows in 1969, the club purchased the former Coburg Bowl in 1977 to serve the large Italian population in Coburg and the northern suburbs. This pattern of settling multicultural clubs in pre-existing buildings, often with minor internal modifications, was common across Merri-bek. The Sicilian town of Vizzini saw significant postwar migration to Melbourne, and the club aimed to preserve cultural identity and traditions for the 'Vizzinesi' community. The building was renovated to a design by architect Vitto B Cassisi F.R.A.I.A. R.I.B.A. The building's official reopening as the Vizzini Social Club in 1981 was attended by high-profile political and religious figures reflecting its importance beyond the immediate Vizzinesi community. It remains an important cultural hub, actively hosting social functions and events, and stands as a testament to the enduring contributions of postwar immigrant communities to Merri-bek's cultural identity. (Criterion A)

The building is of representative significance as an externally intact example of a bowling centre designed by noted architect Theodore Berman, who designed approximately 20 bowling centres in Victoria during the 1960s. The renovation of the subject building is notable for its architecturally refined conversion of an ornate interwar theatre building to an austere postwar modernist bowling alley. Automated bowling alleys built across Victoria during the 1960s embraced modernist ideals where the function of the building dictated its form. What distinguishes this building from other purpose-built bowling alleys in the state is the vertical emphasis of the building' primary facade due to the architect's adaptation of this building typology to an already built on inner urban site. The building retains key features associated with Berman's design, including its rectilinear design expression, metal-clad frontage, and use of breeze blocks. The building is a fine representative example of postwar leisure architecture, highlighting Berman's skill and contribution to this typology. (Criterion D)

The Vizzini Social Club is of social significance to the local Vizzinesi community and the wider Italian community in the City of Merri-bek and beyond. The club, formed in Broadmeadows in 1969, operated from this building from 1981. For over 40 years, the Vizzini Social Club has played an important role in the cultural life of the Italian community of Coburg and the wider area, as a venue for social and cultural activities. The Vizzini Social Club building is a testament of community efforts in purchasing and transforming the space. The club's acquisition of the former Coburg Bowl in 1977 and its subsequent renovation and opening in 1981 marked important moments that supported the development of a collective sense of ownership among the Vizzinesi community. Naming the main hall after Giovanni Verga, a prominent literary figure from Vizzini, demonstrates a strong link between the space and cultural identity of the club. (Criterion G)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	10.3 Caring for Merri-bek's Community 10.4 Providing Hospitality 10.5 Joining Clubs and Pursuing Leisure Interests 10.8 Participating in Community Activities

Locality history

Coburg

The suburb of Coburg is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Coburg became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Coburg was surveyed in 1840 and subdivided into farm allotments. Like Brunswick to its south, Coburg was bounded on the west by the Moonee Ponds Creek and on the east by the Merri Creek. Its southern boundary is Moreland Road, and northern boundary runs along Gaffney Street and Murray Road. The Village of Pentridge was laid out east of Sydney Road near the junction of Edgars Creek and Merri Creek in 1840. A penal stockade, Pentridge Stockade, was established in 1850. By that time, there were three churches in the area as well as a National School. The Pentridge Road Board, established in 1859, was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Until the early-twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road, and south of Bell Street. The Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse-tram service operating from 1889. Plans for an electric tramway began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric tramline was operational by 1916 and the Sydney Road tramline was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the great enthusiasm for residential subdivision fueled by land speculation extended to Coburg. Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. In the context of metropolitan Melbourne, the City of Coburg had the third greatest number of new homes built, after the City of Camberwell and the City of Caulfield. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of schools and other services. The State Savings Bank's credit foncier scheme facilitated the building of a large number of new homes in Coburg during the interwar period. This saw some of the 1880s land-boom allotments built on for the first time. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburban development in Coburg progressed through the postwar period, with significant population growth in the 1950s and 1960s. Public housing was provided by the Housing Commission of Victoria and homes for ex-servicemen were provided by the War Service Homes Commission. A large proportion of the local working population found jobs in the many local factories, including knitting mills and clothing and textile factories. To provide additional teachers for the postwar growth in education, the Coburg Teachers' College was established in 1959, occupying land at the former Pentridge Prison farm.

Coburg's development has been strongly influenced by postwar immigration. A large number of migrants from southern Europe settled in Coburg in the 1950s and 1960s, especially from Italy and Greece. In 1981, nearly 20 per cent of Coburg's population were European migrants. Migrants from Turkey settled in the Coburg area from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, including refugees from Bosnia and Somalia. Migrants have contributed to the local economy through the establishment of commercial premises, particularly food outlets and clothing factories. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000. Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises have opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of more recent multi-density housing, most notably with the residential and commercial development of Pentridge Prison (2000).

Place history

The subject site is part of the Crown portion 140, Parish of Jika Jika, county of Bourke.

Into the early twentieth century, the subject land remained vacant (MMBW Detail Plan no 2342, 1911). The subject building at 322–324A Sydney Road, Coburg, was built in 1921 and associated with three distinctive operations: the Grand Picture Theatre, later Hoyts (1921–1960); Coburg Bowl (1961–1977) and Vizzini Social Club (1977–).

Grand Picture Theatre, later Hoyts (1921–1960)

The Grand Picture Theatre in Coburg was a large picture theatre, which was built on the subject site during the heyday of picture theatres in Melbourne. The theatre was built at a cost of £14,000 for the Coburg Grand Theatre Pty Ltd, to a design by architect RM King, and officially opened by the Mayor of Coburg WE Cash on 29 July 1921 (*Table Talk,* 1 September 1921:41; *Brunswick and Coburg Leader,* 29 July 1921:2). The building featured a cement rendered façade that was illuminated with 250 electric lights. With a capacity to seat 1450 people including 460 seats in the dress circle, floors were supported on brick piers and structural steel on concrete foundations. Plastering was done by Picton Hopkins, and the lighting was carried out by Fleming and Kennear. The interiors also featured decorative art displayed in wall panels by Peterson and Humberston (*Table Talk,* 1 September 1921:41).

In an early photograph of the building, the date '1920' appears in the middle of the central segmental pediment. The façade of the building was highly decorative, using Classical Revival motifs. The theatre followed a design typical of suburban theatres, with a central multi-door entrance and a glazed ground floor entrance foyer. The main stalls occupied the ground floor and a stage was provided at the eastern end of the building beneath the screen, which was curtained. There would have been an internal

stairway to the dress circle, which was located at the front and western end of the building. A photograph of the stalls and the decorative plasterwork to the ceiling is shown at Figure 3.

The Grand Picture Theatre was the first purpose-built picture theatre built in Coburg in the interwar period, although films were also screened at the West Coburg Progress Hall and the Coburg Town Hall (Broome 1987: 226). A second purpose-built theatre, the Plaza Theatre, opened on Sydney Road in 1934 (Picture Victoria ID:15757). Coburg underwent significant residential growth in the 1920s and a grand theatre of this kind added extra appeal to the suburb. In the decades before the arrival of television, going to the pictures on a Saturday, whether for the children's matinee or the evening feature, was widely popular.

The Coburg Grand Theatre Company Pty Ltd was in voluntary liquidation in 1934 (*Argus*, 19 January 1934:6), but subsequently resumed operating. In the 1930s the building was also used for local social events, such as awards presentations (*Age*, 4 October 1934:12).

By 1939, the Grand Theatre was operated by Hoyts Theatres Ltd (*Herald*, 28 April 1939:2). The façade was altered by this time, with a protruding vertical 'HOYTS' sign affixed above the name 'The Grand' and narrow extensions added to the north and south sides (Figure 2).

By the late 1950s, patronage of cinemas in Melbourne had declined due to the advent of television. As a result, many suburban picture theatres were considered commercially unviable.

The registration of the Grand Theatre was transferred to Grand Theatre Company in July 1959, which ceased business on 24 September 1960 (PROV VPRS 7882/P1).

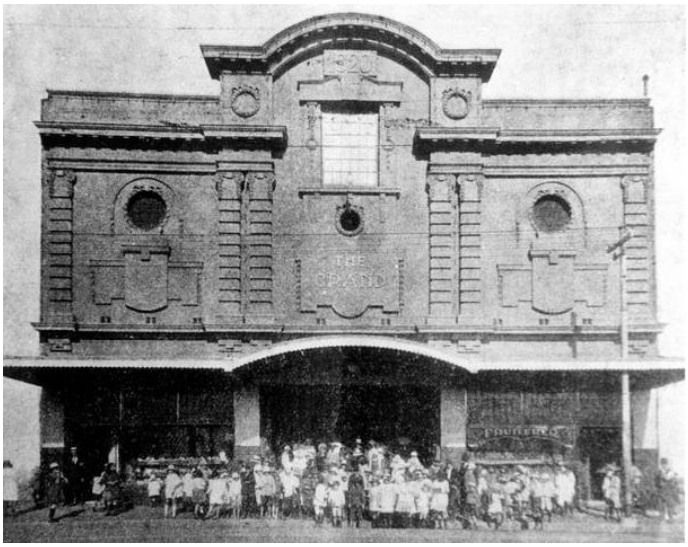

Figure 1. A group of children outside the Grand Theatre, Coburg, in 1922. (Source: Cinema Treasures, Hoyts Grand Theatre, original held by Coburg Historical Society)

Figure 2. Photo of Hoyts Grand Theatre, Coburg, c1930s–40s. Note the additions to either side. (Source: Cinema Treasures)

Figure 3. Interior view of the Grand Theatre, Coburg, c1950s. (Source: Cinema Treasures)

Figure 4. Aerial photo of the building, 1945. (Source: Department of Energy, Environment and Climate Action, with GML overlay)

Coburg Bowl (1961–1977)

With the introduction of the 40-hour week in 1948 Victorians gained more leisure time than ever before, which prompted a boom in recreational activities. This coupled with the influence of new technology, the motor car, and American culture, brought about a radical transformation of many traditional forms of recreation and the emergence of many entirely new ones. Tenpin bowling was among the new recreational activities imported from America, first introduced in Australia in 1960.

The subject building found a new use as the Coburg Bowl. In April 1961, Coburg Bowl Pty Ltd lodged an application to convert the building to an indoor bowling centre, and noted architect Theodore Berman was responsible for this work (PROV VPRS 7882/P1).

The façade of the building was modernised at this time. The façade was stripped of all its classical ornamentation presenting a more modern appearance (Figure 5). The rear wing that housed the screen platform was also demolished at this time. Internally, bowling alleys were provided on both levels, where sunken bowling lanes and a raised bowler and spectator area was constructed. On ground level, a coffee shop was created on the left-hand side of the lobby. The upper-level concourse was provided with a playroom, manager's office, accounts room, locker area and storages (PROV VPRS 7882/P1).

The Coburg Bowling Centre opened in 1962 and continued to operate until c1977. The building, described as the 'Coburg Bowl', was advertised for sale in 1977 (Picture Victoria ID:16071).

Figure 5. Photograph of the Coburg Bowl, which appeared in the sale advertisement in 1977. (Source: Picture Victoria ID:16071)

Vizzini Social Club (1977–)

In 1977 the building was purchased by Vizzini Social Holdings and work began to convert the building for its new use as the Vizzini Social Club. The name Vizzini refers to the town of Vizzini in Sicily, Italy, where a large number of postwar immigrants to Melbourne had come from. It is claimed that around half of the population of Vizzini moved to Melbourne in the postwar period. The Vizzini Social Club was first established in Broadmeadows in 1969. The club purchased the former theatre/bowls centre

building in Coburg because of the large Italian population in Coburg and the surrounding northern suburbs (Vizzini Social Club website). Coburg was favoured by immigrants as a locality to settle owing to the large number of factories that provided employment opportunities. Members of the Vizzini community in Melbourne, who called themselves 'Vizzinesi', sought to maintain their cultural traditions from home. The club's website notes that many Italian club members 'felt the need to preserve their cultural identity and long standing traditions from the regions and towns they left behind' (Vizzini Social Club website).

In 1980, alterations were carried out under the supervision of architect Vitto B Cassisi F.R.A.I.A. R.I.B.A. The builder was De Pellegrin Pty Ltd, and structural engineer MR Anderson & Associates (PROV VPRS 7882/P1). These alterations appear to have been mainly to the interiors of the building as the exterior of the building remains largely intact to its 1961 design. The raised lettering that reads 'Vizzini Social Club', affixed to the central external panel, was most likely added around the time of the 1980 conversion.

After refurbishing the former theatre/bowling centre for its new purpose, the Vizzini Social Club was officially opened in 1981. Official guests included the local MP and future Prime Minister Bob Hawke, the Catholic Archbishop of Melbourne, Frank Little, and the Italian Consul (Vizzini Social Club website).

In 1987 Vizzini Social Holdings applied for a club licence for the ground floor and a portion of the first floor (*Age*, 1 June 1987:26). The main hall was named after Giovanni Verga, novelist, playwriter and Senator of the then Kingdom of Italy, and one of the most celebrated citizens of Vizzini (Vizzini Social Club website).

The building continues to operate as the Vizzini Social Club, functioning as a reception centre for social functions and other events.

Theodore Burman, architect (1961)

Theodore Tolly Berman (1928–2017) was a second-generation Polish migrant born in Carlton, Melbourne, to parents David and Freda Berman. David ran a successful knitwear factory, while Freda established her own handkerchief business. Berman attended Melbourne High School and studied architecture at RMIT and Melbourne University, later gaining experience in the Public Works Department and War Service Homes Division. Registered as an architect in 1954, he began a private practice focusing on small-scale apartments and retail fitouts, becoming the architect for chains like Portmans and Sussan Lingerie. He established an office in 1957, in Fitzroy Street, St Kilda (Reeves n.d.).

In 1959, he was engaged to design Melbourne's first purpose-built tenpin bowling alley located at Glenferrie Road in Hawthorn, and went on to design 20 more examples across Victoria before the popularity of the sport began to lose strength towards the end of the 1960s, which provided him further work for converting his former bowling alleys for other uses such as hotels (Reeves n.d.).

His 1962 Parkroyal Motel project launched a nationwide chain. Berman also designed the Victorian Heritage Register listed Craig & Seeley (Chef) offices and showroom (VHR H2026; Merri-bek HO244) at 35 Hope Street, Brunswick in 1963 (Reeves n.d.).

By the 1970s, Berman shifted to designing grand Toorak residences, a hallmark of his later career. Renowned for their lavish scale and luxurious fitouts, these homes sustained his practice into the 1980s and beyond. Berman passed away aged 88 (Reeves n.d.).

Community connections

The Vizzini Social Club has served as a hub for the local Vizzinesi community and the wider Italian community in the City of Merri-bek and beyond. Established in Broadmeadows in 1969, the club has operated from this site since 1981. For over 40 years, the building has provided a venue for transmission of cultural traditions and a range of social and cultural activities. The building is important to the Vizzinesi community of as a place of family gatherings and important lifecycle events such as christening parties, engagements parties and birthdays over this period. The club's acquisition of the former Coburg Bowl building in 1977, followed by its renovation and reopening in 1981, reflects a community effort in securing and adapting a pre-existing space. The naming of the main hall after Giovanni Verga, a prominent literary figure from Vizzini, further illustrates the connection between the building and the community's cultural heritage.

Description and integrity

The Vizzini Social Club building at 322–324A Sydney Road, Coburg, is a large two-storey brick and steel building located on an L-shaped allotment at the corner of Sydney Road and Sheffield Street. The building was originally built in 1921 (Number 1) with narrow rectangular bays added in c1930s (Number 2), as shown in the figure below. In 1961, the building was thoroughly remodelled during its conversion into a bowling alley. The later 1981 conversion for use by the Vizzini Social Club was limited to the building interior and external signs.

Number on figure	Description	Development period
1	Initial construction	1920–21
2	Addition	c1930s
-	Remodelling (all elevations and part of the roof)	1961
-	Conversion (interiors and external signs)	1981

Aerial view of the Vizzini Social Club building. (Source: Nearmap, with GML overlay)

The front section of the building houses the entrance and lobby and features sheer unadorned two-storey walls of rendered brickwork and a simple gable roof. Set behind this section a hall-like structure with a steel structural frame and a lower pitched gable roof originally housed the theatre and then the bowling alley.

The principal façade facing Sydney Road is symmetrically arranged and rises two levels above the street with an oversized stepped parapet that conceals the building's corrugated metal gable roof behind.

At street level, below a plain cantilevered box awning, simple metal framed glazed shopfronts sit either side of a wide recessed entry that is fitted with glazed metal framed doors. The glass above the doors is painted with a sign that reads 'VIZZINI SOCIAL CLUB', with the phone number below. Above awning level, the building features a sheer wall that rises up two more levels. Divided vertically into three, the central panel is smooth rendered and features a metal sign that reads 'VIZZINI SOCIAL CLUB' in applied cursive lettering. Either side of this central panel, the walls step down and feature ruled vertical joints that emphasise the verticality of the building.

Along Sheffield Street, a series of seven square window openings is punched into the side wall of the 1930s addition (Number 2). There is a recent mural painting on the lower half of this wall, and a commercial billboard attached above it. Funded by Central Coburg Business Association and Merri-bek Council, the mural was added in early 2024 by local artists Callum Preston and Niqui Toldi in collaboration with Vizzini Social Club. The painting explores elements of Sicilian region and Coburg culture, featuring a Sicilian horse with a cart and ornamental handiwork around the edges of the artwork (Central Coburg 2024).

Extending from this front section of the building to the rear property line, the building is recessed off Sheffield Street and features six equally spaced bays divided by slender columns that are infilled with brick rendered base panels and breeze blockwork above. The rear elevation of the building faces a lane and is of face brick with various window openings punched into it.

Key elements of the building include:

- fabric evidencing its construction as a former theatre, including:
  - large two-storey scale with rectilinear form, comprising the main building built in 1920–21 (Number 1) and side additions from c1930s (Number 2)
- fabric evidencing its remodelling (remodelling, 1961) into a bowling alley, including:
  - gabled roofs clad in corrugated metal
  - symmetrical façade with stepped parapet and central panel
  - rendered brick walls to Sydney Road and part of Sheffield Street, with breeze block upper walls along Sheffield Street
  - face brick masonry wall to the rear, including a loading door
  - pattern of openings, including the lack of openings above the awning level to the Sydney Road elevation and the Sheffield Street elevation, ground floor openings to Sydney Road (recessed central entry with zero setback glazing either side), and square window openings to Sheffield Street
- elements added to the exterior by the Vizzini Social Club (conversion, 1981), including:
  - a sign 'VIZZINI SOCIAL CLUB' in applied cursive lettering, a sign 'VIZZINI SOCIAL CLUB' above the central entrance.

Internal inspection undertaken during the assessment confirmed that intact features from the building's 1981 conversion include the stepped floor in the Giovanni Verga Hall (likely retained from the bowling alley era), face brick walls adorned with plaques and memorials, and a tiled entry lobby featuring a

floral motif and lettering. The terrazzo concrete stairs with a metal railing likely date from the 1960s. While these internal elements contribute to the club's ongoing function and use, their significance is largely tied to general amenity rather than the building's heritage value.

The building is largely intact to its 1961 form, with its intact scale, built form, external finishes and pattern of openings. Changes to the frontage introduced by the Vizzini Social Club such as the signs to the frontage complements the place's legibility as a social club.

Overall, the building has high integrity to its configuration from 1961.

Images

Figure 6. View of the Sydney Road elevation, with side additions from the 1930s. (Source: GML Heritage, 2024)

Figure 7. View of the Sheffield Street elevation. Note the small windows along the round level on the 1930s addition with mural, and breeze block treatment to the upper level along the rest of this elevation. (Source: GML Heritage, 2024)

Comparative analysis

Picture theatres

There were a number of picture theatres built in the City of Merri-bek but only two purpose-built theatres were built in Coburg. Coburg's second theatre, the Plaza Picture Theatre at 368–374 Sydney Road (1934), has been extensively modified. The first purpose-built cinema in Merri-bek, the Lyric Theatre in Brunswick (Significant to HO149 Sydney Road Precinct) did not screen 'talkie' movies and was closed in 1930. Three other purpose-built picture theatres are listed in the Merri-beck Schedule to the Heritage Overlay:

- **Alhambra Theatre at 828 Sydney Road, Brunswick (HO243)**, was built in 1914 and operated as a cinema by Hoyts until 1959, when it was converted to an ice-skating rink. It now operates as a retail store.
- **Star Cinema Theatre at 66 Brunswick Road, Brunswick (HO36)**, was built c1920 and ceased operation in the mid-1920s when the Lygon Theatre opened just north of Glenlyon Road. It is a relatively early example of a cinema established in a 'primitive' factory-like building, in keeping with the phenomenon of factories being converted at night into cinemas.
- **Western Theatre, 41–45 Melville Road, Brunswick West (HO111)**, was built c1929, and operated as a cinema until 1963. It retains a typical 1920s composition of classical elements.

The subject building and the above examples represent the rise and decline of smaller-scale picture theatres established in suburbs of inner-metropolitan areas. They all present various external and internal changes. Alhambra Theatre is noted as having intact internal features, whereas its external appearance has been substantially altered after the closure of the theatre. The Western Theatre, on the other hand, retains a high degree of external intactness. The Star Cinema Theatre also remains largely intact, but its factory-like building distinguishes itself from other examples.

With its substantially altered building in 1961, the subject building has limited legibility as a former theatre, but complements the group of former theatre buildings in Merri-bek, which collectively illustrate the diversity in how such theatres have physically endured.

Tenpin bowling alleys

The subject building provides further interest as a former tenpin bowling centre, continuing its life as an entertainment venue after cessation of the cinema operation.

Bowling alleys began to be constructed from 1959–60 in Australia. The Hurstville centre was a triumph for a Sydney-based firm known as Bowling Centre (Holdings) Pty. Ltd. Over the next 12 months the company built other bowling centres at Sylvania, Enfield, Blacktown and Parramatta. The firm expanded into Victoria in early 1962, and although numerous rival companies, for example, Bowl-O-Matic Pty. Ltd, had already built bowling centres in Victoria by that time, Bowling Centre Holdings nevertheless bought a piece of the local market by proposing the construction of two new bowling alleys in Victoria in 1963. One was built in Humffray Street, Ballarat (closed and altered) and the other in Victoria Road, Northcote (now demolished). Both were designed by Sydney architects Fisher and Jackson who had designed most of the company's previous bowling alleys in New South Wales (Reeves 2008).

By the end of 1964, more than 20 bowling centres existed in metropolitan Melbourne alone, with several examples in regional Victoria. The Coburg Bowl was the only indoor tenpin bowling alley established in Merri-bek during the sport's peak expansion phase in Victoria. Nearby Northcote had two bowling alleys established by 1974 (S&Mc).

In his article in the National Trust of Australia (Vic) magazine in May 2016, architectural historian Simon Reeves wrote that many suburban examples (such as Hawthorn, Altona, Camberwell and Footscray) are long gone, and a surprising number of others (such as St Kilda, Box Hill and Essendon) had been demolished during the early half of the 2010s. Among the lost examples, the Essendon example was known as the earliest, finest and most intact example in the state, which was, according to Reeves the 'most shameful heritage casualties of the past decade.' Northcote Bowl, which was Australia's first automated bowling alley, Mentone Bowl, another standout example designed in the Featurist style, and the Dandenong Bowl-O-Matic were demolished more recently, during the latter half of the 2010s.

By the very nature of the requirements of the sport, automated bowling alleys embraced modernist ideals where the function of the building dictated its form. Many bowling alleys built at this time were commonly composed of two distinct halves. The hall like rear wing of the building, with its large open space enabled by the newly available techniques such as a structural steel frame, housed the lanes and, an elongated flat-roofed glass-walled front wing contained the reception, offices, café and etc. Elevated on a podium to house the electronic lane equipment below, the buildings took on a stark rectilinear massing, broad eaves, planar surfaces and glazed curtain wall. Internally the buildings provided for elements usually found in bowling alleys. These included a raised viewing area that steps down to players seating and the lanes, a shoe and lane hire counter, café and ancillary spaces including lockers, offices and areas for electronic games and vending machines.

Architect Theodore Berman, who was responsible for the conversion of the subject building, designed approximately 20 other tenpin bowling alleys across the state, including the first example in Hawthorn, and Footscray, Heidelberg, Ringwood, Moorabbin and Box Hill, all completed around the short period of 1960–62.

Among a small group of surviving 1960s bowling alleys, the examples listed on the Heritage Overlay across Victoria include the following.

- **Moorabbin Bowl at 944 Nepean Highway, Moorabbin (Kingston HO119)**, was built in 1963–64 to designs by Theodore Berman in a Modernist style. The building is noted for its cuboid massing and planar form, with an entry porch wrapping around the main building. The principal structure is constructed from concrete blockwork and presents as a rectilinear box.
- **Bendigo Bowl at 159 Hargreaves Street, Bendigo (Greater Bendigo HO918)**, was built in 1964, purpose-designed by Moore and Hammond in Modernist style. The building's form reflects its function using large areas of glazing in public spaces near the street and an enclosed area that accommodates the bowling lanes. Constructed using a structural steel frame and suspended concrete floor slab, the building features walls of non-loadbearing face brick (now overpainted).

Completed in 1962, the subject building predates the HO-listed bowling alleys referenced above and is notable for its conversion from a former theatre. Unlike most 1960s tenpin bowling alleys, which were housed in purpose-built structures with sprawling layouts, Coburg Bowl was adapted to fit within an existing multi-level space. It retained typical internal elements, such as bowling alleys, a café and manager's room, but these were stacked across two levels rather than occupying distinct sections, as seen in purpose-built venues.

Architecturally, the building contrasts with the horizontal emphasis of other bowling alleys through its strong verticality, expressed through vertical metal cladding and a scale of the building, and zero setback from Sydney Road. However, its rectilinear massing, simplicity of design, and feature elements such as the use of breeze blocks, are reminiscent of Berman's other bowling alleys.

While its different origin and vertical form distinguish it from purpose-built bowling alleys, the subject building's high level of intactness to its 1961 reconfiguration is an important illustration of the leisure boom in Coburg in the postwar period. Like the Alhambra Theatre in Sydney Road, Brunswick, which was converted into an ice-skating rink after the cinema's closure in 1959, the building highlights how conversions like this contributed to the area's evolving social and recreational landscape in the postwar period.

Multicultural clubs

The adaptive re-use of existing halls, theatres and other buildings by the European and Middle Eastern people who settled in Merri-bek from the 1920s and 1930s, followed by another wave of migration in the 1950s and 1960s, reflects the interwar and postwar social change in the municipality. Cultural and ethnic clubs were rarely established immediately upon arrival in Australia; instead, they often emerged a decade or more later, typically adapting existing buildings for their needs. These conversions were generally modest, often limited to internal modifications, signage additions, or minor external elements like flagpoles and culturally significant plantings. For instance, Greek clubs frequently feature olive and lemon trees, which hold deep cultural and sentimental value for their communities.

The later use of the subject place by the Vizzini Social Club complements the historical importance of the place for social gatherings and for enabling the transmission of cultural traditions.

In addition to the Vizzini Social Club, there were a number of other immigrant social clubs established in the postwar period by immigrant communities in the City of Merri-bek. Comparable examples in the City of Merri-bek include:

- **Maltese Melita Club at 1 Sheffield Street, Coburg (Contributory to HO145 Sheffield Street Precinct)**, established in 1954.
- **Abruzzo Club (HO560) at 377 Lygon Street, Brunswick East,** established in 1967 near the corner of Lygon and Blyth streets by migrants from the central Italian region of Abruzzo. Originally formed to help a widow support her family, the club later raised donations to offer a community hub for migrants who had left Abruzzo. The club continues to be used by the Italian community, as a renewed pizzeria and lounge bar (Hermes No 206826).
- **Former Western Theatre (Estonia House), at 41–55 Melville Road, Brunswick West (HO111),** is a 1920s building with classical elements. It is included in the HO for historical and architectural values associated with its long use as a cinema and for its 1920s architectural composition. The place is now known as Estonia House, and has been the cultural home of Melbourne's Estonian community since 1972 when Estonia House opened at this current location (Estonian Community n.d.).
- **Former Rechabite Hall (Pallaconian Brotherhood), at 253 Albert Street, Brunswick (Significant in HO149 Sydney Road Precinct** [grading to be finalised pending Merri-bek review]**),** is an example of the many church and community buildings that were developed in the late nineteenth and early twentieth century along the Sydney Road retail and commercial strip. Built in 1903 for the Independent Order of Rechabites Brunswick Tent No 54, the property was purchased in 1990 by the Pallaconian Brotherhood, a not-for-profit organisation founded in 1961 by Greek immigrants to Australia from the region of Laconia in the southern Peloponnese. The building has been modestly changed to reflect its current use, with painted signage, symmetrical paired flags mounted to the façade, paved front garden and a symmetrical pair of olive trees. (Pallaconian Brotherhood n.d.).

Later examples included the Lazio Club, Coburg at 186 Sydney Road, Coburg (no HO), the Moreland Turkish Club, established in 1985, the former Pontian Community Centre at 345 Victoria Street, Brunswick (assessed as part of this review); and Cyprus Community of Melbourne & Victoria at 495-511 Lygon Street, Brunswick East (contributory to HO435), all established in the 1990s or later.

Italian and Greek social clubs and community centres were mostly established to serve an immigrant group who shared a common place of origin (for example Abbruzesi, Vizzinesi, Pontiacs), thus maintaining and reinforcing the important cultural connections to the place of origin. The Vizzini Social Club, which was opened in 1981 by Italian immigrants from the town of Vizzini, is highly comparable to other immigrant social clubs in the City of Merri-bek in terms of the time of its establishment, the adaption of an existing building, and the range of activities. As an example demonstrative of adaptive reuse of existing buildings by cultural clubs, the subject building is best compared to the former Estonia House and the Pallconian Brotherhood buildings.

Historically, these clubs have played and continue to play an important role in the social lives of the many migrants in Merri-bek, providing places for gatherings, music, dances and meetings and for sharing traditional language and food. They are not just important for the individual migrant groups but also for Merri-bek's cultural identity more broadly, with their cultural traditions that are carried out within these clubs but then permeate throughout the community.

Conclusion

Overall, the subject place is an example that illustrates development and later adaptive re-use of former theatre buildings, housing a postwar entertainment and leisure venue (tenpin bowling alley) and community group (Vizzini Social Club). Architecturally, it stands as an intact example of a bowling centre

designed by noted architect Theodore Berman, adopting the modes and style employed by other tenpin bowling alleys across Victoria.

Its long-term association with the Vizzini Social Club is also notable. The Vizzini Social Club remains an important cultural hub and stands as a testament to the enduring contributions of postwar immigrant communities to Merri-bek's cultural identity.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	√
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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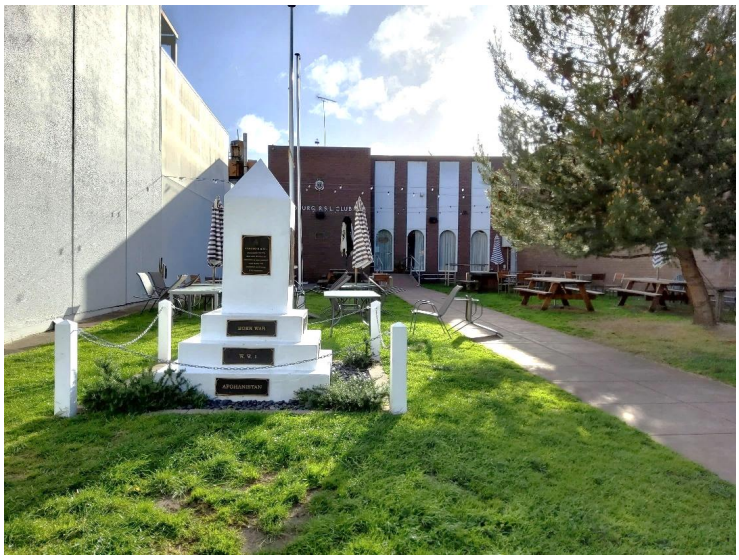
Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Coburg RSL Club, 323–325 Sydney Road, Coburg	
Address	323–325 Sydney Road, Coburg
Image	
PS ref No	[TBA]
Development date	1956 (Hunt Street frontage), by 1981 (Sydney Road frontage)
Item Group	Community Facilities—Hall RSL
Architectural Style	Mid-Twentieth Century (1940-60) International
Architect	MS Nelson (1956 Hunt Street building)
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024; March 2025

Curtilage map

Statement of significance

What is significant?

The Coburg RSL Club building, constructed in 1956 and extended between 1962 and 1968 and by 1981, at 323–325 Sydney Road, Coburg, is significant.

Elements that contribute to the significance of the place include:

- overall two-storey scale and the Sydney Road elevation with brown brick façade and straight parapet (Number 3 on the figure below) featuring:
  - a projecting bay on its southern end with a sheer two-storey brick wall facing Sydney Road
  - a recessed wall punctuated by four vertically proportioned two-storey rectangular panels that are fitted with round-arched windows on the ground floor and painted vertical timber panelling above
  - emblem of the RSL, the lettering 'COBURG R.S.L CLUB', and three plaques beneath
  - the foundation stone on Hunt Street
- garden setting in the Sydney Road setback, comprising lawn; a straight, coloured concrete path; and memorials (two monuments and one Aleppo Pine, Numbers 4–6).

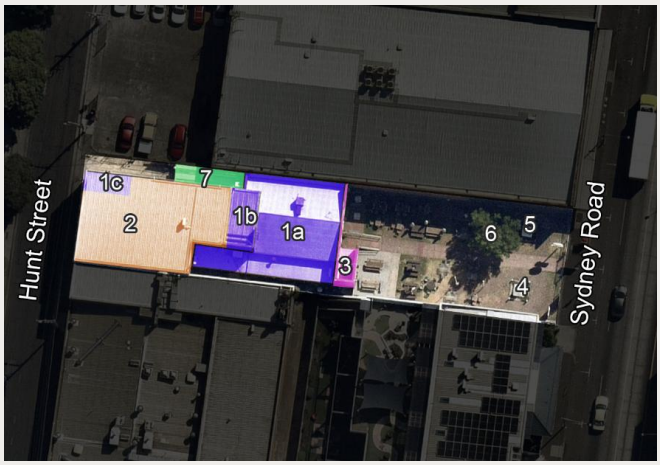
The Hunt Street elevation with later changes is not significant.

Recently added freestanding signs near the Sydney Road property boundary, a cantilevered sign on the Hunt Street elevation and two flagpoles erected in 2004 are not significant but generally contribute to the historical and social interest of the place.

Other outbuildings and post-c1981 changes to the building are not significant.

The metal front fence and gate (installed after 2021) are not significant.

Number on figure	Description	Development period
	Initial construction, including:	1956
1a	Whole ground floor including the gabled portion	
1b	Upper-level roof storage	
1c	Stairwell to the upper level	
2	Creation of an enclosed upper-level roof infill	Between 1962 and 1968
3	Addition of the flat parapet frontage and a porch	By 1981
4	Coburg RSL War Memorial, bearing four inscribed plaques (including those dedicated in March 1944) on each side of the cenotaph	Relocated from Brunswick RSL in 2002
5	Long Tan cross, a replica commemorating those who served in the Vietnam War from 1962 to 1973	Dedicated in 2009
6	Lone Pine (Aleppo Pine, Pinus halepensis), planted in 2016 with a plaque dedicated in August 2018	Planted in 2016 with a plaque dedicated in August 2018
7	Single-storey outbuildings (no heritage value)	Not confirmed



Aerial view of the Coburg RSL Club building. (Source: Nearmap, with GML overlay)

How is it significant?

The Coburg RSL Club building at 323–325 Sydney Road, Coburg, is of local historical and social significance to the City of Merri-bek.

Why is it significant?

The Coburg RSL Club building is of historical significance as a memorial hall that commemorates those who died in military service and as a local RSL clubrooms. The Coburg RSL Club was constructed from 1956 to c1970s, expanding from a single-storey premises fronting Hunt Street to a larger two-storey premises comprising two adjoining buildings with a main street frontage to Sydney Road. The growth of the Coburg RSL reflects the large number of ex-servicemen who settled in Coburg following both World War I and World War II. Its construction during the postwar years and expansion in the 1960s highlights the Coburg RSL's importance within the local community at this time. The subject building's historical significance is enhanced by its direct and continuing association with the Coburg RSL Sub-Branch, which is the oldest continuously operating RSL Sub-Branch in Melbourne, formed in 1918. (Criterion A)

The Coburg RSL Club building is of social significance to the Coburg veterans' community for the enduring and active role it played at this site for nearly 70 years. The use of the building by the local veterans' community and beyond over many decades reflects the strong community connection to the place. It serves as a vital hub for veterans' support services; as a place that commemorates military service, including the annual Anzac Day service; and broader community and social events throughout the year. The collection of military and personal objects and memorials at the Coburg RSL reinforces the function of the memorial hall as a living memorial rather than a conventional community venue. The commemorative elements in the front garden, including Coburg RSL War Memorial, Long Tan cross, and Lone Pine, as well as memorial plaques on the building's walls also contribute to the social significance, and reflect the strong and ongoing community connection to this place. (Criterion G)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 10: Sustaining Moreland's Community and Cultural Life
Thematic history key sub-theme	10.9 Honouring and Commemorating

Locality history

Coburg

The suburb of Coburg is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Coburg became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Coburg was surveyed in 1840 and subdivided into farm allotments. Like Brunswick to its south, Coburg was bounded on the west by the Moonee Ponds Creek and on the east by the Merri Creek. Its southern boundary is Moreland Road, and northern boundary runs along Gaffney Street and Murray Road. The Village of Pentridge was laid out east of Sydney Road near the junction of Edgars Creek and Merri Creek in 1840. A penal stockade, Pentridge Stockade, was established in 1850. By that time, there were three churches in the area as well as a National School. The Pentridge Road Board, established in 1859, was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Until the early-twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road, and south of Bell Street. The Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse-tram service operating from 1889. Plans for an electric tramway began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric tramline was operational by 1916 and the Sydney Road tramline was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the great enthusiasm for residential subdivision fueled by land speculation extended to Coburg. Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. In the context of metropolitan Melbourne, the City of Coburg had the third greatest number of new homes built, after the City of Camberwell and the City of Caulfield. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of schools and other services. The State Savings Bank's credit foncier scheme facilitated the building of a large number of new homes in Coburg during the interwar period. This saw some of the 1880s land-boom allotments built on for the first time. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburban development in Coburg progressed through the postwar period, with significant population growth in the 1950s and 1960s. Public housing was provided by the Housing Commission of Victoria and homes for ex-servicemen were provided by the War Service Homes Commission. A large proportion of the local working population found jobs in the many local factories, including knitting mills

and clothing and textile factories. To provide additional teachers for the postwar growth in education, the Coburg Teachers' College was established in 1959, occupying land at the former Pentridge Prison farm.

Coburg's development has been strongly influenced by postwar immigration. A large number of migrants from southern Europe settled in Coburg in the 1950s and 1960s, especially from Italy and Greece. In 1981, nearly 20 per cent of Coburg's population were European migrants. Migrants from Turkey settled in the Coburg area from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, including refugees from Bosnia and Somalia.

Migrants have contributed to the local economy through the establishment of commercial premises, particularly food outlets and clothing factories. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000. Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises have opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of more recent multi-density housing, most notably with the residential and commercial development of Pentridge Prison (2000).

Place history

After the World War I, the RSL became a political force in Coburg (Extent 2020:165). Its main role was to assist and support returned servicepeople as they resumed civilian life, advocating for members' clubrooms, housing and employment for returned men. The Coburg Sub-Branch successfully lobbied the Coburg City Council to incorporate facilities for local ex-servicemen in its new town hall. This was opened in 1922 and named the Coburg Soldiers Memorial Hall (Extent 2020:165).

A standalone Coburg RSL building was first proposed in 1946; however, various delays prevented the project from proceeding. The Coburg Sub-Branch R.S.S.A.I.L.A. Memorial Hall was built in the mid-1950s as a memorial hall and clubrooms; the foundation stone for the first building was laid in 1956 by Mayor Councillor K Wheeler. This building fronted Hunt Street and was originally a single-storey cream brick clubrooms, built to a design by architect MS Nelson. The building comprised a skillion-roofed portion to the west housing a billiard room and a lounge, with a gable roofed meeting room to the east. The east wall was finished with temporary brickwork, anticipating an extension towards Sydney Road (PROV VPRS 7882/P0001 10667). The building was officially opened in April 1957 by Lieutenant-General Sir Edmund Herring.

An adjoining area of land fronting Sydney Road was acquired in early 1957 to form one larger block. Various extensions were made to the original building throughout the 1960s and 1970s, resulting in the present-day appearance. The upper-level addition was made to the skillion-roofed portion between 1962 and 1968, incorporating the original 1956 cream brick frontage to Hunt Street. By 1981, a brown brick frontage with a porch was added to the eastern (Sydney Road-fronting) portion of the building, re-orienting the memorial hall to Sydney Road.

In 2004, a cenotaph and flagpoles were added in the front garden. The cenotaph, originally located at the Brunswick Sub-Branch on Brunswick Road, was relocated here when that sub-branch closed in 2002. The cenotaph bears four inscribed plaques on each side, including those dedicated in March 1944. Long Tan Cross, a replica commemorating those who served in the Vietnam War from 1962 to 1973, was dedicated in 2009. In 2016, a lone pine (*Pinus halepensis*) was planted in the forecourt, with a plaque commemorating the planting of the tree unveiled on 10 August 2018, the 100th anniversary of

the Battle of Lone Pine during World War I. The tree is a direct descendant of the original 'Lone Pine' or 'Gallipoli Pine', grown and donated by Dr Lex Thomson (Monument Australia).

The Coburg RSL remains active today in supporting the local veteran community and holds various events associated with wartime commemoration around the year. It operates as a non-exclusive club and the bar and restaurant is open to the general public.

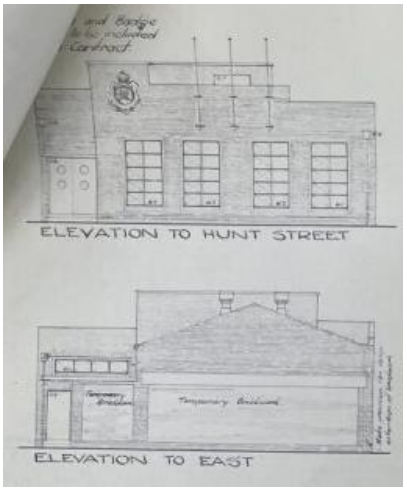


Figure 1. Original drawing for the Hunt Street RSL clubrooms, by architect MS Nelson, c1946. (Source: PROV VPRS 7882/P0001 10667)

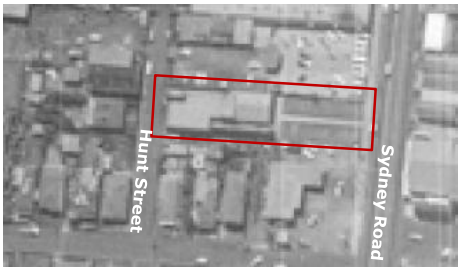


Figure 2. Aerial view of the subject site in 1962. Note the skillion-roofed portion was single-storey. (Source: Central Plans Office via Landata)

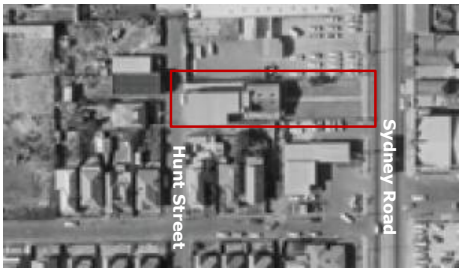


Figure 3. Aerial view of the subject site in 1968. Note the upper-level addition was complete by this time, but the straight parapet to the Sydney Road frontage had not been constructed. (Source: Central Plans Office via Landata)

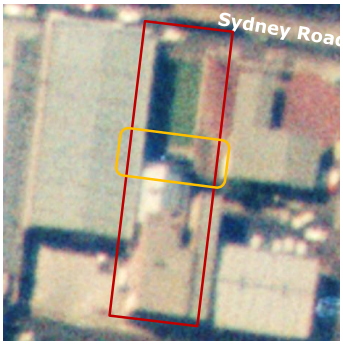


Figure 4. Aerial view of the subject site in 1981. Note the straight parapet (yellow outline) to the Sydney Road frontage was complete by this time. (Source: Geoscience Australia)

Community connections

Formed in 1918, the Coburg RSL Sub-Branch is the oldest continuously operating RSL Sub-Branch in metropolitan Melbourne. Since 1957, the Coburg RSL Club has been a gathering place for the Coburg veterans' community, playing an enduring and active role for nearly 70 years. It serves as a vital hub for veterans' support services; as a place that commemorates military service, including the annual Anzac Day service; and broader community and social events throughout the year. The use of the building by the local veterans' community beyond Coburg over many decades reflects the strong community connection to the place.

The building houses a collection of objects and memorials, including honour boards dedicated to long-serving members framed objects and photographs, flags, memorabilia, and display cabinets containing historical objects, personal artefacts, and medals. Various military emblems are also found across the building. The collection of items at the Coburg RSL contributes to the historical and social value of the place, reinforcing the function of the memorial hall as a living memorial rather than a conventional community venue.

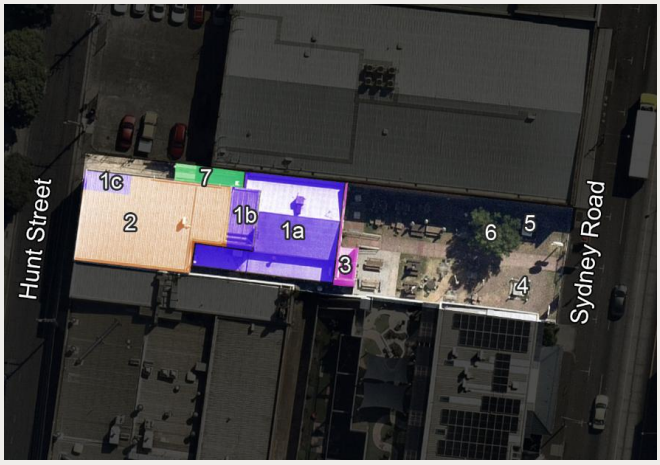
The commemorative elements in the front garden, such as the Coburg RSL War Memorial, Long Tan Cross, Lone Pine, and flagpoles, further enhance its memorial function and symbolic value.

Description and integrity

The subject building at 323–325 Sydney Road, Coburg, occupies an allotment with two street frontages, one to Hunt Street (original built in 1956 with upper storey added in the 1960s, now the secondary facade) and one to Sydney Road (added by 1981, now the primary façade).

Number on figure	Description	Development period
	Initial construction, including:	1956
1a	Whole ground floor including the gabled portion	
1b	Upper-level roof storage	

Number on figure	Description	Development period
1c	Stairwell to the upper level	
2	Creation of an enclosed upper-level roof infill	Between 1962 and 1968
3	Addition of the flat parapet frontage and a porch	By 1981
4	Coburg RSL War Memorial, bearing four inscribed plaques (including those dedicated in March 1944) on each side of the cenotaph	Relocated from Brunswick RSL in 2002
5	Long Tan cross, a replica commemorating those who served in the Vietnam War from 1962 to 1973	Dedicated in 2009
6	Lone Pine (Aleppo Pine, Pinus halepensis), planted in 2016 with a plaque dedicated in August 2018	Planted in 2016 with a plaque dedicated in August 2018
7	Single-storey outbuildings (no heritage value)	Not confirmed



Aerial view of the Coburg RSL Club building. (Source: Nearmap, with GML overlay)

Distinguished in the streetscape by its deep setback off Sydney Road, the buildings two-storey brown brick façade with straight parapet features a projecting bay on its southern end with a sheer two storey brick wall facing Sydney Road and a recessed wall punctuated by four vertically proportioned two storey rectangular panels that are fitted with round arched windows on the ground floor and painted vertical timber panelling above. This façade was added by to the building by 1981 (Stage 3). Affixed on the projecting bay are the emblem of the RSL, the lettering 'COBURG R.S.L CLUB', and three plaques beneath.

The secondary elevation to Hunt Street is a flat-roofed two-storey cream brick building with straight parapet. The original single-storey portion of the Hunt Street frontage (Stage 1) has been incorporated into the double-storey face brick frontage completed by 1968 (Stage 2). The ground level openings with projecting architraves and multi-pane metal windows appear to be original. A foundation stone dedicated in 1956 is on this elevation.

The building's set back from Sydney Road allows for an expansive front garden. This front garden features lawned areas separated by a central cement-paved path that lead to the buildings main entry and includes seating benches, two flagpoles, erected in 2004, and the memorials numbered 4–6 on the above figure.

There are freestanding signs near the Sydney Road property boundary and a cantilevered sign on the Hunt Street elevation. A gated metal fence (installed after 2021) is along Sydney Road providing access to this open yard area.

Key features of the property include:

- overall memorial hall building, comprising fabric built over three stages, including:
  - two-storey, rectilinear built form with gable and flat roofs; and cream brick walls (Numbers 1a, 1b, 1c and 2)
  - brown brick walls with straight parapet and a porch fronting Sydney Road, comprising vertically proportioned openings inset with opaque white panels and arched windows (Number 3)
- foundation stone on the Hunt Street frontage
- emblem of the RSL, the lettering 'COBURG R.S.L CLUB', and three plaques beneath on the Sydney Road frontage
- garden setting in the Sydney Road setback, comprising lawn; a straight, coloured concrete path; and memorials (two monuments and one Aleppo Pine, Numbers 4–6).

Internally, original interior finishes and furniture including the original bar fixture, billiard tables and scoreboards are retained. While these elements contribute to the club's ongoing function and use, their significance is largely tied to general amenity rather than the building's heritage value.

The building appears highly intact to its c1970s state as viewed from Sydney Road. The Hunt Street elevation displays some changes including the addition of an upper level. Recent memorials in the front garden evidence the ongoing importance of the hall in the community. Overall, the place has high integrity.

Images

Figure 5. Façade of the Coburg RSL building on Hunt Street. (Source: GML Heritage, 2024)

Figure 6. Foundation stone of the Coburg RSL building on Hunt Street. (Source: GML Heritage, 2024)

Images

Figure 7. RSL signs on Hunt Street. (Source: GML Heritage, 2024)

Figure 8. The Coburg RSL War Memorial. (Source: GML Heritage, 2024)

Figure 9. Lone Pine and the Long Tan cross in the front garden. (Source: GML Heritage, 2024)

Figure 10. RSL sign near the Sydney Road boundary. (Source: GML Heritage, 2024)

Figure 11. Panelled bar fixture (c1960s) on the ground level. (Source: GML Heritage, 2025)

Figure 12. Stairwell with a glazed wall, originally an external wall that became enclosed in the 1960s. (Source: GML Heritage, 2025)

Comparative analysis

Memorial halls and Returned and Services League (RSL)

The Coburg Sub-Branch R.S.S.A.I.L.A. Memorial Hall was built in 1955 to house a memorial hall and RSL clubrooms.

Founded in Brisbane in 1916, the RSL is a national organisation to support 'returned men' on their return to civilian life after serving in the Great War (McKernan 1998). The first Victorian RSL headquarters was established in Melbourne. Sub-Branches of the RSL were established in towns and suburbs and these were often provided with clubrooms, generally funded largely by the respective local councils. RSL established sub-branches following World War II in newer suburbs in the 1950s, and clubrooms were also expanded at this time.

Memorial halls were built in many localities across Victoria following the World War I. Some soldiers memorial halls were built for the RSL, and incorporated RSL clubrooms, as per the Coburg and Brunswick examples. Memorial halls were typically designed as standard public halls, with a large central room suitable for social events and dancing and a rear service wing. Honour boards, memorabilia and war trophies were frequently displayed in these buildings. The floor of the function room was generally hardwood and probably would have been sprung for dancing. There was some incentive after the World War I to designate new public halls as a 'soldiers memorial hall' as the government provided funding for new public buildings that used the name 'memorial'. Churches, schools and other bodies also erected memorial halls to honour the members of their communities who had died at war. Following World War II, government funding for public buildings, including halls, was made available to local councils. Again, the condition was that the word 'Memorial' was part of the name of the place. Many municipalities in Victoria applied for funding to build memorial halls in the postwar period, while others developed other public facilities as local memorials, such as swimming pools and hospitals.

The Shaw Memorial Hall (demolished) in East Brunswick is an example of an early memorial hall in the City of Merri-bek that was not built to commemorate military servicepeople. It was constructed in 1914 by the charity organisation Melbourne City Mission (*Argus*, 24 June 1914:16).

In the City of Merri-bek, two other RSL buildings exist:

- Former Soldiers' Memorial Hall and RSL Clubrooms (former Pontian Community Centre) at 345 Victoria Street, Brunswick (assessed as individually significant as part of this study), was built in 1938 and extended in 1948. The Brunswick Sub-Branch disbanded in 1992. During World War I, 3575 Brunswick residents enlisted and 510 lost their lives and in Coburg, 700 enlisted and 162 lost their lives. The Brunswick and Coburg were two sub-branches of the RSL that were formed in the interwar period. The Brunswick building's design was influenced by the Moderne style, reflecting its earlier construction date than the Coburg RSL. Like the subject building, the Brunswick RSL Club comprises a memorial hall as well as clubrooms. The comparative sizes of the RSL memorial halls and clubrooms in Brunswick (with single storey) and Coburg (subject building, with two storeys) reflects the difference in the extent of activity associated with the local RSL clubs and their continuing relevance.
- Glenroy RSL at 186 Glenroy Road, Glenroy, was one of the sub-branches established following World War II in newer suburbs in the 1950s. The Glenroy RSL was conceived in 1951, with the clubrooms constructed in 1956. Opened in 1956, the Glenroy RSL building has since been expanded and appears as a late twentieth-century club premises when viewed from the street.

Opened in 1956, the subject Coburg RSL club building compares to the above examples in terms of their historical background and the roles they played in their respective communities. However, they are distinguished by their periods of construction and architectural styles. Brunswick RSL's design was

influenced by the Moderne style, reflecting its earlier construction, whereas Coburg RSL has a larger, two-storey structure, signifying its postwar expansion and a higher level of activity and engagement at Coburg RSL in later years. Similarly, the Glenroy RSL's later additions provide limited comparison with the subject place in terms of the architecture.

HO-listed postwar RSL buildings and public halls

Postwar RSL memorial halls are under-represented in the HO across Victoria. Outside of the City of Merri-bek, the following postwar RSLs and memorial halls are listed on the local Heritage Overlay (HO) of other Victorian municipal planning schemes as individually significant places:

- **Wonthaggi RSL Club at 60 Graham Street, Wonthaggi (Bass Coast HO154)**, is a single-storey 1950s brick building.
- **Sebastopol RSL Memorial Hall at 10 Birdwood Avenue, Sebastopol (Ballarat HO211)**, comprises a building constructed in 1949–55, with a two-storey red-brick extension built 1957–60.

Compared to other postwar RSL memorial halls and community halls in Victoria, the Coburg RSL stands out due to its scale and strong community presence, while it shares key architectural and functional characteristics with other HO-listed examples. The Wonthaggi example shares with Coburg RSL a rectilinear form and face brick construction but is smaller in scale and lacks the memorial elements found at the subject site. Coburg RSL's two-storey design and staged construction is more comparable to Sebastopol RSL. In terms of the design, both the Wonthaggi RSL and the Sebastopol RSL have limited ornamentation as per the subject building. The Sebastopol RSL has a façade influenced by the Moderne style, which is typically associated with interwar period architecture, whereas the Coburg RSL's principal facade is influenced by postwar modernism.

In inner metropolitan Melbourne, including in the City of Merri-bek, numerous public halls were constructed during the postwar years in areas that experienced significant suburban development during this period. As a public hall supporting a range of community activities, the subject building is comparable to the following postwar examples:

- **Glenroy Public Hall at 5 Cromwell Street, Glenroy (Merri-bek HO408)** was originally constructed in 1928 and extensively altered and remodelled in 1963–65. It is a cream brick building with a two-storey front portion and a single-storey hall at the rear.
- **Strathmore Community Hall at 40 Loeman Street, Strathmore (Moonee Valley HO442)**, constructed in 1955, is a single-storey hall with bands of clerestory windows.

The subject building, constructed from 1956 to c1970s, shares similarities with the above postwar RSL and community halls. The subject building and the above examples are modest in architectural expression, focusing on practicality rather than refined detailing. All exemplify a rectilinear form, face brick construction (except for the Sebastopol example), and minimalist detailing, hallmarks of postwar architecture influenced by the International style. The main façade facing Sydney Road demonstrates a high level of intactness and integrity, aligning closely with the other HO-listed examples.

Conclusion

The staged construction and latter additions of memorial elements in the front garden of the Coburg RSL collectively reflect the enduring and active role of the club within the local community. It is distinguished from the other RSL buildings in the municipality, by its enduring and active association with the Coburg Sub-Branch, which is the longest continuously operating club in Melbourne, formed in 1918, and, when compared to the Glenroy RSL, by its high level of intactness and integrity.

With its longstanding use and high level of integrity, the subject building compares favourably with the other HO-listed postwar RSL buildings and public halls. It displays a similar high level of intactness and integrity and a simple, utilitarian design that was influenced by postwar modernism.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	√
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

References

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Extent Heritage 2020, 'City of Moreland Thematic History', prepared for the City of Moreland.

McKernan, M 1998, 'Returned and Services League' in Graeme Davison et al (eds), *Oxford Companion to Australian History*, Oxford University Press, Melbourne, pp 556–57.

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Public Record Office Victoria (PROV), Public Building file, Coburg RSL, VPRS 7882/P0001, 10667.

Public Record Office Victoria (PROV), War Service Memorial Hall, City of Coburg, VPRS 11387, P0002.

Victorian Places 2015, 'Coburg and Coburg City', https://www.victorianplaces.com.au/coburg-and-coburg-city, accessed online 18 February 2025.

Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as an individually significant place.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	Yes—Lone Pine (Aleppo Pine, *Pinus halepensis*)
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Appendix E—Citations for rejected individual places

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	
Address	23–25A Leslie Street and 8–10A Russell Street, Brunswick
Image	 23–25A Leslie Street 8–10A Russell Street
PS ref No	N/A
Development date	1917, c1936, 1950s–60s
Item Group	Manufacturing and Processing—Ice works
Architectural Style	Interwar period (c1919–c1940)
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

N/A

Statement of significance

N/A

History	
Thematic history key theme	Theme 8 Building Merri-bek's Industries and Workforce Theme 10 Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	8.3 Expansion into Manufacturing 10.7 Arts and Culture: Other Cultural Pursuits

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas.

Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Place history

The subject site at 23–25A Leslie Street and 8–10A Russell Street, Brunswick, is part of Crown Portion 108, Parish of Jika Jika, County of Bourke.

Leslie Street and Prentice Street were formed by the early 1870s, primarily as a residential area with timber cottages built for workers for nearby potteries. In 1905, the Melbourne and Metropolitan Board of Works (MMBW) survey shows that the area was bordered by the railway line to the east, Cornwalls and William Perry's potteries on Albert Street to the south, Federal Pottery to the west, and Victoria Street to the north. At that time, neither side of Russell Street had been developed, nor had the road

itself been constructed (MMBW detail plan no 1895, 1905; no 1896, 1905). Up until the interwar period, this area retained its predominantly residential character. Various industrial businesses began to appear in this area from the 1910s onwards (S&Mc 1910, 1915 and 1930).

Brunswick Ice and Cold Storage Co

The subject complex was one of the industrial sites established during the industrial expansion in Brunswick in the early twentieth century after the introduction of electricity from May 1914, and remains somewhat legible as a former industrial complex.

In 1916, John Robert Shingler and Thomas Garron of Brunswick Ice and Cold Storage Co Pty Ltd purchased four allotments (lots 13 to 16) on Plan of Subdivision No. 2277 with an overall frontage of 67 feet to Russell Street, establishing an ice works and storage by 1917 (S&Mc 1918). At this time, five ratepayers were listed in the postal directory on the north side of Russell Street between the ice works and Federal Pottery, while the south side was still unbuilt (S&Mc 1918). By 1920, the ice works became known as 1 Russell Street, and three houses then extant to the west were numbered 3, 5 and 7 respectively (S&Mc 1920).

In 1923, John Shingler became the sole owner of the company, with the land transferred to him. In 1928, John Shingler's properties were transferred to Brunswick Ice and Cold Storage Co (CT V3986 F844; V4736 F067). The business expanded steadily over the interwar period, and Shingler proceeded to buy properties in Russell Street and Leslie Street (Barnes 1987:47).

By the late 1920s, two of three weatherboard cottages in Russell Street were owned by the Brunswick Ice and Cold Storage Co, housing the company's office and storage. The company became known as 1–3 Russell Street by this time (S&Mc 1928; *Age* 6 March 1935:12). A 1931 aerial photograph shows the company and three cottages to the west (Figure 1). In 1935, a fire broke from the company's office, damaging part of the factory and all three cottages in Russell Street. The two houses owned by the company was severely damaged (*Herald* 5 March 1935:5; *Age* 6 March 1935:12).

After the fire, c1936, major building works were undertaken at the Brunswick Ice and Cold Storage Co. The two cottages damaged by fire were replaced and the corner of Russell Street and Leslie Street had also been developed with a substantial saw-toothed factory building (Figure 2) (McKenzie-Murray 2015; CT V4736 F067; Melbourne 1945).

It is possible that the extant substation located at the corner of Russell Street and Leslie Street was built around this time. The substation was extended upwards in 1938. It is part of HO600 Brunswick Electricity Supply Substations Serial Listing (Hermes No 206422).

The single-storey addition fronting Leslie Street was likely completed by 1956 (Figure 3). By 1962, the last house in Russell Street (number 7) was replaced by an extension to the company (Figure 4).

The introduction of home refrigeration reduced the demand for the industry; however, the Brunswick Ice and Cold Storage Co continued into the mid-1970s. By 1970, another workshop for the company was built at 13–19 Leslie Street replacing three houses (S&Mc 1970).

Shingler died in 1971, and the company closed c1975.

Figure 1. Aerial view from 1931, showing the Brunswick Ice and Cold Storage Co and three houses to the west. (Source: Central Plan Office 'Maldon Prison 1931' © State of Victoria via LANDATA)

Figure 2. Aerial view from 1945, showing the extensions to the west and east. (Source: Central Plan Office 'Melbourne and Metropolitan Area Project' © State of Victoria via LANDATA)

Figure 3. Aerial view from 1956, with a single-storey addition to the north completed by this time. (Source: Central Plan Office 'Melbourne Outer Suburbs Project' © State of Victoria via LANDATA)

Figure 4. Aerial view from 1962, showing the Brunswick Ice and Cold Storage Co in its full extent. (Source: Central Plan Office 'Melbourne-Geelong Project' © State of Victoria via LANDATA)

Dane Centre (now Wick Studios)

In 1979, Contab Pty Ltd purchased the former Brunswick Ice and Cold Storage Co premises and converted it into a recording studio and rehearsal centre. The cooling chambers' insulated floors, ceiling and walls for refrigeration also suited the rehearsal and recording of music. The company built 11 rehearsal studios, two recording studios and offices including a sales office (McKenzie-Murray 2015).

An aerial photograph from 1984 confirms the building at today's 8 Russell Street had been demolished by this time. The saw-toothed roof at 23–25A Leslie Street was replaced with a gabled roof, and the

roof of the single-storey addition was also reclad. It is likely that the Leslie Street building was rendered, and flush eaves were added. The extant Greek Revival-style details were likely added around this time.

Dane Centre opened in 1980. Over the next decades, various artists occupied the spaces including several prominent artists and bands in the international and Australian music industry, among them Billy Thorpe, Gerry and the Pacemakers, John Farnham, Hall & Oates and INXS (McKenzie-Murray 2015). At one point, over 90 bands rehearsed or visited the building every week. There was a showroom, which was open seven days a week, and the phonelines were manned 16 hours per day ('Dane Centre Brunswick' 1993).

In the 1990s, various musical performances and events were held at the 'Dane Centre Auditorium' within the building, including as part of the Brunswick Music Festival and the Fringe Festival. Various local and touring international artists, including Bored! (Australia), Guttersnipe (UK) and KK Null (Japan) performed there. Lessons and social meet-ups were also held in the building (*Age*, 3 April 1992:34; 28 August 1998:46; 18 September 1998:49).

In 2008, the recording and rehearsing studio was sold, and still operates as Wick Studios from 23–25A Leslie Street. The Russell Street premises (today known as 8–10A Russell Street) was sold separately and now houses a brewery. A shared artist studio, 'Studio 23A' was also housed in the building from c2013 to 2019.

Figure 5. Aerial view from 1984. Note the saw-toothed roof of the Leslie Street building was replaced with gabled roof, and 8 Russell Street was demolished. (Source: Historical Aerial Photography, 'CADC2722 frame 449', © Australian Government via Geoscience Australia)

Description and integrity

The former Brunswick Ice and Cold Storage Co buildings occupy the north and south sides of Russell Street, off Leslie Street, Brunswick. The subject site includes **buildings 1 to 6 and 9** in the figure below.

Buildings 7 and 8 do not form part of this assessment, because:

- the substation at 2 Russell Street is part of HO600 Brunswick Electricity Supply Substations Serial Listing (Hermes No. 206422).

- the former workshop at 13–19 Leslie Street is a recent addition to the former Brunswick Ice and Cold Storage Co complex, and was occupied by the company for less than 10 years.

Number on figure	Description	Development period
1	Part of 23–25A Leslie Street	c1936
2	8A Russell Street	c1936, since partially demolished
3	10 Russell Street	c1936, extended by 1956
4	Part of 23–25A Leslie Street	Likely between 1945 and 1956
5	Part of 23–25A Leslie Street	Between 1945 and 1956
6	10A Russell Street	Between 1953 and 1962
7	Substation, 2 Russell Street (not part of this assessment)	Extended 1938
8	Former workshop, 13–19 Leslie Street (not part of this assessment)	Between 1965 and 1970
9	8 Russell Street (substantially demolished)	Pre-1945, substantially demolished by 1984

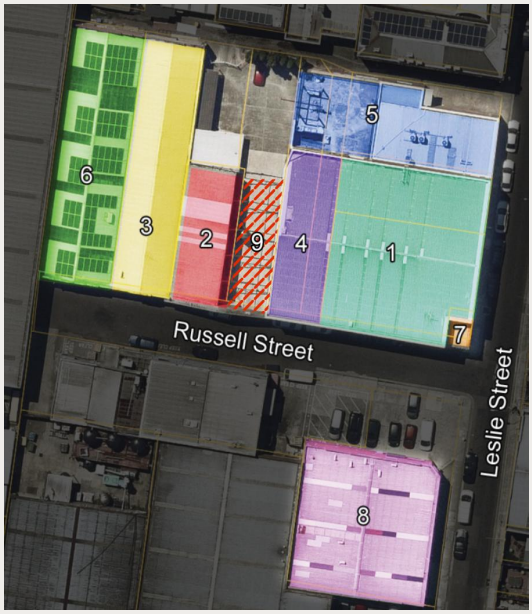

Figure 6. Aerial view of the former Brunswick Ice and Cold Storage Co complex. (Source: Nearmap, with GML overlay)

The former Brunswick Ice and Cold Storage Co complex appears to have been constructed in several different stages. In its current form, the complex has its formal frontage to Leslie Street, although it was known as 1–3 Russell Street for most of its operation as the cold store from 1917 to c1975. Built in

stages, the complex retains layered evidence of its evolution over time, . An unnamed bluestone laneway runs the length of the northern boundary of 23–25A Leslie Street and 8–10A Russell Street.

The building today known as 23–25A Leslie Street comprises elements largely built in three stages. From Leslie Street, the building appears as a two-storey former industrial building. The c1936 frontage to Leslie Street is highly utilitarian, without ornamentation other than a stepped parapet. It appears stripped or over-rendered. The two-storey portion of the Leslie Street elevation features a stepped parapet, with straight parapets elsewhere, all with flush eaves. The upper level has three rectangular windows openings with brick sills. The lower-level window openings and the doorway appear non-original and/or altered. The single-storey addition (Building 5) does not have windows to Leslie Street nor to the rear laneway. There are roller window and sashed windows to the rear of Building 5. The aerial photographic records suggest that the rear portion of Building 5 was at least double storey. It was reduced in height after 1962, now forming a single-storey annex to Building 1.

8 to 10A Russell Street (Buildings 9, 2, 3 and 6), also comprising buildings developed in various stages, appears as a single industrial complex. The southern façades of all buildings in the complex currently have Greek Revival-style applied ornamentation (not original, likely 1980s).

The buildings are of red brick, and the Greek Revival detailing is applied in a combination of plaster, stone and cement render. The roofs of each building within the complex differ. Building 2 and Building 6 have a low pitched gable roof, and Building 2 has a parapeted metal clad skillion roof. Metal trusses attached to the adjacent buildings are all that remain at Building 9, which appears to have been a brick and concrete structure.

The Russell Street frontage has no windows yet displays strong symmetry and a pediment atop an entablature characteristic of the Greek Revival style. Post-2009, narrow vertical glass block windows were installed in the eastern wall of Building 2, several trees were removed from the internal courtyards, and a ramp was added to allow accessible entry to Building 3. The western end of the Russell Street frontage has a large opening into a concrete carport, this leads into the partially demolished Building 9. Proceeding east, two large metal roller doors are present and then in the westerly end of the Russell Street frontage are two entry doors set back into the façade. Historic street level photographs indicate that pre-2009 the pediment displayed a seven-pointed star, which has been removed. In the same period, winged casts were removed from the top of the parapets of Building 3 and Building 6.

The structures at 23–25A Leslie Street (comprising buildings 1, 4 and 5) remain largely legible as an interwar industrial building.

There have been substantial changes over time, including the full reconstruction of the roof and addition of flush eaves, modifications to the external finish (likely over-rendered or stripped of detailing), changes to the fenestration on the Leslie Street and Russell Street elevations, as well as the likely reduction of height of Building 5. In its current form, it is difficult to determine how much fabric from the original ice works and later Dane recording studio has been retained overall.

The structures at 8 to 10A Russell Street (comprising buildings 9, 2, 3 and 6) are also somewhat legible as a row of interwar/postwar industrial building, although the later addition of Greek Revival-style detailing reduces the place's legibility as an early factory. It is also likely that some original detailing has been over-rendered or stripped, at 10 and 10A Russell Street. Removal of decorative detailing before 2009 makes it difficult to discern the ages of different elements, further reducing the integrity of the place.

While the post-1980 use as a rehearsal and recording studio is also an important layer of the history of this site for how it reflects a historical pattern of development of importance to Merri-bek, this use is not readily appreciated from the extant structures due to recent interventions.

While the complex comprises many layers of construction, evidencing its development in stages, and such changes would be expected of a utilitarian factory building, overall, the place has low integrity.

Images

Figure 7. View of Building 1, from Leslie Street. The external finish and ground-level fenestration appear to have been altered in the late twentieth century. (Source: GML Heritage, 2024)

Figure 8. 8 (right, Building 9) and 8A Russell Street (left, Building 2), displaying the Greek Revival-style detailing. A seven-pointed star was removed from the pediment after 2009. Note the metal roof trusses at No. 8. (Source: GML Heritage, 2024)

Figure 9. The easterly wall of Building 2, showcasing changing brick bond, recently installed glass block windows and access ramp. (Source: GML Heritage, 2024)

Figure 10. Nos 10 (right, Building 3) and 10A (left, Building 6) Russell Street, which appear altered. Note the Greek Revival-style addition over the doorway. (Source: GML Heritage, 2024)

Comparative analysis

Interwar industrial buildings

In the City of Merri-bek, factories played a vital role in Brunswick's economic development and were often situated near railway stations and transport networks for transport of goods, and convenience for

employees. From the late nineteenth century and twentieth century, Brunswick's growth depended on the improvements of transportation and local industrial expansion. Following the brickmaking and quarrying, Brunswick saw diversification of industries in the early twentieth century, ranging from timber yards, grain stores, textile production, rope and twine making, confectionary, brewing to electrical/ white goods (Extent 2020:118). In addition to larger-cale industries, smaller, niche enterprises also existed, including those that provided more luxury goods and products for the local community (Extent 2020:118).

After the introduction of electricity from May 1914, Merri-bek's manufacturing sector continued to grow during the interwar period and peaked in the 1950s and 1960s, with industrial expansion sometimes replacing earlier residential, commercial, or industrial sites. Infill development in vacant land also continued to prevail.

The subject site comprises a former industrial complex developed in stages from 1917, which was one of the industrial sites established during the industrial expansion in Brunswick in the early twentieth century. As a former industrial site constructed in stages, the subject complex is comparable to the following factories and factory complexes included in the Merri-bek Schedule to the Heritage Overlay (HO):

- **Yorkshire Textile Mills (former) at 2–4 Inverness Street, Brunswick East (HO514)**, is a factory constructed in stages between 1913–1926 and is of local historical, architectural and aesthetic significance as an example of a textile manufacturer operating in Brunswick during the interwar period. From 1918 it was the location of the Yorkshire Textile Mills, a supplier to the clothing manufacturing industry. It is an example of an interwar industrial building representing the manufacturing industry in the City of Merri-bek. It has a distinctive façade of red brick with clinker brick contrasting banding, steel-framed windows and doors.
- **Buffalo House at 3–5 Union Street, Brunswick (HO389)**, is a double-storey Moderne-style brick factory built c1942, with a concealed gambrel roof, rows of multi-paned steel-framed windows and a distinctive entrance bay to one side incorporating projecting piers, a castellated parapet and a vertical strip window. It is of historical and aesthetic significance.
- **The Charles Steel & Co Printing Factory (former) at 9–27 Michael Street, Brunswick (HO386)**, is a large two-storey red brick factory complex in the Streamlined Moderne style. The horizontally banded façade with a vertically articulated entry porch is a fine and intact example of the Streamlined Moderne style applied to a large industrial building. It is of local architectural and aesthetic significance.

As a former industrial complex, the subject complex presents generally with a greater level of change than other HO-listed factories and factory complexes. Its staged development and gradual expansion into the entire block bound by Rusell Street, Leslie Street and laneway evidence that the business would have played an important role in providing services to distributors and retailers who required cool storage. However, changes such as those to the external finishes and fenestration, as well as additional decorative elements, also make it difficult for the industrial history of the place to be appreciated.

Repurposed industrial buildings

Economic shifts in the late twentieth century led to the decline of local manufacturing, reflecting broader trends of deindustrialisation and economic restructuring in Melbourne's inner and middle suburbs.

By the 1980s, Merri-bek's industrial sector was in decline, with the proportion of the population employed in manufacturing in Brunswick and surrounding suburbs falling from 23% in 1986 to just 3.8% by 2016 (.id 2018:8).

In recent years, many former industrial buildings, with their large floor spans and open space, have been repurposed for the arts and creative industries. Many disused or abandoned factories and warehouses across Merri-bek were converted into arts studios, galleries, and performance spaces, either as permanent or temporary/ pop-up ventures (Extent 2020:164).

In terms of its adaptive reuse of a former industrial building, the subject complex compares to the following buildings in Merri-bek:

- **221 Nicholson Street, Brunswick East (assessed as part of this study)**, a former postwar factory that now houses Triple R radio station. It has been prominent within the local music scene, in Merri-bek and beyond. The building stands as a notable example of a community radio station operating from a former industrial space.
- **2–6 Ballarat Street, Brunswick (HO385)**, a former postwar clothing factory that housed the Fishbowl Studio, a coworking art space, which permanently closed post-2000.

For its use as a rehearsal and recording studio for over 40 years, the complex is also comparable with the following broadcasting spaces outside Merri-bek.

- **3CR Community Radio (3CR)**, which was originally established by a federation of more than 60 groups and began broadcasting from a warehouse in Armadale in 1976. The radio station relocated to Cromwell Street, Collingwood, in 1977, before establishing its permanent home at 21 Smith Street, Fitzroy, in 1983 (AQuA and DELWP 2021:24). 21 Smith Street is a pair of Victorian period shops and residences. The two buildings were joined internally.
- **Progressive Broadcasting Service (PBS),** which was established in 1976 with the mission to support under-represented music in Melbourne. After obtaining a broadcasting licence in October 1978, PBS began regular broadcasting in December 1979 from a studio at the Prince of Wales Hotel in St Kilda, before establishing a studio at Fitzroy Street, St Kilda, in 1984. In 2001, PBS relocated to Easey Street, Collingwood, and in 2021 relocated to its current studios in the Collingwood Arts Precinct, which is a converted former technical school (PBS 2019).

As an active rehearsal and recording studio, the subject complex compares with other earlier buildings converted into broadcasting or creative spaces. Since the 1980s, Brunswick has been significantly involved in Melbourne's music scene. With its working-class roots, multicultural influences and progressive politics, it became one of the creative hubs in the inner-metropolitan area. However, with the post-2009 changes and lack of readily legible fabric that ties the place with this later use, the subject complex has limited capacity to demonstrate this important layer of its history.

Conclusion

While the complex is of historical importance to the City of Merri-bek for both its former use as ice works and cool storage and as a rehearsal and recording studio, its inclusion in the Heritage Overlay is not warranted at this stage, due to its relatively low intactness and integrity.

It is recommended that other ways of recognising the history and layered uses of the place, such as through interpretation or oral history, be explored.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	N/A
Criterion B	N/A

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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Recommended management

- **Not** recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme.

Planning scheme controls	
External paint controls	N/A
Internal alteration controls	N/A
Tree controls	N/A
Solar energy system controls	N/A
Outbuildings or fences not exempt	N/A
Included on the Victorian Heritage Register	N/A
Prohibited uses permitted	N/A
Aboriginal heritage place	N/A
Incorporated Plan	N/A

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Former furrier's workshop (T E Rose & Son Pty Ltd), part of 20–22 Peveril Street, Brunswick	
Address	Part of 20–22 Peveril Street, Brunswick
Image	
PS ref No	N/A
Development date	c1930s
Item Group	Manufacturing and Processing (Factory / Plant)
Architectural Style	Interwar period (c1919–c1940)
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

N/A

Statement of significance

N/A

History	
Thematic history key theme	Theme 8: Building Moreland's Industries and Workforce
Thematic history key sub-theme	8.3 Expansion into Manufacturing 8.4 Textile Manufacturing

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom.

Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Moreland

The small locality of Moreland is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years.

Moreland is centred around Moreland Road at its intersection with Sydney Road, extending into Brunswick to the south and Coburg to the north. The name Moreland came from the name of a large estate in the area, occupying Crown portions 126 and 133 and comprising over 600 acres. Scottish-born land speculator Dr Farquhar McCrae, who purchased the land in 1839, named this estate after a plantation in Moreland, Jamaica, owned by McCrae's grandfather Alexander McCrae in the 1700s and associated with the slave trade in Jamaica. Alexander McCrae had participated in the early land privatisation of Jamaica that swept the indigenous occupants in less than two years (Lesh 2022).

After the death of Farquhar McCrae in 1850, Crown portion 126 was subdivided and advertised for sale in 1858 as the Moreland Estate. This land was further subdivided for residential development in the early 1880s, just before the opening of Moreland Road railway station in September 1884.

The population of northern Brunswick and southern Coburg began to grow following two major subdivisions of two agricultural properties on the east side of Sydney Road. Blair's Paddock, to the northeast of Sydney Road and Moreland Road, was subdivided into 97 allotments with frontages to Sydney Road, Moreland Road, Moores Road, Blair Street, De Carle Street and Barrow Street in 1882 (Argus, 14 Dec 1882:2).

Opposite Blair's Paddock, Lilburne's Paddock was subdivided into 196 building sites and offered for sale in 1883. The allotments had frontages to Sydney Road, Moreland Road, Holmes Street, Mitchell Street, Davies Street and Donald Street (Age, 22 Sept 1883:2).

The new residential area known as Moreland straddled two local government areas — the former City of Brunswick to the south of Moreland Road and the former City of Coburg to the north. The area was a node of activity and centre of population due to its proximity to the railway station and to the intersection of Moreland Road and Sydney Road. The locality gave its name to the Moreland Hotel, the Moreland Baptist Church (c.1900), and Moreland State School (1887). The City of Moreland, formed by the 1994 amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows, was renamed Merri-bek in 2022, in acknowledgement of the direct association between the name 'Moreland' and slavery and dispossession.

Place history

The subject building with an interwar frontage is part of a larger industrial site at 20–22 Peveril Street, Brunswick (Parcel CP167079), which comprises individual allotments formerly known as 17 and 19 Cozens Street, and 20 and 22 Peveril Street (lots 28, 29, 44 and 45 of Subdivision No 582). The site of interest is 22 Peveril Street, at the corner of Peveril Street, and the bluestone-paved laneway to the west.

22 Peveril Street, Brunswick, occupies part of Crown Portion 126, Parish of Jika Jika, County of Bourke.

Located between the Brunswick Tram Depot and Sydney Road, Peveril Street and nearby Cameron Street and Cozens Street (formerly known as Davies Street) were developed with houses following the speculative sales of the 1880s land boom. The north side of Peveril Street was fully residential in character until after the turn of the twentieth century. An earlier house with a verandah existed on this site by 1908 (MMBW Detail Plan no 1918, 1908).

Thomas Edward Rose, furrier, occupied the house at 22 Peveril Street from the early 1910s (S&Mc 1910, 1915). T E Rose & Sons Pty Ltd specialised in furs, including dressing and dyeing.

In 1922, according to The *Brunswick and Coburg Leader* Rose built a brick furrier's factory in Peveril Street (*Brunswick and Coburg Leader,* 22 July 1922:3).

An aerial photograph from 1945 shows Rose's premises comprised a Victorian-era house with M-profile hipped roof, a low-pitched hipped roof front addition to the house, and industrial structures to the rear of the house.

Figure 1. Aerial view of the site at 22 Peveril Street (extent outlined in red) in 1945, comprising a Victorian house, front addition and rear industrial structures. (Source: Central Plan Office 1945, 'MELBOURNE AND METROPOLITAN AREA PROJECT' © State of Victoria via Landata, with GML overlay)

It is likely that the 1922 factory was located at the rear of the house, as the Certificate of Title issued in 1923 shows the earlier allotment of 22 Peveril Street was slightly extended northwards (to the rear).

Stylistically, the front addition to the house, which incorporates clinker bricks with recessed banding, suggests a likely build date from the 1930s. It was possible this addition was added around 1935 when the property held by T E Rose and his wife Dora Constance was transferred to T E Rose & Sons Pty Ltd, with a new mortgage taken up (CT:V4690 F806).

T E Rose died in 1953, and the factory was occupied by G & A Rose, modellers, from c1955 to c1965 (S&Mc 1955, 1960, 1965; CT:V4690 F806).

The property changed hands a number of times within the family until it was sold in 1966. From 1966 until recently, the building was occupied by clothing and textile manufacturers, including Delfion Underwear Manufacturers and Snugglerite Industries, home furnishing and silk manufacturers.

In 1985, the site formerly known as 22 Peveril Street was amalgamated with 20 Peveril Street, and 17 and 19 Cozens Street. 7 Cameron Street has also since been merged with this land to create one title (CT:V9864 F130; VicPlan).

A 1986 aerial photograph shows the premises with roof forms similar to that evident in the 1945 photograph. Since then the rear buildings beyond the extant interwar brick façade, including the original Victorian-era house, have been demolished and rebuilt as a single building under a skillion roof form. This arrangement remains extant today.

The subject interwar brick building is currently vacant.

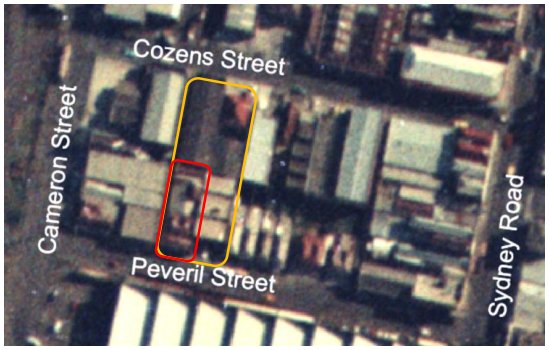

Figure 2. Aerial view of the site at 22 Peveril Street (extent outlined in red) in 1986. The yellow outline indicates the approximate boundary of 20–22 Peveril Street (Parcel CP167079) after the 1985 amalgamation. (Source: Geoscience Australia, with GML overlay)

Description and integrity

The former interwar factory is part of 20–22 Peveril Street, Brunswick (Parcel CP167079), comprising industrial buildings developed from the 1930s to post-1986. The overall allotment at 20–22 Peverill Street extends north to Cozens Street.

Number on figure	Description	Development period
1	22 Peveril Street (front)	c1930s
2	20 Peveril Street	c1960s
3	17–19 Cozens Street	c1970s
3	22 Peveril Street (rear)	Post-1986

Aerial view of 20–22 Peveril Street, Brunswick. (Source: Nearmap, with GML overlay)

The building of interest is a single-storey brick factory (Building 1, formerly known as 22 Peveril Street), constructed in the 1930s as an extension to a Victorian-era house, in an Interwar Moderne style. Positioned on an allotment that runs north to south, the subject building is at the northeast corner of Peveril Street and a bluestone-paved laneway.

The design of the subject building at 22 Peveril Street exhibits restrained characteristics of the interwar Moderne style. Constructed of clinked bricks, a flat parapet conceals the building's skillion roof, which was replaced after 1986 to extend over a large rear addition. Interest is provided to the sheer brick wall of the street-facing façade by way of recessed horizontal bands of plain red brickwork, giving the building a horizontal emphasis. The bands running across the upper portion of the façade turn at right angles above the doorway and terminate above the entry door to form an Art Deco-style pattern. The slightly off-centre entry door is flanked by two narrow slit steel-framed windows with bullnosed brick sills. Two steps constructed in bullnosed bricks lead to the entrance door, which comprises a solid double-leaf arrangement. Windows to the left of the entry comprise a steel-framed arrangement of six panels with bullnose brick sill. To the right of the doorway is an opening with a metal roller door. Terracotta vents are distributed along the façade at low and intermediate levels.

The original portion of this structure appears to be approximately 6 metres in depth; the side walls continue the brick bond pattern in a plain red brick. On the eastern side wall only, two courses of clinker brick wrap at a high level, providing a band of colour that continues from the façade. After about 6 metres, the post-1986 extension is in a plain brown brick, which connects with the c1970s cream brick building fronting Cozens Street.

Other structures at 20–22 Peveril Street (Parcel CP167079) are as follows:

- The eastern portion of the Peveril Street frontage (Building 2, formerly 20 Peveril Street) is a relatively modest extension from the c1960s. This building is a single-storey red brick structure with a sawtooth roof and steel framed windows with brick sills. Two brick and concrete landings with steps are positioned at the left and right.
- The Cozens Street frontage (Building 3, formerly 17–19 Cozens Street) is likely a 1970s construction, and comprises a façade in orange brick. The main façade fronts the boundary and comprises a stepped height structure with a ribbed metal TRIMDEK cladding over a tall parapet. There is a high ratio of openings to brickwork, comprising two roller doors and a tall entrance that extends to the full height of the brickwork. Other detailing includes a decorative band at mid-height of hit and miss brick bonding.

The 1930s section of the Peveril Street façade is highly intact and displays a good level of integrity with original fabric and minimal interventions. Some of the obscure glass in the slot windows has been replaced or is cracked, the entry doors appear non-original and the square window panes have been replaced with wire-mesh panels. Graffiti to the external walls of the building diminishes its legibility and impacts on the aesthetic appeal of the building, although not its integrity. This is a reversible change. Beyond approximately 6 metres of depth, the building appears to have been completely rebuilt after 1986 in brown brick.

Changes would be expected of a utilitarian factory building, and the group of the factory buildings remain legible as a complex of interwar and postwar industrial buildings that demonstrate their phases of construction in the use of differing brick types and level of detailing. The buildings retain their original unpainted brickwork, original metal framed windows throughout, and the skillion, low-pitched or sawtooth roofs concealed by a parapet. As a group of industrial buildings, the group displays a good level of integrity.

Images

Figure 3. Western portion of Peveril Street frontage showing horizontal banding patterns in brickwork. (Source: GML Heritage, 2024)

Figure 4. Close-up view of brickwork banding. (Source: GML Heritage, 2024)

Figure 5. Doorway and bullnose brick steps. (Source: GML Heritage, 2024)

Figure 6. Side elevation showing continuation of brickwork pattern and junction with eastern portion of Peveril Street frontage. (Source: GML Heritage, 2024)

Comparative analysis

Interwar industrial buildings

In the City of Merri-bek, factories played a vital role in Brunswick's economic development and were often situated near railway stations and main roads to enable the easy transportation of goods. From the late nineteenth century and twentieth century, Brunswick's growth depended on the improvements to transportation and the expansion of local industry. Following the development of brickmaking and quarrying, Brunswick saw the diversification of other industries in the early twentieth century, including timber yards, grain stores, textile production, rope and twine making, confectionary, brewing and electrical/ white goods (Extent 2020:118). In addition to larger-scale industries, smaller, niche enterprises also emerged, including those that provided more luxury goods and products for the local community (Extent 2020:118).

Although textile factories existed in Brunswick from the late 1800s, the industry flourished from the late 1920s as modern factories emerged. This growth was also encouraged at this time due to the introduction of new tariffs that sought to protect manufacturing sector in Victoria. The availability of electricity in Brunswick from May 1914 also greatly benefitted local factories. These new manufacturing facilities employed both men and women and introduced staff benefits such as canteens, health clinics, and social activities (Extent 2020:118). Textile, garment, and footwear manufacturing became dominant industries in the City of Merri-bek, with approximately 63 different textile manufacturers operating in Brunswick in the interwar period. Merri-bek's manufacturing sector peaked in the 1950s and 1960s, with industrial expansion sometimes replacing earlier residential, commercial, or industrial sites. Infill development in vacant land also continued to prevail.

The factory buildings at 20–22 Peveril Street are close to the Moreland Railway Station and located directly opposite the Brunswick Tram Depot.

Interwar factories or factory complexes included in the HO of the Merri-bek Planning Scheme include:

- **Yorkshire Textile Mills (former) at 2-4 Inverness Street, Brunswick East (HO514)**, a factory constructed in stages between 1913–1926. It is an example of a textile manufacturer operating in Brunswick during the interwar period. From 1918 it was the location of the Yorkshire Textile Mills, a supplier to the clothing manufacturing industry. It is an example of an interwar industrial building representing the manufacturing industry in the City of Merri-bek. It has a distinctive façade of red brick with clinker brick contrasting banding, and steel-framed windows and doors, and is notable as the work of architect Alec S Eggleston.
- **Faiman Furriers (former) at 443 Albion Street, Brunswick West (HO518),** a two-storey red brick factory building with a relatively plain façade, built in 1924 for fur dyer and dresser Samual Faiman. It is of representative and aesthetic significance to the City of Merri-bek. The building is demonstrative of the important textile and clothing industry in Brunswick's interwar period; the business operated between 1924 to the early 1950s.
- **The Prestige Hosiery Mill Complex (Former) at 159–165 Donald Street, Brunswick East (HO511)**, a single-storey brick factory built in 1922 in the Interwar Style, with a sawtooth roof. The factory is of local historical, representative and aesthetic significance to the City of Moreland.
- **The FJ Wolfe Cordage Manufacturer Complex at 399–401 Albion Street, Brunswick West (HO261),** a modest, single-storey red brick factory and residence that is of historic significance as one of a few surviving small-scale cordage manufacturers in Brunswick.
- **The former Steel Company of Australia (later Fletcher Jones factory) at 14 Frith Street, Brunswick (HO301)**, a good example of Streamlined Moderne style, with refined use of coloured brick and curved forms on a corner site. It is of local historic and aesthetic significance.
- **Buffalo House at 3–5 Union Street, Brunswick (HO389)**, a double-storey Moderne-style brick factory built c1942, with a concealed gambrel roof, rows of multi-paned steel-framed windows and a distinctive entrance bay to one side incorporating projecting piers, a castellated parapet and a vertical strip window. It is of historical and aesthetic significance.
- **The Charles Steel & Co Printing Factory (former) at 9–27 Michael Street, Brunswick (HO386),** a large two-storey red brick factory complex in the Streamlined Moderne style. The horizontally banded façade with a vertically articulated entry porch is a fine and intact example of the Streamlined Moderne style applied to a large industrial building. It is of local architectural and aesthetic significance.

The former factory at 22 Peveril Street, Brunswick, has historical associations with Brunswick's textile and clothing manufacturing industries. Its use as a furrier compares with other industrial sites such as Yorkshire Textile Mills (HO514), Faiman Furriers (HO518), and the Prestige Hosiery Mill Complex (HO511). These places collectively represent the significance of Brunswick's industrial history. Yorkshire

Textile Mills (HO514) and the FJ Wolfe Cordage Manufacturer Complex (HO261) are comparable in terms of the scale of the operation, although these are earlier establishments.

Architecturally, the subject property reflects influences of the Streamlined Moderne style, similar to the former Steel Company of Australia (HO301), Buffalo House (HO389), and the Charles Steel & Co Printing Factory (HO386). However, these examples are larger, more refined, and better articulated representations of the style. By comparison, the subject factory demonstrates a lower degree of architectural interest.

Recent conversions of the former Steel Company of Australia and Buffalo House to residential use have introduced substantial interventions. Despite these changes, the façades of these places have been retained, maintaining their legibility and ability to demonstrate their important industrial history. These larger sites also retain three-dimensional attributes that contribute to their architectural and historical significance.

Conclusion

With only approximately 6 metres of depth and a restrained use of architectural detailing to its principal façade, the subject 1930s factory building has a limited ability to convey its historical or architectural importance when compared to other HO-listed examples.

22 Peveril Street, Brunswick, has some historic interest as an industrial site with a layered history associated with this part of Brunswick's transformation from a residential area to an industrial area. However, other than the subject building, the earlier structures on the site which evidenced this evolution, including the Victorian-era house, have been demolished. Further, the original site occupied by furriers T E Rose & Sons has been amalgamated with 20 Peveril Street and 17–19 Cozens Street and now includes various buildings dating from the 1960s and 1970s of no architectural merit.

Overall, while the site at 20–22 Peveril Street contributes to understanding the layered industrial history of Brunswick, the individual buildings and the complex as a whole do not meet the threshold for formal heritage protection under the HO.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	N/A
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E	N/A

Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

References

'Aerial view of the site at 22 Peveril Street' 1986, photograph, Geoscience Australia, accessed online 18 February 2025.

'Jika Jika, County of Bourke' 1902, State Library Victoria (SLV) Map Collection MAPMF 820, accessed online 18 February 2025.

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Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

VicPlan, as cited.

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Vines, G & Churchward, M. S 1992. *Northern suburbs factory study / Gary Vines and Matthew* Churchward, Living Museum of the West, Melbourne.

Recommended management

- **Not** recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme.

Planning scheme controls	
External paint controls	N/A
Internal alteration controls	N/A
Tree controls	N/A
Solar energy system controls	N/A
Outbuildings or fences not exempt	N/A
Included on the Victorian Heritage Register	N/A
Prohibited uses permitted	N/A
Aboriginal heritage place	N/A
Incorporated Plan	N/A

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

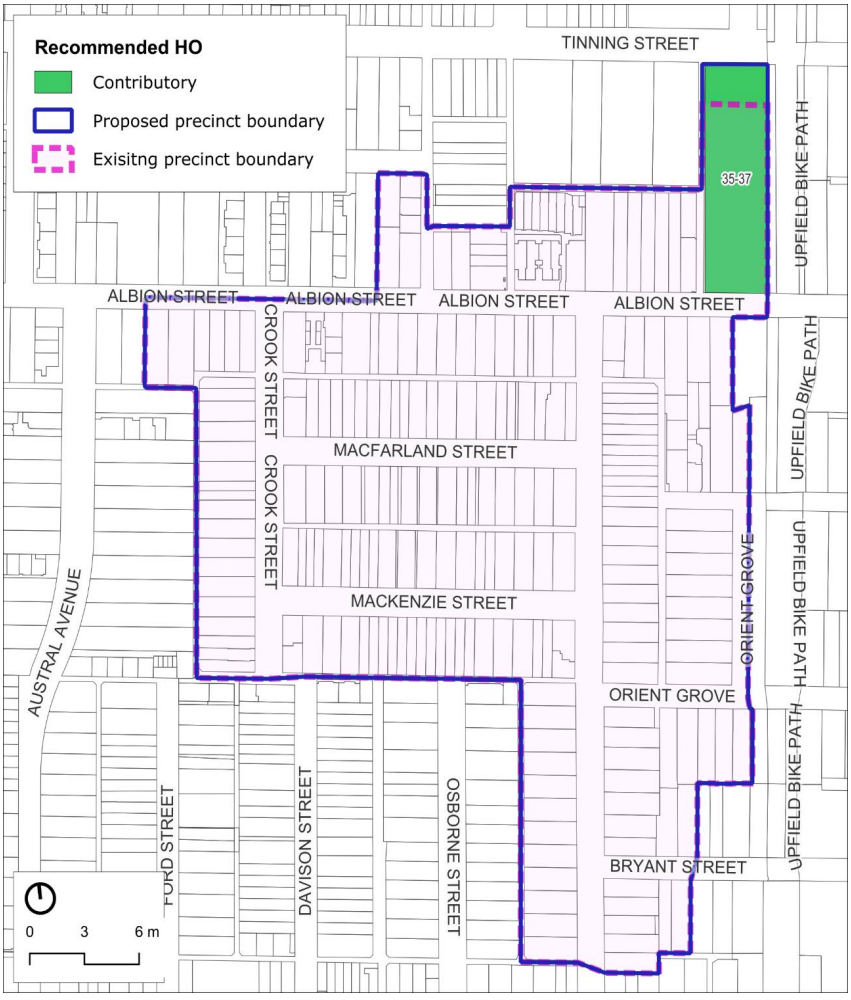
Former grain store, 35–37 Tinning Street, Brunswick	
Address	35–37 Tinning Street, Brunswick
Image	
PS ref No	[TBA]
Development date	c1888–
Item Group	Commercial—Warehouse/storage area
Architectural Style	Victorian Period (1851–1901)
Architect	Not known
Builder	Not known
HERMES No	61005
Survey date	August–September 2024

Curtilage map

HO77 Frederick Avenue Precinct

It is recommended that:

- 35–37 Tinning Street is retained as a contributory place in HO77 Frederick Street Precinct
- the curtilage of HO77 Frederick Street Precinct is extended to cover the extant railway sidings.



Statement of significance

Note

The assessment confirms the place's inclusion in the Heritage Overlay (HO) as an individually significant site is not warranted at this stage.

It is recommended that:

- 35–37 Tinning Street is retained as a contributory place in HO77 Frederick Street Precinct
- the curtilage of HO77 Frederick Street Precinct is extended to cover the extant railway sidings
- the statement of significance and documentation for HO77 Frederick Street Precinct be amended to acknowledge the historical importance of the place through a series of minor changes.

We recommend the following amendment to the existing statement of significance, with changes highlighted. We note that the statement of significance for HO77 was prepared in 1999. It is recommended that the following additions are considered when the HO77 statement of significance is updated in the future to comply with *Planning Practice Note 1: Applying the Heritage Overlay*.

What is significant?

The Frederick Street Precinct, comprising houses at 1-27 and 2-68 Frederick Street, the former bluestone grain store at 221-225 Albion Street (~~formerly fronting~~ known as 35-37 Tinning Street), 227-277 and 222-276 Albion Street, 1-3 and 2-4 Bryant Street, 1-35 and 8 Crook Street, 3 & 5 La Rose Street, 1A-41 and 2-36 Mackenzie Street, 1-33 and 2-42 Macfarland Street, 1-17 and 2-18 Orient Grove and 4 Warne Street.

Elements that contribute to the significance of the precinct include:

- a mix of modest Victorian, Edwardian and Inter-War housing
- three pairs of unusual two-storey inter-War maisonettes at 30-40 Macfarland Street
- the bluestone and red brick structure adjacent to the railway line on the north side of Albion Street, including its:
  - bluestone walls, along Cassels Road and the rail line including original openings
  - red brick wall to Albion Street
  - railway tracks (sidings) in the northern carpark, which extend into the warehouse.

Non-contributory properties include:

Albion Street: 241,1-8/245, 251, 256, 1-4/262, 264 & 2-4/277

Crook Street: 8

Frederick Street: 27 & 68

La Rose Street: 3 & 5

Macfarland Street: 16, 17, 18, 20 and 25

MacKenzie Street: 35, 37 and 41

Orient Grove: 7, 1-4/10 and 15

Warne Street: 4

How is it significant?

The Frederick Street Precinct is of local historical and architectural significance to the City of Merri-bek.

Why is it significant?

The Frederick Street Precinct is of local historical and architectural significance for its capacity to demonstrate features of subdivision activity in two periods: the 1850s and the 1880s onwards. In 1853, the area at the northwest corner of Sydney Road and Albion Street (then Moonee Ponds Road) was subdivided as a new 'Township of Sweet Hope', but not much development progressed until the arrival of the railway line.

The 1858 proposal for the village of Wrigglesworth (south of Albion Road), which resulted in the creation of Frederick Street, ~~but~~ was ~~otherwise~~ also slow to develop ~~unsuccessful~~; and the Queens Park Estate subdivision in 1887 ~~which~~ was virtually fully developed by 1906. The precinct reflects the historical context of slow residential development during the nineteenth century, followed by the subsequent reconfiguration of allotments into smaller suburban parcels. Its gradual development, spanning from the Victorian to the interwar period, is evident in the streetscape's mix of architectural styles from different eras. Part of the Township of Sweet Hope subdivision, the surviving bluestone and brick former grain store at 35–37 Tinning Street, built in 1887, highlights the significant role the railway played during the resurgence of building activity in this area. Large-scale enterprises, such as Melville & Co's wool and grain stores, supported Brunswick's population growth by providing employment opportunities. (Criterion A)

The precinct contains a mix of modest Victorian, Edwardian and Inter-War housing, and contains a number of interesting buildings that ~~which~~ add to its architectural significance, including the Victorian brick cottages in Frederick Street and the two-storey Inter-War maisonettes in Macfarland Street. (Criterion D) ~~and the large former bluestone store building on the train line backing onto Albion Street.~~

Non-Contributory properties include:

Albion Street: 241,1-8/245, 251, 256, 1-4/262, 264 & 2-4/277

Crook Street: 8

Frederick Street: 27 & 68

La Rose Street: 3 & 5

Macfarland Street: 16, 17, 18, 20 and 25

MacKenzie Street: 35, 37 and 41

Orient Grove: 7, 1-4/10 and 15

Warne Street: 4

Primary source

City of Moreland Heritage Review, 1999 (Lovell Chen)

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 4: Linking Merri-bek: Roads and Transport Routes Theme 5: Farming the Land
Thematic history key sub-theme	4.3 Developing Public Transport Routes 5.2 Developing Smaller Farms

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of

Sydney Road reflect the material prosperity and optimism of the 1880s land boom. Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Place history

The site forms part of Crown Portion 125 in the Parish of Jika Jika, County of Bourke. The land was first sold by the Crown in 1839–40.

In 1853, the area bound by Sydney Road, La Rose Street, Albion Street (then Moonee Ponds Road) and the rear of Tinning Street (then Stuart Street) properties was subdivided as a new Township of Sweet Hope (*Argus* 17 October 1853:9). Only a small portion of the subdivision was sold, and in 1879, Thomas Cooper esq., Isabella Brown, spinster, and Charles Emmerton, gentleman, took ownership of the unsold portion, then measuring approximately 10 acres; at the time of transfer this land comprised 51 allotments (CT:V1104 F774).

The proposed Coburg railway prompted considerable property speculation on the west side of Sydney Road, Brunswick. The new railway, now known as the Upfield line, was opened in 1884 and created a direct connection to farming districts in central and northern Victoria. At this time, what would become 35–37 Tinning Street was five allotments spanning the area between Stuart Street (which became Tinning Street shortly afterwards) and Moonee Ponds Road (which became Albion Street by 1883). All the allotments had frontages to the north-south running Brown Street and an unnamed laneway (CT:V1104 F774). Prior to 1883, these five allotments were amalgamated into one large allotment spanning the full site and the small laneway running the length of the western boundary of the site was cut slightly into the allotments on the northern end, creating a right-angled turn halfway up; this suggests that buildings were not extant at this time (CT:V1104 F774).

Auctioneer, grain merchant and Member of Parliament Donald Melville took out a mortgage with the Union Bank of Australia for the property, which he took ownership of in 1883 (CT:V1456 F149). Donald Melville was known as the 'father of the Legislative Council', having been a member of the Victorian Legislative Council for 20 years, since 1882. Migrating from Scotland in the 1850s, he was an early resident of Brunswick. He served the Brunswick Municipal Council from 1878 to 1884 and was Mayor from 1881 to 1882. Melville was Minister for Defence and Minister for Health for Victoria in the McLean Ministry from 1889 to 1900.

He was elected to the first Parliamentary Standing Committee on Railways on 10 December 1890 and was a member of this committee until his death. As an influential public figure, he was a key figure in Brunswick's development during the late nineteenth century. Recognising the importance of improved transport, Melville strongly advocated for bringing the railway line to Brunswick and Coburg, highlighting its potential to connect Brunswick's manufacturing and agricultural sectors to wider markets. Melville's farm was on the north side of Albion Street and bordered the Moonee Ponds Creek, with his bluestone residence located near today's Jacobs Reserve. The northerly extension of Melville Street north of Albion Street was constructed after Melville's death and the sale of his estate.

By 1906, a grain store was extant on the land and it stood immediately across from Melville's grain store (H0705) (MMBW 1906). It is likely that Melville constructed the subject building between 1883 and 1891 given that he constructed his other grain warehouses on the opposite side of Tinning Street during that period (H0705). It was noted in 1888 that a large number of grain stores were built in the area along the new railway line between late 1887 and early 1888, and there is a reasonable chance that both 1–17 Colebrook Street (City of Merri-bek H0705) and 35–37 Tinning Street were among them (*Herald*, 30 April 1888: 2). This is further supported by a complaint about Melville's installation of a railway siding, which Melville stated as being for the purpose of constructing grain stores (*Essendon and Flemington Chronicle*, 5 March 1886:3). All three buildings (1–17 Colebrook Street and 35–37 Tinning Street) were offered for sale by auction in 1906 with the Tinning Street listing including the railway siding (*Herald*, 26 February 1906:4). The auction failed and the sale of the properties was attempted again in 1910 (*Herald*, 12 February 1910:3).

Figure 1. Aerial photograph of the site in 1945. (Source: Melbourne 1945, with GML overlay)

Melville owned the property until 1910 when John Connelly took ownership (CT:V1456 F149). In 1915, Connelly took out a mortgage on the land, which he held until 1919, when ownership was transferred to the Moreland Grain and Free Stores Proprietary Limited, which in 1911 had also taken ownership of Melville's Grain Stores in Colebrook Street. Moreland Grain Stores owned 35–37 Tinning Street until 1936 when it was acquired by the State Electricity Commission of Victoria (SEC). Four years earlier, the SEC had acquired the warehouse at 1–17 Colebrook Street, which was used as a briquette depot (Victorian Heritage Database). In 1942, 35–37 Tinning Street was declared a King's Warehouse, which meant it was used to store confiscated goods (*Commonwealth Gazette*, 20 August 1942:2064). The SEC owned the land until 1993 when the current owner Current Power Pty Ltd gained ownership and took out a mortgage on the property.

It is likely that the northern section of the building was demolished by the SEC after 1936 due to the changed function of the building.

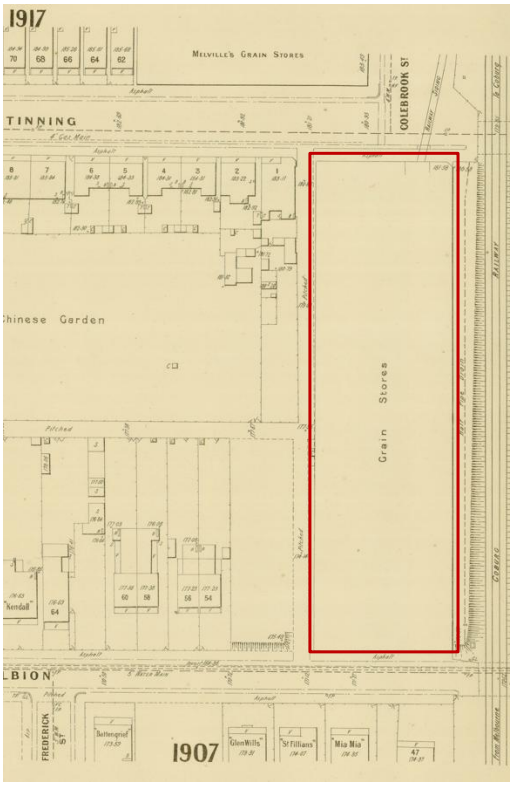


Figure 2. MMBW Detail Plan No. 1914, dated 1906, Town of Brunswick. (Source: State Library Victoria)

Description and integrity

35–37 Tinning Street, Brunswick, is a single-storey warehouse and office building originally constructed c1888 for the purpose of grain storage. The building has been extensively modified over time with the only original fabric remaining being its eastern and western bluestone walls. It originally ran through to Tinning Street; however, the front section of the grain store has been demolished and replaced with a contemporary office wing and carpark.

Located on the southwestern corner of Tinning and Colebrook streets, the rectangular-shaped allotment of approximately 3600 square metres spans the entire block between Tinning and Albion streets with frontages to Albion Street (southern), Tinning Street (northern), railway line (eastern) and Cassels Road (western). The northeastern corner of the allotment is occupied by a carpark.

The extant buildings on site are in two parts: a warehouse to the south and an office/administration wing to the north.

The large warehouse building facing Albion Street takes up approximately two-thirds of the site and is of masonry and corrugated metal construction with a low-pitched corrugated metal gable roof. Along Albion Road the building's red brick wall is set with 10 equally spaced small square high windows.

There is evidence of four earlier openings which have been infilled with brick, two with round arched heads and two with flat heads. The western and eastern elevation are of rubble-coursed bluestone.

Along each of these walls a series of window openings with red brick segmental arched tops appear original. Other openings have been infilled with red brick with some including more recent windows and doors.

At the junction where the red brick wall of Albion Street meets the bluestone side walls the red bricks have been keyed into the bluestone. Above the height of these masonry walls the walls of the warehouse continue up in corrugated metal terminating in the gable roof.

The office building extension facing Tinning Street is constructed of overpainted brickwork with a flat metal deck roof. Built to the property line along half of the street frontage to Tinning Street, this building joins the northern wall of the warehouse to the rear. This wall of the warehouse is clad in corrugated metal sheeting and is fitted with a large opening with roller door allowing access into the warehouse by trucks.

Along its eastern elevation the office building has a deep eave that runs the length of the building and a series of floor to ceiling windows and glazed doors. Along Tinning Street are three rectangular window openings with high sills and along Cassels Road are a series of equally spaced window with high sills.

Through the centre of the carpark and leading through the roller door of the warehouse are a pair of train sidings, diverting from the adjacent Upfield railway line and still evident crossing Tinning Street into a landscaped garden bed. These would have been the original railway sidings of Melville's Grain Stores.

Modifications include the demolition of the northernmost portion of the original grain store building, the likely raising of the height of the warehouse with a corrugated clad steel portal frame that sits inside the footprint of the original grain store, the bricking up of windows, doorways and the addition of new windows and doors, and the construction of the carpark and office/administration building.

Key features of the building include:

- bluestone walls, along Cassels Road and the rail line including original openings
- red brick wall to Albion Street
- railway tracks (sidings) in the northern carpark, which extend into the warehouse.

Alterations to the building include the demolition of the northernmost third of the building between 1907 and 1945, and the construction of the extant extension between 1984 and 2006.

35–37 Tinning Street is generally intact with changes visible to original or early significant fabric. The building retains much of its original bluestone coursing as well as red brick coursing on the Albion Street frontage; additionally, it retains part of a former railway siding, and some of its original windows.

The insertion of a corrugated metal clad steel portal frame within the early perimeter walls of the building, while increasing its height, is of the same form as a warehouse and allows the building to be still used for warehousing purposes.

Images

Figure 3. Western elevation of the former grain store. (Source: GML Heritage, 2024)

Figure 4. Southerly view from Tinning Street. (Source: GML Heritage, 2024)

Figure 5. Eastern elevation of the former grain store. (Source: GML Heritage, 2024)

Comparative analysis

Grain was a significant commodity that, like wool, had a strong market presence in colonial Victoria. With the growth of railway lines across the state in the 1880s, milled grain was transported to Melbourne by rail and stored in a suitable rodent-proof facility before being traded by grain merchants or sold to commercial bakeries and other buyers. The population of Melbourne had grown exponentially in the decades preceding the 1880s and there was strong demand for food products including feed for horses.

The following grain stores exist in Brunswick:

- **Bencroft's Hay and Grain Store, at 376–378 Sydney Road (Contributory in HO149 Sydney Road Precinct)** was built in 1860 using bricks from John Glew's new Barkly Street brickyard on the allotment of influential early settler Thomas Wilkinson, the 'father' of Brunswick. Edward Glew bought the business three years later. By 1926 the store had become repurposed as Hannaford's Music Shop.

- **Former grain store at 74–78 Sydney Road (Contributory in HO149 Sydney Road Precinct)** was built by 1890, occupied by Catt & Co grain merchants. There was a weighbridge built with the store. It was occupied by a produce store in the early twentieth century, until it was altered and converted into a motor garage in 1925. The weighbridge was removed at this time. The extant corner portion with large shopfront was added in the postwar period, with original building partially retained to the rear.
- **Melville's Grain Stores at 1–7, 9, 11–17 Colebrook Street (VHR H0705 and HO50)** is a complex of three bluestone grain stores erected between 1888 and 1891 for Donald Melville. In 1911, they became known as the Moreland Grain and Free Stores. The SEC acquired them for a briquette depot in 1932 and during the Second World War they were occupied by the American Army and the Commonwealth Customs Department.

No other grain stores are listed on the HO within the City of Merri-bek. In inner metropolitan Melbourne, one former grain store complex is listed on the City of Yarra Schedule to the Heritage Overlay.

Former Flour Mill & Grain Store complex at 518–24, 534 and 534A Bridge Road, Richmond (HO531; Significant in HO310 Bridge Road Precinct), comprises fabric dating from c1870 to 1951. The complex is made up of brick and timber-framed iron-clad buildings built in stages from the late nineteenth to the mid-twentieth centuries with an associated silo structure. The buildings are all built up to the frontages to Bridge Road, Type Street and the rear laneway, and vary in height from one to three storeys. The three-storey building adjacent to Type Street, and immediately to the north of the vehicle crossing, dates from the late nineteenth century.

Bencroft's (later Glew's) Hay and Grain Store, located at 376–378 Sydney Road, Brunswick, predates the construction of the Coburg railway line and reflects an earlier era when grain was transported primarily by road. As one of the earliest permanent buildings on Sydney Road, it transitioned to a more retail-focused purpose over time, integrating into the growing Sydney Road shopping strip in the late nineteenth century. Similarly, the smaller, and later former grain store at 74–78 Sydney Road provides limited comparison with the subject grain store.

The former grain store at 35–37 Tinning Street has a direct association with the VHR-listed complex at 1–7, 9, 11–17 Colebrook Street, developed by Donald Melville. A long-term Brunswick resident and grain merchant, Melville advocated strongly for railway construction in the area during the 1870s, aiming to enhance industrial growth and market connections for the local farmers. The Tinning Street store, including its remnant railway siding connected to the Upfield line, and the Colebrook Street stores highlight Melville's commitment to rail freight and the grain industry in Merri-bek.

Conclusion

While historically important, the Tinning Street store's lower intactness and integrity suggest its historical value is best understood within the broader context of the Colebrook Street complex, already represented by the VHR-listed stores. Its inclusion in the Heritage Overlay as an individually significant site is therefore not warranted at this stage.

It is recommended that:

- 35–37 Tinning Street is retained as a contributory place in HO77 Frederick Street Precinct
- the curtilage of HO77 Frederick Street Precinct is extended to cover the extant railway sidings
- the statement of significance and documentation for HO77 Frederick Street Precinct be amended to acknowledge the historical importance of the place through a series of minor changes.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	N/A
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

City of Moreland Heritage Review (Lovell Chen, 1999).

References

Age, as cited.

City of Merri-bek Heritage Overlay (HO), as cited.

Commonwealth Gazette, as cited.

Context 1990, '- Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study', prepared for the City of Moreland.

Essendon and Flemington Chronicle, as cited.

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Historica 2010, 'City of Moreland thematic history', prepared for the City of Moreland.

Keating, J 2008, 'Brunswick', *eMelbourne*, School of Historical and Philosophical Studies, The University of Melbourne, https://www.emelbourne.net.au/biogs/EM00249b.htm, accessed online 18 February 2025.

Landata, Certificate of Title (CT), as cited.

Melbourne & Metropolitan Board of Works (MMBW) Detail Plan, as cited, State Library Victoria.

Melbourne 1945, https://1945.melbourne/, accessed online 18 February 2025.

Victorian Heritage Database (VHD), '1–17 Colebrook Street, Brunswick', Victorian Heritage Register news HO705, accessed online 18 February 2025.

Victorian Places 2015, 'Brunswick and Brunswick City', https://www.victorianplaces.com.au/brunswick-and-brunswick-city?page=2, accessed online 18 February 2025.

Recommended management

- Recommended amendment to the Schedule to the Heritage Overlay for HO77. Recommended amendment to the Planning Scheme Map reference HO77.
- 35–37 Tinning Street Brunswick, is **not** recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme individually.

Planning scheme controls	
External paint controls	No [no change to HO77]
Internal alteration controls	No [no change to HO77]
Tree controls	No [no change to HO77]
Solar energy system controls	Yes [no change to HO77]
Outbuildings or fences not exempt	No [no change to HO77]
Included on the Victorian Heritage Register	No [no change to HO77]
Prohibited uses permitted	No [no change to HO77]
Aboriginal heritage place	No [no change to HO77]
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Appendix F—Precinct citations and statements of significance

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Linden Street, Brunswick East Precinct	
Address	3–11 Linden Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	c1890
Item Group	Residential buildings (private)—House
Architectural Style	Victorian Period (1851-1901) Italianate
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The Linden Street Precinct, comprising a row of five detached Victorian-era single-storey timber workers' cottages at 3–11 Linden Street, Brunswick East, developed as a group c1890, is significant.

Elements that contribute to significance include:

- the cottages' original freestanding single-storey single-fronted scale and built form with alternating gabled and hipped roofs
- materiality including the timber block-fronted façades with weatherboard cladding down each side, metal-clad roofs
- original pattern of openings to the façades
- intact decorative elements that are typical of the Victorian Italianate style, including:
  - centrally placed rendered brick chimneys with moulded caps
  - skillion roofed front verandahs with timber posts and cast-iron friezes
  - double-hung sash windows and four-panelled front door
  - oculus windows and timber finials
- consistent front and side (west) setbacks.

Later additions and alterations, including tile cladding to the roof (number 3); solar panels (number 7); and rear additions and second-storey extensions, are not significant.

Front fences are not significant.

How is it significant?

The Linden Street Precinct, Brunswick East, is of local historical and representative significance to the City of Merri-bek.

Why is it significant?

The Linden Street Precinct is historically significant for the tangible evidence it provides of the late nineteenth century residential development in Brunswick East associated with the growth of industries in the surrounding area. Large numbers of cottages similar to the Linden Street group were built during the 1880s and early 1890s by property developers to accommodate the growing number of people who were attracted to the area to work in the local quarries and expanding manufacturing and commercial industries. The modest built form and narrow allotments also demonstrate the type of speculative activities in the area, characterised by ad-hoc subdivisions and small-scale building projects aimed at accommodating a rapidly growing workforce. (Criterion A)

The Linden Street Precinct is of representative significance as a row of detached timber Victorian-era cottages that is largely intact. As a group they illustrate the types of modest, yet stylish dwellings that were occupied by trade and service-industry workers of Brunswick and Brunswick East during the late nineteenth century. The predominant style in the late nineteenth century and the first years of the twentieth century was the Italianate. These houses display typical characteristic elements of this style such as low-pitched hipped and gable roofs, chimneys with a rendered cornice, bracketed eaves, double-hung sash windows often with sidelights, four-panelled front doors, front verandahs with timber posts and intricate cast-iron lacework. What sets this group apart from more typical examples of the typology is the unusual use of the alternating gable and hip roof forms to create a visually distinctive presence in the streetscape. (Criterion D)

Primary source

GML Heritage, Brunswick and Coburg Activity Centre Heritage Study, 2025.

History	
Thematic history key theme	Theme 6: Building Merri-bek
Thematic history key sub-theme	6.3 Building during the Boom

Historical context

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Precinct history

The subject row of cottages at 3–11 Linden Street, Brunswick East, is located on part of Crown Portion 96, Parish of Jika Jika, County of Bourke. Linden Street was formed by 1882, when it was proclaimed public streets (*Mercury and Weekly Courier*, 8 April 1882:2).

By 1890, a large parcel of land with a frontage of 110 feet to Linden Street and a depth of 156 feet extending through to Baden (now Jenkin) Street was owned by Alexander Leithhead and Thomas Naghten Cormick (CT:V2237 F675). Leithhead and Cormick were land speculators and timber merchants who owned a timberyard in Sydney Road, Brunswick (*Argus*, 3 November 1888:17). Leithhead was Mayor of Brunswick in 1882–83, and a Councillor until at least 1886. Cormick also held a position with the Borough of Brunswick as an auditor in 1879.

It is likely that the houses at 1–11 Linden Street were completed by 1890. The Sands and McDougall directories show that there were only seven dwellings on the north side of Linden Street, west of Clarke Street, between 1890 and 1925 (S&Mc1890, 1892).

In 1891, Leithhead and Cormick were reported insolvent, and the land was transferred the following year, in 1892, to the Universal Permanent Building and Investment Society. That same year, a portion of the land, comprising what are now numbers 1 to 7, was subdivided into four separate allotments. However, numbers 3 to 7 did not change hands until 1912, when the Universal Permanent Building was liquidated. At that time, land comprising numbers 3 to 7 were transferred to Catherine Inez Epstein, wife of tailor Louis Arons Epstein, while numbers 9 and 11 remained part of a larger allotment that was transferred to the Fourth Victoria Permanent Building Society. This parcel was not subdivided into individual allotments until after 1922 (CT: V3794 F634).

Number 1 was purchased in 1905 by owner-occupier Henry Egan, a labourer, and remained in the Egan family into the 1930s (CT: V3096 F071). This house is still extant, although it was heavily altered in the 2010s.

The houses at 3 to 11 were occupied by various short-term occupants over this period (S&Mc 1890–1930). The occupants' surnames were of British origin, including James, Marchant, Smith, Wilson and Taylor.

A Melbourne & Metropolitan Board of Works (MMBW) detail plan of 1904 shows that the six dwellings built by Leithhead and Cormick were some of the earliest dwellings constructed in Linden Street and the surrounding streets (Figure 1).

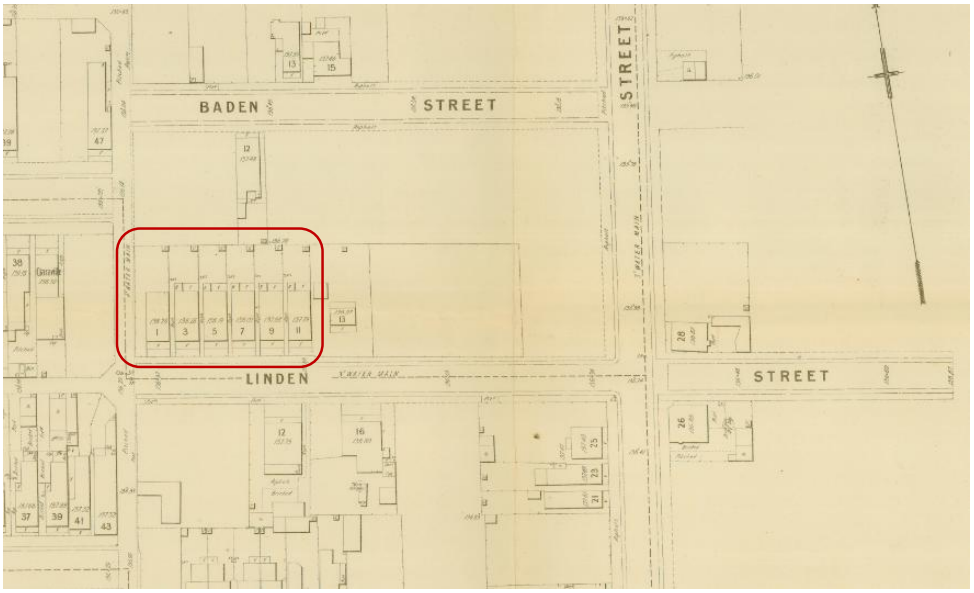

Figure 1. Part of Melbourne & Metropolitan Board of Works Detail Plan No. 1876, 1904. Note O'Connor Street was known as Baden Street. (Source: State Library Victoria, with GML overlay)

Description and integrity

The Linden Street Precinct, comprising numbers 3, 5, 7, 9 and 11 Linden Street, Brunswick East, is located on the northern side of Linden Street, extending east from the unnamed laneway. Other dwellings in Linden Street represent a mixture of altered double-fronted Victorian-era and interwar dwellings, interspersed with industrial buildings. To the west, there are new townhouse developments on the corner of Linden and Clarke streets. Constructed as part of the original row of six, the house at number 1 is heavily altered, with a large modern two-storey rear extension and over-cladding to the façade and therefore does not form part of the precinct.

The precinct comprises five detached single-storey single-fronted Victorian-era dwellings that are constructed on narrow allotments with small front and side (west) setbacks. The Italianate style timber-framed cottages feature block-frontage with weatherboard-clad side walls. The group is unusual for their alternating hip and gable roofs. Numbers 5, and 9 have a hipped roof form and numbers 3, 7 and 11 have gabled roofs. All roofs are clad in corrugated metal, except for number 3, which has a tile-clad finish. All houses retain an original rendered brick chimney with stepped cap that is centrally positioned. The low-pitched hipped or gable roofs, chimneys with a rendered cap are typical of the Victorian Italianate style. The houses retain other original elements characteristic of the style, including the timber-framed front verandah with cast-iron lacework, timber window and door joineries, and other ornamentations such as the finials, rosettes, and eave brackets.

Each house has a non-original timber picket fence along the front boundary, with the exception of number 3, which has a non-original woven wire fence.

Key features of the precinct include:

- the cottages' original freestanding single-storey single-fronted scale and built form with alternating gabled and hipped roofs
- materiality including the timber block-fronted façades with weatherboard cladding down each side, metal-clad roofs
- original pattern of openings to the façades
- intact decorative elements that are typical of the Victorian Italianate style, including:
  - centrally placed rendered brick chimneys with moulded caps
  - skillion roofed front verandahs with timber posts and cast-iron friezes
  - double-hung sash windows and four-panelled front door
  - oculus windows and timber finials
- consistent front and side (west) setbacks.

The cottages have good intactness when viewed from the street. While some exhibit alterations, such as the removal of eave brackets and replacement verandah posts at number 9, and the loss of the verandah frieze at number 11, these changes are relatively minor. Other visible changes include the tile cladding to the roof of number 3 and installation of solar panels to number 7, which are reversible. Number 3 features non-original but largely sympathetic replacement window and verandah frieze. Despite these changes the houses as a group remain clearly legible as Victorian era timber cottages built in the Italianate style.

Numbers 9 and 11 have recent rear extensions of which number 9's is two storey. This extension is well set back from the street, is sympathetic in design and does not dominate the original scale of the single-fronted single-storey cottages. The extension to number 11 is not visible from the public domain.

Overall, the precinct retains high integrity.\

Images

Figure 2. View of 3 Linden Street. (Source: GML Heritage, September 2024)

Figure 3. View of 5 Linden Street. (Source: GML Heritage, September 2024)

Images

Figure 4. View of 7 Linden Street. (Source: GML Heritage, September 2024)

Figure 5. View of 9 Linden Street. (Source: GML Heritage, September 2024)

Figure 6. View of 11 Linden Street. (Source: GML Heritage, September 2024)

Comparative analysis

Workers' cottages

The late nineteenth century residential expansion in Brunswick and Coburg largely followed the development of transport line and access to local industries. The economic boom of the 1880s led to an intensive period of land subdivision and resale of land, bringing the demise of many farms and large estates in Brunswick and Coburg. The majority of new domestic dwellings built during this period were modest rows of terrace houses, freestanding cottages and villas, with smaller examples of what can be described as mansions.

Groups of workers' cottages, constructed in both timber and brick, are commonly found in the early industrial areas of Brunswick and Brunswick East, and to a lesser extent in Coburg. In Brunswick, where land sizes were generally smaller than in Coburg, rows or groups of single-fronted cottages were a particularly common housing type. These cottages were often designed in the Victorian-era Italianate style, characterised by low-pitched hipped or gabled roofs, chimneys with rendered caps, bracketed

eaves (sometimes with raised panels between them), front or return verandahs with turned posts and cast-iron ornamentation, double-hung sash windows often accompanied by sidelights, and four-panelled front doors with raised cricket-bat mouldings.

While brick cottages were often built as attached dwellings forming continuous rows, timber examples were predominantly free-standing, unless constructed with shared brick party walls. Timber-framed houses often featured blocked (faux ashlar) frontages, with weatherboard cladding to the side and rear elevations whereas brick examples featured decorative parapets, rendered finishes and bichromatic face brickwork.

A number of other precincts within the Merri-bek Heritage Overlay (HO) also represent this period of development and housing types associated with this period. At present, rows of brick cottages are more prominently represented within the HO. In contrast, timber examples are slightly under-represented due to their greater susceptibility to alteration, resulting in relatively lower levels of intactness and integrity.

Examples of similar timber cottages outside of the HO include 23–27 Little Gold Street, Brunswick (three houses with plainer designs and a lower degree of intactness), 18–28 Ethel Street, Brunswick East (six houses with a greater degree of accumulated changes), and 269–273 Edward Street. Brunswick East (three houses with plainer design and greater degree of accumulated changes). All of these houses lack the same level of visual cohesion, intactness or integrity as the subject row.

The precincts already included in the Merri-bek HO, comprising comparable housing stock include:

- **The Manallack and Union Streets Precinct (HO214)**, comprising 2–14 Manallack Street and 8–14 Union Street, Brunswick, comprises a small representative group of residential development in Brunswick that dates from the 1890s to the turn of the twentieth century. The houses at 4–10 Manallack Street, two pairs of single-fronted timber dwellings, and the brick pair at 8–10 Union Street, all erected in 1890, are examples that typify Brunswick's working-class housing in the late nineteenth century. This precinct comprises intact rows of houses of consistent scale, material and setback, which forms an intact Victorian and Edwardian residential streetscape.
- **The Barkly Street West Precinct (HO8)**, comprising 299–309 and 317–323 Barkly Street, Brunswick, is a small group of representative examples that demonstrate the pattern of dense residential development that occurred in Brunswick in the late nineteenth century to provide housing for the growing working-class population. It comprises a good collection of substantially intact Victorian-era dwellings, built in rendered brick with Italianate style features. The group has a cohesive street presence despite a later infill in the middle of the two groups (a row of four and another row of six).
- **The Barkly Street East Precinct (HO14)**, comprising 43–149 and 56–128 Barkly Street, Brunswick East, is a relatively intact area of predominantly brick two-storey terraces and semi-detached single-fronted houses dating from the 1880s land boom period. Although typical of the period, the consistency of building forms and their relative intactness is unusual in Brunswick.
- **The Hanover Street Precinct (HO594)**, comprising 27–49 and 2–64 Hanover Street, Brunswick, is characterised by Victorian-era cottages and terraces, with an array of features specific to the Italianate style including a single- or double-fronted form. The precinct also contains a number of Edwardian houses that demonstrate the principal characteristics of houses from that era. Both brick and timber examples of single-fronted cottages are included in the precinct, with timber examples at 30 & 34, 48 & 50 (pair), 52, 54 and 56 (row) Hanover Street. 30–34 Hanover Street was originally a row of three, but number 32 has been demolished.
- **The Edward Street Precinct (HO73)**, comprising 1–5 and 2–4 Bell Street, 1–15 and 2–8 Charles Street, 67–121 and 38–74 Edward Street, 1–9 Essex Street, 27–35 Weston Street, and 1–7 and 4–6 Walton Street, Brunswick, is a representative area of workers housing dating predominantly from the 1870s and 1890s. The precinct comprises predominantly small single-storey timber and brick Victorian-era houses, with the exception of the two-storey timber houses in Walton Street, as well as

a number of non-residential places. Single-fronted timber examples include the row of six examples at 5–15 Charles Street and a pair at 62 and 64 Edward Street.

- **The De Carle Street/Bishop Street Precinct (HO66)**, comprising 145A, 145B, 145C and 145–181 Albion Street, 1–47 and 2–34 Bishop Street, 35–43A and 46–62 De Carle Street, Lillian Street and 1–5 Wraith Street, Brunswick, is a residential area which reflects several successive periods of development from the 1850s to the 1910s. In Bishop, Lillian, Albion and Wraith streets, single-storey cottages and terraces comprise the majority of housing stock. Timber single-frontage cottages include the group of four at 2–8 Bishop Street and another group of six at 19–29 Bishop Street.

The above examples represent similar housing stock designed in the Victorian Italianate style. The modest architectural detailing seen at the HO-listed workers' cottage examples are very similar to the Linden Street Precinct.

The comparators demonstrate that while there are precincts of predominantly brick workers cottages, and some with timber cottages amongst the predominantly brick cottages, there appears to be few streets represented on the Merri-bek Heritage Overlay that are predominantly developed with timber workers cottages. Intact examples of single-fronted cottage groups built of timber are becoming increasingly rare within Brunswick and Brunswick East due to widespread demolition that has occurred in the area.

In terms of extent, the Linden Street Precinct is most similar to the Manallack and Union Streets Precinct (HO214) and Barkly Street West Precinct (HO8). Like Linden Street, HO8 comprises a single row of late Victorian-era cottages, although in this comparator they are attached and constructed of brick with classically detailed parapets.

As a group, the Linden Street Precinct presents a good level of intactness when compared to other examples of contributory timber cottages within the above precincts, many of which have been subject to varying degrees of alteration. Removal of chimneys is very common among the contributory examples. The Linden Street group is noted for its retention of original elements, including all primary chimneys, external finishes and verandah configurations. They display a similar or better degree of intactness and integrity to other contributory examples in precincts.

Historically, these modest timber single-storey, single-fronted houses are important as they evidence the speculative development of this part of Brunswick East, which provided modest and affordable workers' accommodation.

The Linden Street Precinct displays a better than typical level of stylistic detailing when compared to the other contributory timber examples cited above. Its distinctive alternating roof forms and subtle variations in associated detailing adds a visual interest to the streetscape and enhances its character, setting it apart from the more uniform groups found elsewhere in the municipality.

Conclusion

The Linden Street Precinct presents as a cohesive and intact group of detached timber houses, notable for their consistent scale, materiality, and setback. Developed by a single builder around 1890, the precinct illustrates the speculative housing activity that underpinned much of the early development of southern Merri-bek (Brunswick and Brunswick East).

Unusually, the free-standing houses in Linden Street have been designed as a group with alternating roof forms creating a distinctive presence in the streetscape. The strong visual and architectural relationship between these dwellings is evident in their uniform footprint, single-storey single-fronted form, and intact Victorian-era detailing, enhancing the group's cohesion.

Overall, the Linden Street group is a fine representative example of the local workers' housing in the late nineteenth century.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

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'Surveyor-General's plan of the Parish of Jika Jika' 1856, State Library Victoria (SLV) Map Collection, accessed online 24 February 2025. Victorian Places, 'Brunswick', https://www.victorianplaces.com.au/brunswick-east.

Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a heritage precinct.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Precinct schedule				
Address	Place type	Development period	Category	Image
3 Linden Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
5 Linden Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
7 Linden Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
9 Linden Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
11 Linden Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

'Nicholson Terraces'	
Address	97–103 Nicholson Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	1895, altered 1960s–70s
Item Group	Residential buildings (private)—House
Architectural Style	Victorian Period (1851–1901) Postwar Period (1945–1965)
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The group of four terrace houses at 97–103 Nicholson Street, Brunswick East, part of 'Nicholson Terrace' built in 1895 and altered during the 1960s–70s in the Mediterranean idiom, is significant.

The elements that contribute to the significance of the group include:

- original single-fronted single-storey built form and massing
- setback from the street and open front gardens across the group
- retained Victorian-era detailing including parapet embellishments and decorative urns.
- postwar alterations to the street-facing façades embodying the Mediterranean idiom, including the rendered plain wall surfaces stripped of traditional Victorian-era detailing, replacement steel-framed windows, enlarged window openings, and cantilevered concrete porches supported on thin decorative mild steel posts
- front masonry fences incorporating decorative mild steel inserts and low woven metal fences separating the front gardens of the properties.

Alterations and additions at the rear of the houses are not significant.

How is it significant?

The group of four terrace houses at 97–103 Nicholson Street, Brunswick East, is of local historical and representative significance to the City of Merri-bek.

Why is it significant?

The houses at 97–103 Nicholson Street, Brunswick East, are historically significant for the tangible evidence they provide of southern European migration to Brunswick East after World War II whereby immigrants frequently bought modest Victorian-era single-storey workers' cottages and extensively modified their façades with features of the Mediterranean idiom. The subject houses illustrate the demographic changes of postwar Brunswick East, where southern European migrants settled and altered the existing modest houses in architectural style reminiscent of their home countries to create a sense of cultural continuity and belonging. (Criterion A)

The four houses at 97–103 Nicholson Street are of representative significance as a small but largely intact sample of Victorian-era workers' cottages that were modified by their Italian immigrant owners in the 1960s and 1970s to embody the Mediterranean idiom. Characteristic elements of the Mediterranean idiom include the stripping of traditional Victorian-era detailing and rendered plain walls surfaces, enlarging of window openings and replacement of timber window frames with steel frames, removal of front verandahs and replacement with concrete cantilevered porches supported by decorative mild steel posts. Traditional Victorian-era fencing was replaced by low brick fences with mild steel inserts and front paths and verandah floors concreted. The subtle differences in the detailing demonstrate how each house has been individualised by its homeowner and builder, while conforming to a stereotypical aesthetic. (Criterion D)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 6: Building Merri-bek
Thematic history key sub-theme	6.4 Building Houses in the Twentieth Century

Historical context

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of the major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Precinct history

Early development

Nicholson Street was originally called West Road, starting at Victoria Street, Fitzroy, and heading north to Brunswick Road. In 1857–60, the road was extended northward through private landholdings when

the Board of Land acquired the land for the extension of the road, to allow vehicles transporting stone from local quarries (Miles & Vivian 1907).

The land on which the subject houses are built was purchased by chemist Robert Wylie in August 1894 and transferred to Lena Hanson and Jacob Schneider in the same year (CT:V2539 F634).

The six extant houses at 97–107 Nicholson Street, Brunswick East, along with an extra two dwellings in the row of terraced houses (at numbers 93 and 95, since demolished), were constructed in 1895. The group of houses, known as 'Nicholson Terrace', first appeared in the Sands & McDougall directory in 1895 and were allocated the numbers 1–8. At this time half were tenanted and the other half listed as vacant. Over subsequent years, the dwellings saw an ever-changing group of occupants, indicating that they were rented up until 1905. Likely built for investor Jacob Schneider, the group of eight brick cottages, each containing four rooms, were offered for sale for 850 pounds after Schneider's death (*Herald*, 14 April 1905:8).

Certificates of title show that the properties were subsequently owned by individual owners from the 1910s onwards (CT:V3105 F570).

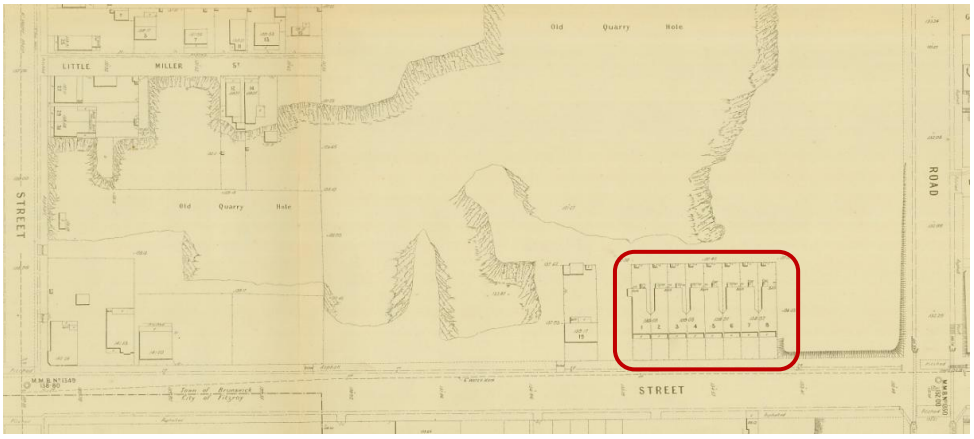

Figure 1. Part September 1905 Melbourne & Metropolitan Board of Works Detail Plan No. 1874, 1905, showing 'Nicholson Terrace', comprising eight terraced houses, outlined in red. Numbers 1 and 2 are no longer extant. (Source: State Library Victoria, with GML overlay)

Postwar alterations

Numbers 97–103 were purchased by Italian migrants, over a period from the late 1950s to the 1970s. The respective owners included:

- 97 Nicholson Street: Pasquale Pompei, contractor, owned the property for six months between December 1978 and July 1979 and then sold it to Lino and Zorka De Marchi.
- 99 Nicholson Street: Fillippa Petrilli, owner 1959–80.
- 101 Nicholson Street: Domenico Cerra, labourer, and Antonietta Cerra, owners 1961–68.
- 103 Nicholson Street: Francesco Cerra, labourer, owner 1953.

Number 105 was occupied by F Luppino from c1960 to c1965 (S&Mc).

The subject terraces all underwent renovations to their front elevations in the postwar period. These changes were likely influenced by the aesthetic preferences of their migrant owners, whose preference for a plainer aesthetic in the 'Mediterranean idiom' saw the stripping of traditional Victorian-era detailing.

All four houses remain private residences today.

Description and integrity

The four terrace houses at 97–103 Nicholson Street, Brunswick East, are located on the western side of Nicholson Street, south of Glenlyon Road. The houses are set back from the street behind front gardens with low brick fences with mild steel inserts marking the front boundary. Low wire fences separate the front gardens from their neighbours, providing an open feel to the frontages. Each house occupies a long narrow allotment, which extends from Nicholson Street to an unnamed laneway at the rear. Some houses have rear extensions, outbuildings and garages that back onto the rear laneway; however, these are not visible from Nicholson Street.

Of the original row of eight terrace houses, only six remain. The southern two (numbers 93 and 95) have been demolished at an unknown date.

The terraces were built in 1895 as a row of single-storey, single-fronted hipped roofed brick dwellings in identical style, with mirrored footprints. They share a common scale, proportion and setback. During the postwar years the four subject houses underwent substantial alterations. Much of their Victorian-era details were removed, and only a few details remain evident, such as some parapet embellishments and remnants of decorative urns. A brick chimney is also retained at number 97.

The altered houses all share a distinctive postwar modernisation aesthetic favoured by Southern European immigrants known as the Mediterranean idiom.

Key features of the precinct include:

- original single-fronted single-storey built form and massing
- setback from the street and open front gardens across the group
- retained Victorian-era detailing including parapet embellishments and decorative urns, and a brick chimney at number 97
- postwar alterations to the street-facing façades embodying the Mediterranean idiom, including the rendered plain wall surfaces, replacement steel-framed windows, enlarged window openings, and cantilevered concrete porches supported on thin decorative mild steel posts
- front masonry fences incorporating decorative mild steel inserts and low woven metal fences separating the front gardens of the properties.

Although the houses at 105 and 107 Nicholson Street were also altered in the postwar era, neither of these exhibit the distinctive characteristics of the Mediterranean idiom. Number 105 retains more of its Victorian era detailing including a pair of double hung sash widows, verandah with skillion roof and iron post and frieze and shallow engaged pilasters to the parapet. This provides some idea of what the subject terraces would have looked like prior to their postwar alterations, although it is likely that the parapets included decorative pediments.

Overall, the four houses at 97–103 are generally intact to their postwar configuration, and display a high level of integrity as a group of houses altered in the Mediterranean idiom.

Images

Figure 2. View of 99 (left), 101 (middle) and 103 (right) Nicholson Street (number 97 obscured by trees on far left).

Figure 3. View of 103 (left), 105 (middle) and 107 Nicholson Street (right), both not significant.

Comparative analysis

Mediterranean idiom

In Melbourne, Italian immigrants found homes throughout the inner metropolitan areas, and many bought in the already established communities of Brunswick (including Brunswick East) and Carlton (including North Carlton). In these hubs, Italian communities were established in successive waves, with the last major wave being the period after World War II (Dal Borgo 2006:4). Home ownership provided these immigrants with a sense of place and belonging in Australia (Dal Borgo 2006:4). Most homes purchased by Italian immigrants were small cottages built in the Victorian and Edwardian eras, often run-down and in need of repair.

The 'Mediterranean idiom' emerged as a distinctive postwar sub-style across Australia, particularly noticeable in Merri-bek, where many Southern European immigrants adapted their homes in this style (Extent 2020:92).

Within the City of Merri-bek, postwar immigrants from Italy and Greece introduced Mediterranean influences, bringing new tastes and styles that modernised earlier housing stock with a streamlined, simplified aesthetic. Typically this involved the removing of ornate raised parapets and stripping the facades of all their classically inspired cement moulds, replacing double hung timber framed windows with standard steel-framed casement window units, rendering bichromatic exposed brickwork, removing skillion roofed verandahs and their ornate iron freizes and replacing them with slim cantilevered reinforced concrete porches supported on slender decorative mild steel posts, and replacing front fences with low cream or brown brick fences that incorporated mild steel inserts often produced by Italian metalworkers. Leaking slate roofs were either reclad in tiles or replaced with flat roofs and ornate Italianate chimneys were reduced to below roof level.

Conservation architect and architectural historian Allan Willingham notes that while the facades of these houses were designed individually by the homeowner and the builder they conformed to a 'strict near stereotypical and functional aesthetic' with individuality expressed through subtle decorative differences (Yule 2005:480).

During the 1970s and early 1980s, as many Italian and Greek immigrants prospered, they moved from the inner-city suburbs of Merri-bek to outer suburbs such as Doncaster and Donvale. A new wave of young professionals moved into their houses and set about removing all traces of their mediterranean modifications and reinstating Victorian era detailing. This process of late twentieth century gentrification once again transformed the streets of suburbs such as Carlton, Brunswick and Brunswick East with intact examples of the Mediterranean Idiom of the 1950s and 1960s now hard to find (Yule 2005:483).

In Merri-bek only one example of the Mediterranean idiom is included in the Heritage Overlay:

- **The Victoria Street Precinct (HO598)**, located at 223–229 Victoria Street, Brunswick, the precinct comprises a group of four Victorian-era cottages (two pairs) that were extensively altered in the postwar period. Major alterations in the 1950s to the four cottages reflect the impact of postwar immigration on the area. Modifications include the rendering of brickwork, simplification of parapets with the removal of decorative Victorian-era features, replacement of earlier verandahs with curved concrete porches that narrow to an 'eave' as it extends across the façade, laminating of edges to the eave to appear like stone, introduction of a decorative steel rail atop the porch roof, and addition of face brick front boundary fences with brown glazed tiles and steel inserts.

As a group of four houses with similar postwar alterations, the subject group and the Victoria Street Precinct are closely comparable. Both exhibit key characteristics of the Mediterranean idiom and are demonstrative of typical alterations that Southern European immigrants made to existing homes in inner Melbourne in order to establish a sense of home.

Although many Victorian era cottages across the inner-city suburbs of Melbourne were renovated during the 1950s–70s in the Mediterranean idiom, there are no other known examples within the Heritage Overlay listed for representation of that style, making the style an underrepresented class of place. For comparative purposes it is important to look at those examples that would fall below the threshold for heritage significance to better understand what sets the subject group of houses apart.

Across Brunswick and Brunswick East, while there are numerous scattered examples of the Mediterranean Idiom, few demonstrate the full suite of façade alterations that typify the style with most being standalone examples. Groups of similarly modified houses are rarely seen, and few have the street presence of the Nicholson Street group. Examples include;

- Single-fronted cottages:
  - **113 Barkly Street, Brunswick East (Contributory to HO14 Barkly Street Precinct)**: one of four otherwise intact terraces. Parapet remains intact. Verandah replaced with flat roofed version supported on slender posts. Window opening enlarged, front door replaced. Low brick (overpainted) front fence with mild steel gate added.

    These demonstrates a lower intactness and integrity to the subject places and does not exhibit the full suite of changes that typifies the style. It is not as good a representative example of the typology when compared to the subject group.
  - **255 Edward Street, Brunswick East (no HO)**: one of three otherwise intact terraces. Ornate parapet and classical detailing removed, and parapet modified, window enlarged, and verandah replaced although evidence of recent remodification.

    These demonstrates a lower intactness and integrity to subject places as there is recent evidence of some changes being reversed. It is not as good a representative example of the typology when compared to the subject group.

- **172 & 174 Stewart Street, Brunswick East (no HO)**: pair of altered Victorian era cottages with all classical detailing removed and parapets striped of all ornamentation. Number 174 retains concrete cantilevered porch supported by mild steel posts and low cream brick fence with mild steel panels. Number 172 has had a verandah added back and recent timber picket fence yet retains steel framed window. The window at Number 174 is timber framed and most likely a more recent alteration.

  These demonstrates a lower intactness and integrity to subject places as there is recent evidence of some changes being reversed. These are not as good a representative example of the typology when compared to the subject group.
- **94A Stewart Street, Brunswick (no HO)**: one of six otherwise intact single-fronted terraces. It has had all Victorian era detailing removed verandah altered and parapet modified. Window opening enlarged and metal frame window inserted. Orange brick front fence with mild steel panels added.

  As a single cottage in a large row that is otherwise intact it is not as good a representative example of the typology. Use of brick pillars to support verandah is atypical of changes made that typify the style. It is not as good a representative example of the typology when compared to the subject group.
- **78 & 80 Stewart Street, Brunswick (no HO)**: pair of single-fronted terraces. Both retain intact parapets. Number 78 has a flat roofed verandah supported by a fluted column with Corinthian capital. The front window is replaced with a metal framed unit and the front fence features concrete baluster. Number80 has a concrete cantilevered verandah supported on slim steel posts. The Victorian era window is retained, and the low brick front fence has mild steel panels.

  These do not possess the full suite of facade changes that typify the typology and are therefore not as good a representative example of the typology when compared to the subject group.
- **109 & 111 Albion Street, Brunswick (no HO)**: pair of Victorian era terraces. Number 109 retains its panel front door and iron frieze verandah. All parapet details have been removed and parapet remodeled, and window replaced although this is a modified double hung timber unit. Number 111 has had the parapet stripped of all detail and remodeled. Verandah replaced with a flat roofed version supported by a slender steel post. A simple iron frieze has been added. Window size enlarged and new frame fitted. Number 111 retains its Victorian era iron front fence. Number 109 has a reproduction metal palisade fence.

  These do not possess the full suite of facade changes that typify the typology and are therefore not as good a representative example of the typology when compared to the subject group.

When compared to the above examples, the houses at 97–103 Nicholson Street display a more complete suite of changes to their facades that typify the Mediterranean Idiom with little remnant Victorian era detailing remaining. As a group the houses present as a distinctive representative example of the typology in the streetscape which remains highly intact. This street presence is further enhanced by their large front setbacks, low brick fences with mild steel infill panels and open front yards separated by low woven metal fences. While the changes made to the houses are typical of the idiom, each house has been individualised by its owners with subtle (yet complimentary) differences visible in the cantilevered concrete verandah roof detailing, mild steel posts and metal framed windows. Although this individualisation of changes is typical of the typology, in this instance these changes are subtle adding interest without compromising the legibility of the distinctive characteristics that typify the style.

Conclusion

Overall, the four houses at 97–103 Nicholson Street are a small but largely intact sample of Victorian-era workers' cottages that were modified by their Italian immigrant owners in the 1960s and 1970s to embody the Mediterranean idiom. The houses are set apart as a group of four consecutive houses that demonstrate this postwar transformation.

Historically, the subject houses are a fine sample, representing the postwar changes to the demographic landscape of Brunswick East, where southern European migrant communities established homes in an aesthetic reminiscent of their countries of origin to create a sense of belonging.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies
N/A

References

'Surveyor-General's plan of the Parish of Jika Jika' 1856, State Library Victoria (SLV) Map Collection, accessed online 24 February 2025.

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Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a heritage precinct.

Planning scheme controls	
External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	No
Outbuildings or fences not exempt	Yes—Low masonry front fences with ornamental steel inserts and gates, and low wire fences separating the front gardens of the properties.
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No

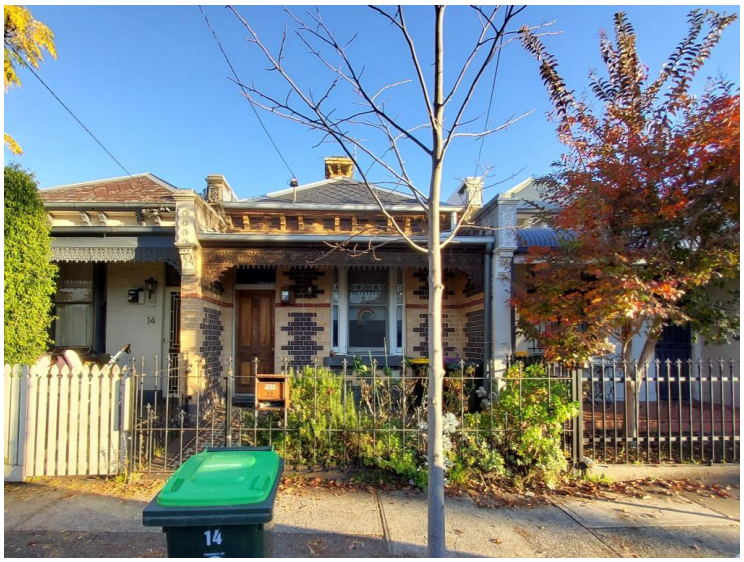
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Precinct schedule

Address	Place type	Development period	Category	Image
97 Nicholson Street, Brunswick East	Residential	Victorian Period (1851–1901); Postwar Period (1945-1965)	Contributory	
99 Nicholson Street, Brunswick East	Residential	Victorian Period (1851–1901); Postwar Period (1945-1965)	Contributory	
101 Nicholson Street, Brunswick East	Residential	Victorian Period (1851–1901); Postwar Period (1945-1965)	Contributory	
103 Nicholson Street, Brunswick East	Residential	Victorian Period (1851–1901); Postwar Period (1945-1965)	Contributory	

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Piera Street, Brunswick East Precinct	
Address	6–32 Piera Street, Brunswick East
Image	
PS ref No	[TBA]
Development date	1889
Item Group	Residential buildings (private)—House
Architectural Style	Victorian Period (1851-1901) Italianate
Architect	Not known
Builder	Thomas Henry Bond
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

Statement of significance

What is significant?

The Piera Street Precinct, comprising a row of 14 attached Victorian-era single-storey brick terrace houses at 6–32 Piera Street, Brunswick East, built in 1889, is significant.

Elements that contribute to significance include:

- the cottages' original attached single-storey single-fronted scale and built form with hipped roofs
- bichromatic face brickwork (some overpainted) and slate roof cladding at numbers 12 and 14
- extant brick chimneys at numbers 12 and 22
- original pattern of openings to the façades
- intact decorative elements that are typical of the Victorian Italianate style, including:
  - party walls with applied decorative elements
  - brick eave brackets
  - front verandahs with cast iron frieze
  - bluestone sills and thresholds, timber-framed double hung sash windows with sidelights, and timber panelled entry doors.

Later additions and alterations, including the replacement windows (numbers 8, 10, 18, 28), are not significant.

The front fences and rear additions and alterations are not significant.

How is it significant?

The Piera Street Precinct is of local historical and representative significance to the City of Merri-Bek.

Why is it significant?

The Piera Street Precinct is historically significant for the tangible evidence it provides of early residential development in Brunswick East associated with the continued growth of industries in the surrounding area. Large numbers of cottages similar to the Piera Street group were built during the 1880s and early 1890s by property developers to accommodate the growing number of people who were attracted to the area to work in the local quarries and expanding manufacturing and commercial industries. The modest built form and narrow frontages also demonstrate the type of speculative activities in the area, characterised by ad-hoc subdivisions and small-scale building projects aimed at accommodating a rapidly growing workforce. (Criterion A)

The Piera Street Precinct is of representative significance, comprising an intact terrace row of 14 attached workers' cottages built for a single owner. As a group they illustrate the types of modest, yet stylish dwellings that were occupied by trade and service-industry workers of Brunswick and Brunswick East during the late nineteenth century. These houses display characteristics that are typical of the Victorian Italianate style such as low-pitched hipped roofs, chimneys with a corbelled cap, bracketed eaves, front verandahs with cast-iron ornament, double-hung sash windows often with sidelights, and four-panelled front doors. The Piera Street houses are of particular note as an unusually long row of attached Victorian Italianate cottages with near identical design that present as a cohesive group in the streetscape. (Criterion D)

Primary source

GML Heritage, Brunswick and Coburg Activity Centre Heritage Study, 2025.

History	
Thematic history key theme	Theme 6: Building Merri-bek
Thematic history key sub-theme	6.3 Building during the Boom

Historical context

Brunswick East

The suburb of Brunswick East is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. Brunswick East became part of a larger municipal area, the City of Moreland, in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Prior to 1994, the suburb of Brunswick East (historically referred to as 'East Brunswick') formed part of the former Town (1888) and, later, City (1908) of Brunswick. It is bounded on the north by Moreland Road, on the south by Park Street and on the east by the Merri Creek, which formed the eastern limit of the former City of Brunswick. The western boundary generally follows the rear (western) boundary of the properties that front the western side of Lygon Street. Brunswick East was first surveyed in 1839 and was one of the earliest areas of Melbourne to be subdivided. The Merri Creek attracted settlers who took up farming. Quarrying was an early industry in the area, with Wales's bluestone quarry (City of Merri-bek HO2) established near the Merri Creek in the 1860s. Other quarries followed and clay pits were also established.

Following the pattern of development in Brunswick proper, there was extensive subdivision of land in Brunswick East for residential development in the 1880s. A larger proportion of detached housing was built in Brunswick East than in Brunswick proper, particularly during the Edwardian period, reflecting a major period of development in the suburb.

With suburban growth came the demand for public open space and Fleming Park was developed on an abandoned quarry site in 1917-18. The electric tram along Lygon Street commenced in 1916 to service workers in the growing industrial area. The development of Brunswick East was shaped by the general boom in manufacturing in Melbourne in the 1920s, boosted by the introduction of a Commonwealth tariff in 1921 (Dingle 2008). The textile and clothing industries thrived in Brunswick East, for example Prestige Hosiery, which was established in 1921. This was one of major enterprises in the area and employed 1200 workers, who were largely women.

Settled slightly later than Brunswick proper, some large villa estates survived longer into the twentieth century. The Sumner property 'Stony Park' (built c.1860s), on the west bank of the Merri Creek, was subdivided in 1924 and developed as an extensive interwar housing estate (City of Merri-bek HO238, Sumner Estate). A large number of war service homes were also built in several streets off Stewart Street, Brunswick East, in the early 1920s (Historica 2010).

Precinct history

The subject row of cottages at 6–32 Piera Street, Brunswick East, is located on part of Crown Portion 96, Parish of Jika Jika, County of Bourke. Piera Street was originally named Nicholas Street. The name was changed in honour of a former Mayor of Brunswick. The subject sites were part of a subdivision of a larger parcel of land purchased by Nicholas O'Connor in 1886, who further subdivided the land for sale.

In 1886, '80 choice business and villa sites' in O'Connor's Estate were advertised for sale with frontages to Glenlyon Road, O'Connor Street. Nicholas (Piera) Street and Lygon Street (SLV). The two main streets dividing up the estate were named after Nicholas O'Connor (Nicholas Street and O'Connor Street). This included 24 lots on the north and south sides of Nicholas (Piera) Street. Allotments 70–76 (representing 6–32 Piera Street) were purchased by contractor Thomas Henry Bond in August 1888 (CT:V2004 F792; V2060 F829).

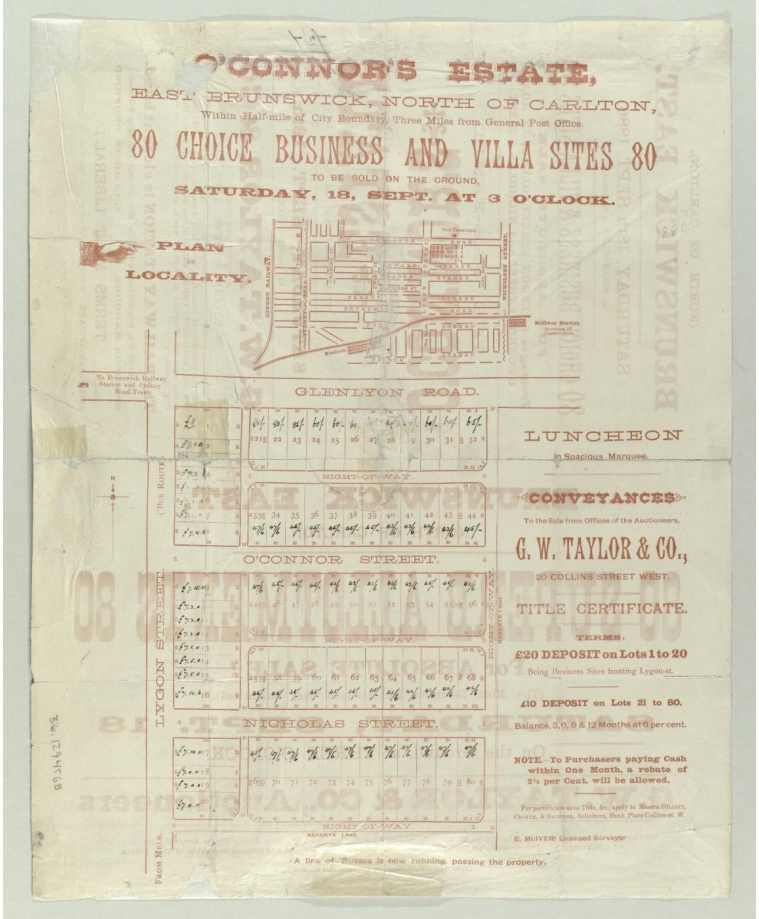


Figure 1. Advertising flyer for the sale of land at O'Connor's Estate, showing the allotments in Nicholas (Piera) Street. (Source: State Library Victoria)

The row of 14 terrace houses at 6–32 Piera Street were constructed in 1889, as a speculative development by the land's purchaser Thomas Henry Bond, a builder from Brighton.

The 14 houses built by Bond were mortgaged to the London Chartered Bank in January 1889. By 1890, the Sands & McDougall's directory shows that all but two of the 16 houses on the southern side of Nicholas Street were tenanted.

A 1904 Melbourne & Metropolitan Board of Works (MMBW) plan shows the 16 dwellings on the southern side of Nicholas Street.

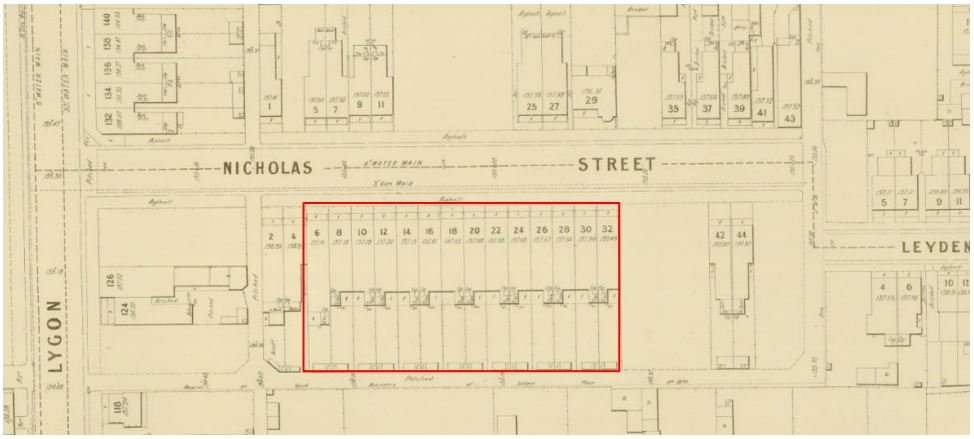


Figure 2. Part MMBW Town of Brunswick detail plan No. 1876, 1905, showing the houses in Nicholas (Piera) Street outlined in red. (Source: State Library Victoria with GML overlay)

The terrace houses at 6–32 Piera Street (lots 70–76) were transferred as single holding to Richard Derbin Williams, an accountant living in Middle Park, in 1907, and subsequently to Joseph Lucks, a draper of Fitzroy, in 1911; Molesworth Investments Proprietary Limited in 1924; Elbis George Robert Hanger, a boot heel manufacturer of East St Kilda in 1934; and Daniel Robert Ferguson, a dairy produce merchant of Newport in 1949 (CT:V2060 F829). The cottages were leased out during this period.

In 1953, lots 70–76 containing the 14 brick houses at 6–32 Piera Street) were subdivided into individual lots and transferred to separate titles, with numbers 18 and 20 being on a single allotment (CT:V7883 F020). Between 1953 to 1966 each of the now individual houses were sold to separate owners.

Description and integrity

The Piera Street Precinct, comprising numbers 6–32 Piera Street, Brunswick East, is located on the south side of Piera Street, east of Lygon Street. The Piera Street Precinct comprises a group of 14 attached Victorian-era brick dwellings of near identical style. The remainder of the buildings in the street comprise a mix of altered Victorian-era and interwar dwellings, a Victorian-era corner shop, and infill residential and commercial buildings.

The Victorian-era terrace houses at 6–32 Piera Street are constructed on narrow allotments and set back behind small gardens with predominantly low front fences. The terraces were built as a row of single-storey, hipped roof, bichromatic brick dwellings in identical style, with mirrored footprints. They share a common scale, proportion, setback and pattern of fenestration. Displaying characteristics of the

Victorian Italianate style, details are consistent across the 14 houses of the row. These include low pitched hipped roofs, front verandahs with cast-iron friezes set between party walls which feature console scrolls and applied decoration, paired brick eave brackets, façade openings consisting of an entry door to one side and a single timber-framed double hung sash window with sidelights and a bluestone sill. The original roof cladding is likely to have been slate with a diamond-shaped pattern, as evidenced on number 14; however, most of the terraces' roofs have now been reclad, predominantly in corrugated metal.

Key features of the precinct include:

- the cottages' original attached single-storey single-fronted scale and built form with hipped roofs
- bichromatic face brickwork (some overpainted) and slate roof cladding at numbers 12 and 14
- extant brick chimneys at numbers 12 and 22
- original pattern of openings to the façades
- intact decorative elements that are typical of the Victorian Italianate style, including:
  - party walls with applied decorative elements
  - brick eave brackets
  - front verandahs with cast iron frieze
  - bluestone sills and thresholds, timber-framed double hung sash windows with sidelights, and timber panelled entry doors.

The terraces display various levels of intactness. Alterations include removal of chimneys other than at numbers 12 and 22, replacement of original slate roof cladding with corrugated iron (all except number14 which retains original slate cladding, number 12 has replacement slate and number 24 has replacement concrete tiles), overpainting of brickwork (numbers 2–10, 14–20, 24), and replacement of all front fences. Some front windows have been replaced (numbers 8, 10, 18, 28). A number of the terraces have lost their iron frieze work (numbers 6–10, 16-24). Despite the alterations listed, all houses retain their original single storey form, proportions, roofline and are legible as a row of Victorian era terrace houses.

Several houses have recent rear extensions, which are not visible from the street. An exception to this is number 22, which has a visible two-storey rear extension that is not visually intrusive.

Overall, the precinct displays a good level of integrity and retains high legibility as a streetscape of modestly scaled single-storey Victorian-era workers cottages.

Images	
Figure 3. 12 Piera Street, a good example showing the typical design. (Source: GML Heritage, 2024)	Figure 4. 30 Piera Street, a good example showing the typical design. (Source: GML Heritage, 2024)
Figure 5. View of 6, 4 and 2 Piera Street. (Source: GML Heritage, 2024)	Figure 6. View of 8 Piera Street. (Source: GML Heritage, 2024)
Figure 7. View of 14, 12 and 10 Piera Street. (Source: GML Heritage, 2024)	Figure 8. View of 20, 18 and 16 Piera Street. (Source: GML Heritage, 2024)

Images

Figure 9. View of 26, 24 and 22 Piera Street. (Source: GML Heritage, 2024)

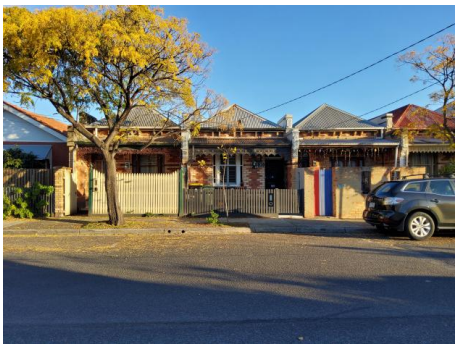


Figure 10. View of 32, 30 and 28 Piera Street. (Source: GML Heritage 2024)

Comparative analysis

Workers' cottages

The late nineteenth century residential expansion in Brunswick and Coburg largely followed the development of transport lines and access to local industries. The economic boom of the 1880s led to an intensive period of land subdivision and resale of land, bringing the demise of many farms and large estates in Brunswick and Coburg. The majority of new domestic dwellings built during this period were modest rows of terrace houses, freestanding cottages and villas, with smaller examples of what can be described as mansions.

Groups of workers' cottages, constructed in both timber and brick, are commonly found in the early industrial areas of Brunswick and Brunswick East, and to a lesser extent in Coburg. In Brunswick and Brunswick East, where land sizes were generally smaller than in Coburg, rows or groups of single-fronted cottages were a particularly common housing type. These cottages were often designed in the Victorian-era Italianate style, characterised by low-pitched hipped or gabled roofs, chimneys with rendered caps, bracketed eaves (sometimes with raised panels between them), front verandahs with turned timber or cast-iron posts and cast-iron ornamentation, double-hung sash windows often accompanied by sidelights, and four-panelled front doors with raised cricket-bat mouldings.

While brick cottages were often built as attached dwellings forming continuous rows, timber examples were predominantly free-standing, unless constructed with shared brick party walls. Timber-framed houses often featured blocked (faux ashlar) frontages, with weatherboard cladding to the side and rear elevations whereas brick examples featured decorative parapets, rendered finishes and bichromatic face brickwork.

A number of other precincts within the Merri-bek Heritage Overlay (HO) represent this period of development and housing types associated with this period.

The precincts already included in the Merri-bek HO, comprising comparable housing stock include:

- **The Manallack and Union Streets Precinct (HO214)**, at 2–14 Manallack Street and 8–14 Union Street, Brunswick, comprises a small representative group of residential development in Brunswick that

dates from the 1890s to the turn of the twentieth century. The houses at 4–10 Manallack Street, two pairs of single-fronted timber dwellings, and the brick pair at 8–10 Union Street, all erected in 1890, are examples that typify Brunswick's working-class housing in the late nineteenth century. This precinct comprises intact rows of houses of consistent scale, material and setback, which forms an intact Victorian and Edwardian residential streetscape.

- **The Barkly Street West Precinct (HO8)**, comprising 299–309 and 317–323 Barkly Street, Brunswick, is a small group of representative examples that demonstrate the pattern of dense residential development that occurred in Brunswick in the late nineteenth century to provide housing for the growing working-class population. It comprises a good collection of substantially intact Victorian-era dwellings, built in rendered brick with Italianate style features. The group has a cohesive street presence despite a later infill in the middle of the two groups (a row of four and another row of six).
- **The Barkly Street East Precinct (HO14)**, comprising 43–149 and 56–128 Barkly Street, Brunswick East, is a relatively intact area of predominantly brick two-storey terraces and semi-detached single-fronted houses dating from the 1880s land boom period. Although typical of the period, the consistency of building forms and their relative intactness is unusual in Brunswick.
- **The Albert Street Precinct (HO1),** comprising 59–85 Albert Street and 1–18 Sedgman Street, is a predominantly residential area that comprises a notable mix of nineteenth-century housing types, with small, single-storey brick terraces in Sedgman Street contrasting with the dominating late Victorian two-storey terraces in Albert Street. The Sedgman Street terraces are a row of 18 single-storey, single-fronted brick houses with slightly varying designs while the Albert Street terraces are two-storey.
- **The Hanover Street Precinct (HO594)**, comprising 27–49 and 2–64 Hanover Street, Brunswick, is characterised by Victorian-era cottages and terraces, with an array of features specific to the Italianate style including a single- or double-fronted form. The precinct also contains a number of Edwardian houses that demonstrate the principal characteristics of houses from that era. Both brick and timber examples of single-fronted cottages are included in the precinct, with brick pairs at 36–38 and 40–42 Hanover Street.
- **The De Carle Street/Bishop Street Precinct (HO66)**, comprising 145A, 145B, 145C and 145–181 Albion Street, 1–47 and 2–34 Bishop Street, 35–43A and 46–62 De Carle Street, Lillian Street and 1–5 Wraith Street, Brunswick, is a residential area which reflects several successive periods of development from the 1850s to the 1910s. In Bishop, Lillian, Albion and Wraith streets, single-storey cottages and terraces comprise the majority of housing stock. Brick single-frontage cottages include 1–3, 5–7, 9–11, 13–15, 17, 31, 33–35, and 37–41 Bishop Street.

Outside the HO, in the immediate neighbourhood of the O'Connor Estate, of which Piera Street was a part, other groups of Victorian era single-fronted cottages with similar designs exist, such as the groups at 148–154 Glenlyon Road (four houses), 166–172 Glenlyon Road (four houses), and 19–29 O'Connor Street (six houses). While these other groups provide some historical interest by reflecting the estate's early development phase, they are neither more intact nor architecturally distinguished from other contemporaneous houses in the municipality. Visible alterations and later infill development have also had greater impacts on their integrity.

In contrast, the Piera Street group comprises a notably long and continuous row of14 terraced houses. This uninterrupted configuration contributes to a cohesive streetscape presence, with a high degree of architectural unity that sets it apart from smaller and more fragmented groups found elsewhere in the municipality.

The Piera Street Precinct is comparable to the HO-listed examples above. It has similar level of integrity, and displays strong cohesion as an intact row of Victorian terrace houses, developed during the late 1880s as workers' housing. When compared to similar houses within the above precincts, the Piera Street examples display the same Victorian Italianate style and modest architectural pretensions.

The number of attached cottages included in a single row is unusual and adds visual interest to the streetscape, enhancing the precinct's character. This distinguishes it from other streets developed with smaller groups. In this way, the Piera Street houses are most similar to the Sedgman Street row of 16 attached workers' cottages within HO1. The cottages at numbers 11–16 Sedgman Street feature decorative detailing highly similar to the Piera Street group, in terms of the ornamentation to the party wall and bichromatic brickwork. Some examples in Sedgman Street display more substantial changes such as over-rendering and altered window openings, similar to the Piera Street examples.

In terms of precinct size, the Piera Street Precinct is most comparable to the Manallack and Union Streets Precinct (HO214) and Barkly Street West Precinct (HO8). However, HO8 comprises two small groups of late Victorian-era rendered brick cottages with classically detailed parapets, separated by a gap.

As a group, the Piera Street Precinct presents a similar level of intactness when compared to other examples of contributory brick cottages within the above precincts, many of which have been subject to varying degrees of alteration. Overpainting, replacement windows, and removal of chimneys is commonly observed changes among the contributory examples. The Piera Street houses are particularly notable as a long, unified row of Victorian Italianate cottages with near identical design, contributing to a highly cohesive streetscape.

Historically, these modest brick single-storey, attached cottages are important as they evidence the speculative development of this part of Brunswick East, which provided modest and affordable workers' accommodation.

Conclusion

The Piera Street group is an unusually long and intact group of 14 terraced houses, which retains a strong street presence and architectural cohesion. This continuity distinguishes the subject group from other housing groups in the estate, and across the municipality. The group of houses forming the Piera Street Precinct were constructed by a builder developer as a group, which is evidenced by their shared single-storey scale, footprint and Victorian-era detailing. As a group of modest workers cottages they reflect the type of residential development that was occurring during the building boom of the 1880s as a direct result of the growth of Brunswick and Brunswick East's industrial and commercial development.

Overall, the Piera Street group is a good representative example of the local workers' housing in the late nineteenth century that are better than more typical examples in the area.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A

Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

Moreland Heritage Gap Study (Context Pty Ltd, 2019).

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Mercury and Weekly Courier, as cited.

North Melbourne Gazette, as cited.

Port Phillip Gazette, as cited.

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'Surveyor-General's plan of the Parish of Jika Jika' 1856, State Library Victoria (SLV) Map Collection, accessed online 24 February 2025.

Victorian Places, 'Brunswick', https://www.victorianplaces.com.au/brunswick-east

Recommended management

- Recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a heritage precinct.

Planning scheme controls

External paint controls	No
Internal alteration controls	No
Tree controls	No
Solar energy system controls	Yes
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

Precinct schedule

Address	Place type	Development period	Category	Image
6 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
8 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
10 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
12 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
14 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
16 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	
18 Piera Street, Brunswick East	Residential	Victorian period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
20 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	
22 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	
24 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	
26 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	
28 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	
30 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
32 Piera Street, Brunswick East	House	Victorian period (1851–1901)	Contributory	

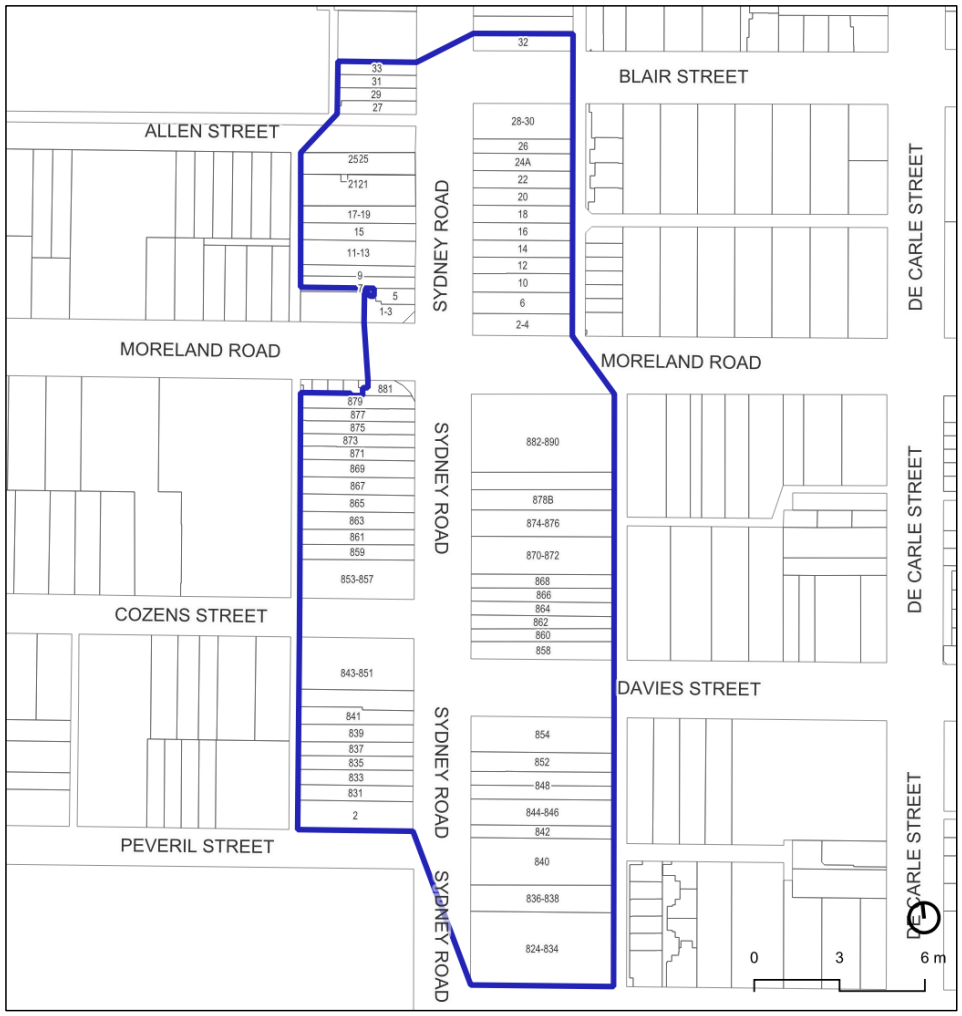
Appendix G—Citations for rejected precinct and serial listing

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Sydney Road and Moreland Road Precinct	
Address	829–881 Sydney Road, Brunswick, and 1–33 Sydney Road, Coburg (west side) and 824–890 Sydney Road, Brunswick, and 2–32 Sydney Road, Coburg (east side)
Image	
PS ref No	[TBA]
Development date	1880s onwards
Item Group	Retail and Wholesale Commercial
Architectural Style	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940) Postwar Period (1945–1965)
Architect	Various
Builder	Various
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map



The above figure shows the extent of the precinct assessment. The precinct is not recommended for HO.

Statement of significance

Note

The assessment confirms the precinct's inclusion in the Heritage Overlay (HO) is not warranted at this stage.

Following the recent demolition of the pair of shops at 836 Sydney Road (occurred after the initial draft assessment), the streetscape legibility and prominence of alterations above the awning level have been

re-evaluated. The precinct does not meet the local threshold and is not recommended for inclusion in the Merri-bek HO, due to diminished overall intactness of the precinct.

It is recommended that:

- 840 Sydney Road, Brunswick is retained in HO498. No change is recommended for HO498.
- 27–33 Sydney Road, Coburg is retained in HO362. No change is recommended for HO362.
- 824–834 Sydney Road, Brunswick is retained in HO243, with minor amendments to the statement of significance, place description, and the Schedule to Clause 43.01 Heritage Overlay, to more precisely describe the interior features of importance.

We note that the statement of significance for HO243 was prepared in 1990 and updated in 2022. We recommend the following amendment to the existing statement of significance for HO243, based on the findings of the on-site inspection conducted as part of this study. Proposed amendments to the HO243 statement of significance is highlighted. The internal alterations control should be retained with minor amendments to say 'Yes (Intact original features. Refer to the statement of significance.)'

What is significant?

The former theatre at 828 Sydney Road, Brunswick (otherwise known as 'Alhambra Theatre') is significant. On the exterior, the gable roof form and three arched windows are significant. Some significant elements of the interior fabric ~~are believed to~~ remain in situ from its former use as a cinema, namely: ~~the mezzanine level, splay-sided proscenium and roof trusses.~~

- splay-sided proscenium, large metal pulley wheel and rails behind the proscenium, engaged piers alongside walls, metal webbed roof trusses and roof framing, central section of pressed metal ceiling and associated perforated metal vents, mechanical railing, and mechanisms, ratchets and pulleys for operation of open-air ventilation/raised roof section.

The subsequently added showroom, fronting Sydney Road, is not significant.

How is it significant?

Alhambra Theatre is of local historical significance to the City of Moreland and has rarity value as one of the last remaining early cinemas to survive in the municipality.

Why is it significant?

The Alhambra Theatre has historical significance as the third cinema to be built in Brunswick and as a pre-1920 cinema when this type of facility was rare. Further, it has been claimed that it was one of the first reinforced concrete buildings in Moreland and possibly the first picture theatre of this construction in Australia. (Criterion A)

The Alhambra Theatre is rare as one of only two pre-1920 cinemas to survive in the Moreland municipality. (Criterion B)

History	
Thematic history key theme	Theme 4: Linking Merri-bek: Roads and Transport Routes Theme 6: Building Merri-bek Theme 9: Shopping and Retailing in Merri-bek
Thematic history key sub-theme	4.3 Developing Public Transport Routes 6.3 Building During the Boom 9.2 Shopping on Sydney Road 9.3 Shopping Strips and Villages 9.4 Opening Culturally Diverse Shops

Historical context

Early surveys of Brunswick and Coburg

The area that is now the City of Merri-bek was one of the earliest areas of Melbourne to be surveyed for sale by the colonial government.

Brunswick was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres with frontage to either the Moonee Ponds Creek or Merri Creek and to a north–south track that soon became known as Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally following transport and access routes.

Brunswick achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and the City of Brunswick in 1908. The suburb of Brunswick East formed part of the former City of Brunswick.

Coburg was surveyed in 1840 for a subdivision into farm allotments, with a village reserved east of Sydney Road near the junction of Edgars Creek and Merri Creek. A penal stockade, Pentridge Stockade, was established there in 1850. The Pentridge Road Board was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Development of Sydney Road

Although Sydney Road was surveyed in 1838 as a route to Sydney, its relatively narrow width suggests that it was intended as an agricultural road not as a major urban throughfare. However, the traffic steadily increased as Sydney Road became the preferred route to Sydney, with the establishment of the Pentridge Stockade in 1850 and the extension of the road to the town of Wallan in 1859. By the mid-1860s, much of Sydney Road had been improved with large sections of the road having bluestone kerbs and channels.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as retail strips, with the development of shops and hotels. Both streets also have a number of civic buildings and landmark churches, reflecting and responding to the residential growth of the area.

Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the nineteenth century. There was also a relatively strong

representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Suburban development in Brunswick

Development in Brunswick was largely driven by the expansion of employment opportunities and improved public transport connections between Brunswick and the central city of Melbourne. Many layers of Brunswick's history remain evident in the physical fabric of the suburb.

People were attracted to Brunswick from the 1840s due to the availability of work in local industries. With their natural deposits of bluestone and clay, quarries and clay pits were important drivers of early development in the Brunswick area, and later in Coburg and Fawkner. Brunswick's population grew from 146 in 1846 to 3000 in 1865.

The economic boom of the 1880s accelerated the subdivision of residential estates, which in turn led to Brunswick's population increasing to 14,000. The opening of the railway to Coburg in 1884, and the cable tram from the city, along Royal Parade and Sydney Road as far as Moreland Road in 1887, also encouraged further subdivision.

Many of the houses built in Brunswick during the boom era of the late 1880s were small cottages, typically built as terraced housing by speculative builders to accommodate workers employed in local industries. There was a larger proportion of detached housing in East Brunswick than in Brunswick proper.

Development halted after the economic crash of 1892, with many new housing estates remaining undeveloped until after World War I. Another housing boom era was apparent by 1930, with about 300 factories established in Brunswick, predominantly in the textile, garment and footwear industries. The suburban development of Brunswick was almost complete by the end of the 1930s.

Suburban development in Coburg

Until the early twentieth century, much of the suburban development in the former City of Coburg was confined to an area adjacent to the railway line and Sydney Road to the south of Bell Street. Around the time when the railway line reached Coburg with the opening of Moreland Road railway station in 1884, residential subdivisions were released in the vicinity of the station. Coburg railway station was built in 1888. Sydney Road was Coburg's high street, with a horse tram service operating from 1889. Plans for electric tramways began in 1914, and a number of electric tramlines were built, including the Lygon Street line, which connected Coburg to the broader metropolis. The East Brunswick electric line was operational by 1916 and the Sydney Road line was electrified in 1936.

As was the case across much of metropolitan Melbourne in the 1880s, the mania for subdividing land for anticipated residential development extended to Coburg. Many of the 1880s subdivisions in Coburg were left vacant, however, and one large unsubdivided area north of Bell Street continued to be used for farming purposes until the postwar period.

Like other middle-ring suburbs of Melbourne, Coburg underwent extensive residential development in the 1920s. New streets were laid out and houses built, matched by equally strong commercial growth and the establishment of new schools and other services. During the interwar period, some of the

1880s land-boom allotments were built on. Coburg West and Coburg East state schools opened in 1917 and 1926 respectively, with Coburg High School established in 1916.

Suburbanisation in Coburg progressed in the postwar period, aided by the Housing Commission of Victoria and funding from the War Service Homes Commission. There was an influx of postwar European migrants to Coburg in the 1950s and 1960s. A large proportion of Coburg's working population found jobs in large local industrial establishments, including knitting mills and clothing factories. Migrants contributed to the local economy with the establishment of commercial premises, particularly food outlets and clothing manufacturing. Coburg's suburban development was almost fully complete by the 1970s, with its population having reached 70,000.

Following the closure of several textile factories on Sydney Road in the 1980s, a number of new retail premises opened in the shopping strip. Coburg has continued to experience growing residential revitalisation. It retains a large stock of interwar housing but has also seen the development of newer multi-density housing, most notably with the development of Pentridge Prison (2000).

Development in the late twentieth-century onwards

Brunswick became the 'most ethnically diverse' suburb in Melbourne during the postwar period. Coburg's development was shaped in a similar way. In 1981, nearly 20 per cent of Coburg's population were European migrants. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

The City of Merri-bek also has a large Muslim community that includes people from many different countries. The Turkish community settled in the Coburg area largely from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, including refugees from Bosnia and Somalia.

Multicultural clubs established in the area included Vizzini Social Club at 322 Sydney Road, Coburg; the Abruzzo Club at 377 Lygon Street, Brunswick East; and the Moreland Turkish Association, established in 1985. These clubs and other cafes and restaurants, as well as religious institutions, play an important role in the social lives of many migrants.

In the twenty-first century, socio-economic changes have led to the gentrification of traditional working-class areas like Brunswick, attracting middle-class residents. New upmarket shops have started appearing in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, raising interest in preserving and repurposing historical structures.

Precinct history

Sydney Road was originally created to provide access to the long farming allotments that extended east-west on either side to the Moonee Ponds Creek and Merri Creek. Building of the road started in 1842, and reached Pentridge Stockade in 1847(Hermes record for 'Sydney Road, Brunswick'). Following the relocation of a penal establishment to Pentridge in 1850, prisoners began constructing Sydney Road. The gold rush commenced in 1851, along with the expansion of local quarrying and brickmaking industries, further accelerated development, transformed Sydney Road into the main northerly route out of Melbourne and a focal point for commercial and community activity (Extent 2020:127).

By 1859 the new Sydney Road was opened, joining the old road near the present township of Beveridge, with Pentridge Road being renamed Sydney Road. Two years later a toll gate was erected,

with the proceeds going towards maintenance of the road; its location, however, made it ineffective. Later toll gates at Park Street and Moreland Road were operated by the government (Hermes record for 'Sydney Road, Brunswick').

From the gold rush of the 1850s, Sydney Road became an important travel route making it a favoured place for hotels, public buildings and commercial premises (Hermes record for 'Sydney Road, Brunswick').

Land speculation

Around the intersection of Sydney Road and Moreland Road, residential subdivisions began in the early 1880s, just before the opening of Moreland Road railway station in September 1884.

Dr Farquhar McCrae, magistrate and speculator, purchased Crown portions 126 and 133 in October 1839 and subsequently built a house on the land in 1842. The estate on either side of Moreland Road, west of Sydney Road, comprised over 600 acres and was named Moreland, giving the name to present-day Moreland Road. After Farquhar died in 1852, the allotments within crown portion 126 were advertised for sale in 1858, and subsequently subdivided throughout the 1880s.

The population of northern Brunswick and southern Coburg began to grow following two major subdivisions of two agricultural properties on the east side of Sydney Road. Blair's Paddock, to the northeast of Sydney Road and Moreland Road, was subdivided into 97 allotments with frontages to Sydney Road, Moreland Road, Moores Road, Blair Street, De Carle Street and Barrow Street in 1882 (*Argus,* 14 December 1882:2). Opposite Blair's Paddock, Lilburne's Paddock was subdivided into 196 building sites and offered for sale in 1883. The allotments had frontages to Sydney Road, Moreland Road, Holmes Street, Mitchell Street, Davies Street and Donald Street (*Age,* 22 September 1883:2).

The new residential area became known as Moreland, although legally governed by the City of Brunswick to the south of Moreland Road and City of Coburg to the north.

Late nineteenth-century development

By 1887 the Metropolitan Fire Station No. 5 had been built on the southwest corner of Sydney Road and Davies Street (demolished between 1905 and 1910).

Much of the land around the intersection of Sydney Road and Moreland Road remained vacant until the late 1880s and early 1890s. The Melbourne Tramway and Omnibus Company laid a tram cable along Sydney Road to Moreland Road in 1887. This was shortly followed by the opening of the first permanent train station at Moreland in 1889, replacing a temporary station that had been in use since the line opened in 1884. The arrival of the railway in Coburg in 1889 drove further residential subdivisions around Moreland Road, as well as commercial developments.

The last hotel to be built along Sydney Road, Brunswick, the Moreland Hotel was built in 1889 at the southeastern corner of Sydney Road and Moreland Road for Donald Fraser, councillor and Mayor of Brunswick 1889–90 (*Age,* 16 August 1889:8). The hotel was one of seven three-storey hotels built in Brunswick during the boom period when it opened.

Construction of shops and residences soon followed the opening of the Moreland Hotel. By the 1890s, both sides of Sydney Road to the south of Moreland Road (between Davies Street and Moreland Road) became developed with shops. Today, three single-storey shops at 873–877 Sydney Road (originally a row of six) evidence this layer of development.

The commercial development to the north of Moreland Road was slower. In 1892, only six businesses were recorded in the postal directory in the area immediately north of Moreland Road (S&Mc 1892). None of these structures survive today.

The Hygienic Buildings, at 27–33 Sydney Road, Coburg, erected in 1891, are among the earliest surviving permanent structures in southern Coburg. A complex of buildings including a two-storey brick bread factory along Allen Street (demolished) was erected for the firm of Passfield & Benton. Comprising a packing room and a china room for catering purposes, the factory with a specially designed pipe ventilation system was built to a design by architect Talbot Chinchen by builders MecIntosh Bros. The factory, which was claimed to be the largest and cleanliest bread factory in the southern hemisphere, had a ground floor area of 80 feet by 228 feet, 'five large ovens, a 10000-gallon capacity well, a cool store capable of holding 500 kegs of butter, a flour room able to hold 6000 bags, and six egg pits that could store 250000 eggs in lime water' (*Coburg Leader,* 17 June 1891:4; Context 2004). The 2004 citation noted:

> The Hygenic Bread Factory was one of several factories established in Coburg in the 1890s and was the largest employer in the area at that time. Thomas Passfield, who had emigrated from Essex in 1888, became the sole owner of the Factory in 1894. Passfield believed strongly in worker's rights and, according to Broome,
>
> 'In June 1894 he held a meeting at his factory to call for a 48 hour week at a minimum wage of 45s.; a minimum age of sixteen for apprenticeships; and an end to the practice of requiring bakery workers to live on the premises.'
>
> Sydney Road became an increasingly busy commercial hub with the building of simple, single-storey shops, later replaced in the 1880s - 90s with mainly two-storey brick shops that characterise the area today (Context 2004).

Twentieth-century development

The population of Coburg increased from 5175 in 1881 to 9505 by 1911. As the twentieth century began, new shops emerged around the intersection of Sydney Road and Moreland Road, including single- and two-storey shops at 839–851, 863–869 and 864–866 Sydney Road, Brunswick, as well as 7–21 Sydney Road, Coburg (S&Mc 1900, 1905 and 1910).

In 1912, the 1889 Moreland Hotel building was completely rebuilt, after being determined by the Brunswick Council that the 'building is unquestionably in a very bad condition…[and] is out of plumb to the extent of nine inches at the corner facing Sydney Road and six inches on the Moreland Road side'. The council referred the matter to the proprietor Castlemaine Brewing Company, who commissioned architect Richard B Whitaker to rebuild the hotel with two storeys (*Coburg Leader,* 12 July 1912:1; *Age,* 31 August:1912:13). Further alterations were made in the 1930s, 1970s and 1990s.

The former State Savings Bank of Victoria building at 840 Sydney Road, Brunswick, was opened in 1913. Designed by architects Godfrey & Spowers, the building was known as the Moreland branch of the bank, to distinguish it from the Brunswick branch that was built at the corner of Albert Street and Sydney Road in 1921. Typical of the banks of the period, the building included the banking chamber on the ground floor and the manager's residence on the first floor (RB 1917–30; S&Mc 1930–64). On 1 January 1991, the State Savings Bank of Victoria officially merged with the Commonwealth Bank of Australia (Tout-Smith 2004, as cited in Context 2017).

Another notable establishment from this period was the Alhambra Theatre, which was officially opened on 24 November 1914. It was the one of the first reinforced concrete structures in the City of Merri-bek. The 2017 citation contains the following historical notes:

When opened, the *Brunswick and Coburg Leader* described the Alhambra as a 'commodious and modern theatre', making Brunswick the proud owner of 'one of the finest picture theatres in and around Melbourne'. Purpose-built as the third cinema in Brunswick, the owner and operator of the Theatre, Mr. Percy Allen, was prosecuted the year after its opening for operating an unclean premises. The Argus would print, 'Percy Allen, proprietor of the Alhambra Picture Theatre, Sydney Road, Moreland, was charged at the Brunswick Court yesterday, before Messrs. Tierney, Atye, and Lord, J.Ps, with having certain premises at the theatre in a condition which was a menace to health'.

The Hermes entry states 'Constructed in reinforced concrete, an innovative material at the time, it was one of the first buildings of this type in Melbourne, almost certainly the first in Moreland, and possibly the first as a picture theatre anywhere in Australia' (Hermes record for 'Alhambra Theatre (former)').

In the theatre's heyday, the Alhambra was notorious as one of the early 'flea-pit' cinemas, with a stark concrete interior, open roof trusses, exposed galvanised iron and rudimentary seating. Comfortable plush-type cinemas did not emerge until the 1920s and 30s.

However, by 1921, all theatres included in what was the Crisp and Smith circuit owned by J.C. Williamson Films and Union Theatres, including the Alhambra, were bought out by Associated Pictures Pty Ltd, alongside a multitude of other theatres, including: The Empire and Lyric both in Brunswick; the Barkly, Grand and Trocadero Theatres in Footscray; the Lyric in Fitzroy, and the Thornbury Theatre in Thornbury.

Hoyts would later purchase the theatre, who would continue to operate the Alhambra until 1959 when it was transformed into an ice-skating rink, and eventually into a car showroom.

Currently, the site is used as a tyre sales outlet and mechanic (Extent 2022).

Building works continued in the subject precinct. Throughout the interwar period, the shopping strip along this intersection expanded both north and south, eventually merging with the central Brunswick shopping strip and creating a contiguous 'high street'. Clothing stores (including drapers, dressmakers, tailors and other iterations), fresh produce stores, groceries and butchers were established, primarily oriented to the local residents, as well as shoppers carried by the trams. Manufacturing, processing and warehousing premises often integrated retail outlets in the street frontage, with working spaces and residences at the rear.

During the interwar years, infill development occurred throughout the precinct. Two buildings were erected in the interwar period, including the former Bank of New South Wales building at 854–856 Sydney road, Brunswick (c1937); and the former Commercial Bank of Australia building at 6 Sydney Road, Coburg (1931), designed by architects Carleton and Carleton (*Construction and Real Estate Journal* (NSW), 29 July 1931:7). Both buildings were built as residential banking premises, with a manager's residence incorporated in the building (S&Mc 1938). Both buildings have since been converted into apartments.

The western corners of the intersection were widened and rounded at some time in the interwar period, likely resulting in partial or complete rebuilding of the corner shops at 879–881 Sydney Road, Brunswick, and 1–3 Sydney Road, Coburg.

The precinct saw little physical development during the war years and immediately afterward. However, the traditionally residential area in the area between the west side of Sydney Road and the railway became largely redeveloped during the postwar period with industrial buildings, expanding work opportunities in the area. In the accompanying postwar residential boom, a wave of migration from southern and eastern Europe reshaped the communities of Brunswick and Coburg. By 1976, residents from these regions made up 28 per cent of Brunswick's population and 19 per cent of Coburg's population (Victorian Places). This influx was reflected in the local businesses. Postal directories from

the 1960s and 1970s list new establishments, such as a Turkish restaurant, continental delicatessens, and numerous coffee lounges, highlighting the neighbourhood's changing social character.

In recent decades, infill development has transformed the area further, with earlier buildings either converted or replaced by new apartment blocks.

Description and integrity

Urban character, setting and views

The Sydney Road and Moreland Road Precinct comprises the properties on the north and south side of the intersection of Moreland Road and Sydney Road, running along the west side of Sydney Road between Peveril Street and just past Allen Street (829–881 Sydney Road, Brunswick, and 1–33 Sydney Road, Coburg) and between Donald Street (824–890 Sydney Road, Brunswick, and 2–32 Sydney Road, Coburg) on the east.

Sydney Road is a major urban arterial road in the northern suburbs of Melbourne starting at the northern end of Royal Parade, Parkville, and continuing north through Brunswick, Coburg, Fawkner and Craigieburn where it joins the Hume Freeway. At its northern end, between Brunswick Road and Bell Street it is lined with commercial buildings creating Melbourne's longest continuous strip.

Uninterrupted vistas along Sydney Road, provided by the flat topography, and the consistent rhythm of shop widths and lack of street setbacks, creates a continuous wall of shopfronts that gives the precinct a character that is typical of commercial strips across the municipality.

The western corners of the intersection of Sydney Road and Moreland Road have been widened and rounded to accommodate tram services. The nearby Brunswick Tram Depot at 807–827 Sydney Road, Brunswick (HO171), and the distinctive round tram tracks at the intersection, along with the ongoing tram services along these streets, all contribute to the urban character of the precinct, centred around the major intersection.

The precinct consists of mostly single and double storey-shops built in the 1890s through to the 1940s. All the shops are built to the front and side boundaries forming a continuous street wall. The precinct includes several sets of shops built to the same or similar design.

Italianate style influences (1880s–1910s)

The earlier shops (1880s–1910s) in the precinct are built in the Italianate style.

The earliest shops in the precinct date from pre-1890. These include a row of modest single-storey brick shops at numbers 873–877 Sydney Road, which feature a low continuous parapet of overpainted brickwork with a cornice line of bullnosed bricks.

A group of four two-storey rendered shops (all built c1905–10) at 863–869 Sydney Road, 864–868 Sydney Road (1905) and 851–845 Sydney Road, Brunswick (1914), and single-storey shops at 7–9, 11–21 and 10–16 Sydney Road, Coburg, (all built c1905–10) reflect the continuing popularity of Italianate detailing beyond the Victorian era. This is evident in the buildings' use of classical decorative elements above street level that include engaged pilasters (to demarcate the individual shops), moulded cornices, large (over-sized) pediment, decorative console scrolls, moulded window architraves and ornate urn finials.

864–868 Sydney Road is more transitional in its design. It combines a classically inspired parapet and wall panels of vermiculated render (which are typical of the Victorian Italianate style) with walls of red bricks with contrasting Hawthorn brick banding which are more indicative of Federation architecture.

Although overshadowed by later changes and Neo-Greek additions from the 1990s, the Moreland Hotel building retains some remnants of its original Italianate style. Remaining 1912 elements include the bracketed rendered string courses that return around the corner, and rendered architraves and sills along the Moreland Road elevation.

Twentieth-century architectural influences

A number of shops in the precinct were built between 1910 and 1920, and display characteristics of the Federation Free Classical style, some with Art Nouveau influences. These include 839–841 Sydney Road (c1910), 837 Sydney Road (c1910), 860–862 Sydney Road (1911), 831–833 Sydney Road (1915), 836–838 Sydney Road (1924), Brunswick.

Above street level, shops from this period display characteristics of the Free Classical style which is typified by an eclectic and 'free' mix of simplified classical motifs that do not necessarily follow the strict compositional rules of classical architecture. These include engaged pilaster, bracketed eaves and parapets with vestigial pediments. Interest is provided to the individual buildings through distinctive detailing such as the rise and fall of raised and inverted half round elements of the parapets of numbers 831–833 and 836–838, the large Diocletian window of number 837 and the stylistic treatment of the façade of number 829 where the parapet, string course and window voussoirs are stepped.

Influences of various interwar architectural styles are reflected in the buildings erected in the 1920s and 1930s. 829 Sydney Road, Brunswick (c1920), and the former Commercial Bank of Australia building at 6 Sydney Road, Coburg (1931), have some elements of interwar Neo-Classical style. A pair of single-storey shops at 848–850 Sydney Road, Brunswick (c1930s), the former Bank of New South Wales building at 854–856 Sydney Road, Brunswick (c1937), and 2–4 Sydney Road, Coburg (c1935–40), all exhibit characteristics of the interwar functionalist style in their simple streamlined designs.

Significant places

The following buildings are currently within individual HOs.

Place	Image
The former Alhambra Theatre (HO243) at 824–834 Sydney Road, Brunswick (1914) is a rectangular double-storey reinforced concrete building retaining its corrugated iron-clad gable roof with raised central section. The northern elevation has one large vehicle entrance connecting up to a matching opening on the southern entrance. The southern entrance has two other roller shutter door openings and retains three arched windows from the former theatre. The glass and brick sales room facing Sydney Road was added in the late twentieth century and replaced the original theatre entrance and lobby. The former Alhambra Theatre interior was assessed in 2020, when it was reported that the auditorium form with a mezzanine level, splay-sided proscenium and roof trusses remained intact. Despite the addition of the glass and brick showroom to the front of the building, the former theatre's built form and scale are legible, and the	

Place	Image
intact interior complements the integrity of the place. Overall, the place has fair integrity.	
The State Savings Bank of Victoria (HO498) at 840 Sydney Road, Brunswick (1913), is designed in the Romanesque revival style by architects Godfrey & Spowers. It is one of a number of similar banks designed by the firm across metropolitan Melbourne. Constructed of red brick with stucco decoration and mouldings, the building is distinguished by its fine quality detailing and symmetrical composition. Featuring arch-headed windows with banded voussoirs, flat square cappings to its pilasters and pediment tops and a heavy stepped string course, the building's finely detailed pilasters that rise through both levels of the building are distinguished by corner brickwork that appears pleated giving the building edges a finely fluted effect. The building is externally highly intact, and has high integrity.	
The Hygienic Buildings (HO362) at 27–33 Sydney Road, Coburg (1891) is a group of four two-storey shops and residences, with an attic storey on the main corner (number 27). The tiled roof is original. The building was designed in a Free Classical style with Dutch-gabled parapets at numbers 27 and 33. The corner gable bears the words 'HYGIENIC BUILDINGS' and a relief moulded shell. Underneath the smaller gable is the date '1891'. The steps of both shaped gables are decorated with volutes. There is a string course moulding between the ground and first floor, which turns the corner but does not run the length of the side elevation. Windows are double hung sashes to both the front and side elevation. These are paired on the upper floor with moulded decorative relief sills and lintels. The building was originally red brick with rendered 'bandages', and a verandah turned the corner of the building. The verandah has since been removed and the majority of the brick work has been painted a number of times, with the exception of number 33. The original shopfronts have also been altered. Number 27 was originally part of a bakery complex that included a two-storey brick factory at the rear; however, this has been demolished. The shops and residences are largely externally intact despite the overpainting, and have high integrity.	

Intactness and integrity

The Sydney Road and Moreland Road Precinct retains a number of generally intact historical buildings, owing to the concentrated development of the area during the economic boom of the 1880s and again during the interwar years, followed by a slowdown in construction activity during wartime and the postwar period. This development pattern has resulted in a distinct layering in the built fabric along the strip that represent the different styles of architecture that prevailed between the 1890s to 1940s

Most of the remaining buildings from this period across the precinct are fairly or highly intact, retaining largely unchanged facades and parapets above the awning level. While some individual groups of

buildings display a uniformity of scale and detail above street level, overall, the precinct lacks a sense of continuity. This is due to the alternating scale of the buildings across the group that vary from single to double storey and because of stretches of buildings that have been either replaced or significantly altered. This is further exacerbated by a number of the earliest single storey shops having very low parapets making them barely noticeable in the streetscape above contemporary awnings and shop signage.

Common alterations across the group include the modifications of all ground-level frontages (especially shopfronts), rear additions or alterations, replacement verandahs or cantilevered awnings, replacement window frames on upper levels, replacement roof cladding, and visible utilities (e.g. air conditioning units). Overpainting of the face brickwork or render, intrusive oversized modern signs and removal of some decorative elements is also common.

The recent demolition of the pair of shops at 836 Sydney Road has further diminished the intactness of the precinct.

Overall, the precinct displays a fair level integrity.

Comparative analysis

The precinct is characterised by its continuous streetscape of narrow-fronted shops, with zero or minimal setbacks, providing uninterrupted views along Sydney Road that shows a layered development pattern. Developed between the 1880s to the 1940s, the precinct consists of early commercial buildings established to serve the emerging residential area popularly known as Moreland. The new residential area centred around access to public transport, including the Moreland Road railway station (opened in 1884) and the tramway terminus (opened in 1887). Commercial growth in the precinct reflects the expansion of the nearby residential area.

Throughout the interwar period, the shopping strip along the intersection of Sydney Road and Moreland Road expanded both north and south, eventually merging with the central Brunswick shopping strip and creating a contiguous 'high street'. In this way this group of shops no longer remain legible as a distinct Moreland shopping centre.

The commercial strips of Brunswick, Brunswick East and Coburg share similarities in their building typologies, shaped by waves of residential and industrial development along the main streets of Sydney Road, Lygon Street and Nicholson Street. The expansion of these suburbs was driven by advancements in public transport, property accessibility, and employment opportunities.

Within the municipality, Sydney Road in central Brunswick is set apart by its civic prominence. This is marked by its length and large number of historically cohesive buildings of high architectural quality.

To the north of this precinct, shopping strips initially emerged as smaller pockets, serving immediate neighbourhoods.

In Sydney Road south of Bell Street, Coburg, a shopping strip has been established around the railway station from the Victorian period. This area around the intersections of Ohea Street and Munro Street has some high street character, with a number of prominent early buildings including a town hall, schools and churches. There is currently no single consolidated precinct Heritage Overlay representing the development in this area, due to the later infill development and lack of a cohesive historical streetscape.

The Sydney Road Precinct (HO149) comprises a mix of architectural styles from the 1850s to 1970 with the bulk of its buildings dating from the Victorian and Edwardian eras between the 1880s and 1910s.

The precincts interwar layer is also quite prevalent with only a few buildings dating from the postwar period. The capacity of the precinct to demonstrate its main period of development (between 1880 to 1940) is enhanced by the large number of intact upper floor facades to its buildings

The Sydney/Moreland Road Precinct demonstrates a similar mixed era character (albeit more modest in detailing) where different architectural styles sit comfortable next to each other due to similarities in their materiality, scale, and rhythm of their upper-level fenestrations.

The Sydney Road Precinct's built form is more consistently two storey than the Sydney and Moreland Road Precinct resulting in a more prominent streetscape of upper-level facades. Single storey buildings within both precincts tend to be less prominent as only low parapets (or roofs) are visible above awning level.

While the Sydney Road precinct does have gaps of non-contributory places, overall its stretches of contributory /significant places dominate. It is distinguished for its length as an extensive High Street and for its high concentration of refined, significant buildings. When compared to other retail/commercial precincts in the municipality, the Sydney Road Precinct is exceptional. To compare the other retail/commercial precincts within Merri-bek to the Sydney Road Precinct as a minimum benchmark would set the bench mark too high. It is therefore more useful to compare The Sydney and Moreland Road precinct with The Grove/Sydney Road Precinct (HO172) and the retail/commercial/precincts along Lygon Street. (HO435, HO436,HO437, HO438 & HO439).

- HO172 The Grove/Sydney Road Precinct is a mixed precinct comprising commercial and residential properties. Rows of shops on both sides of Sydney Road, Coburg (at 105–165 and 84–164), represent the commercial area that emerged to serve nearby residential areas derived from land speculation of the late nineteenth century. The strip comprises the buildings of a relatively tighter construction period of late Victorian to interwar periods. In terms of the degree of architectural refinement, intactness and integrity, the individual contributory building stocks in the Sydney Road and Moreland Road Precinct and HO172 are closely comparable.

In Lygon Street, Brunswick East, pockets of intact historical buildings are included on the Heritage Overlay in a fragmented manner.

- HO435 Lygon Street Precinct A is located at the northern end of Lygon Street, comprising a row of interwar single and two storey shops on the west side of Lygon Street (500–522 Lygon Street) and an interwar dance hall and cinema on the east side (495–497 Lygon Street), developed in the 1920s, to service the western end of Glenmorgan Street and other interwar subdivisions surrounding this part of Lygon Street.
- HO436 Lygon Street Precinct B comprises a row of five single-storey shops built in the 1920s.
- HO437 Lygon Street Precinct C is a small discrete portion (313–321 Lygon Street, Brunswick East) of a Victorian shopping strip constructed in the same period as the nearby residential development developed in the 1880s.
- HO438 Lygon Street Precinct D is a small commercial area comprising a portion of Lygon Street between Piera and O'Connor streets. It exhibits two distinct periods of suburban development within the locality, principally the 1880s land boom, and the subsequent interwar suburban consolidation and growth in Brunswick.
- HO439 Lygon Street Precinct E is a principally commercial area comprising a portion of the earliest part of Lygon Street, Brunswick (at 51–117 and 36–114) associated with shopping and retailing.

Suburban development in Brunswick East occurred from around 1885, consistent with the construction date of the earliest surviving buildings in the precinct areas C, D and E. These precincts demonstrate the municipality's two major phases of development associated with the 1880s and early 1890s land boom and the period of economic recovery and prosperity following World War I. In terms of the degree of architectural refinement, intactness and integrity, the individual contributory building stocks in the subject precinct, HO438 and HO439 are closely comparable.

Each of these precincts developed due to the subdivision of local land for residential purposes resulting in the need for local retail and commercial facilities. As with the subject precinct, this led to the construction of modest retail and commercial buildings with simple architectural detailing. Although less refined than many of the buildings of the Sydney Road Precinct, the buildings of these precincts provide important evidence of a critical period of expansion in the municipality that was driven by late nineteenth-century land speculation, that stalled during the recession of the 1890s, and re-commenced in the early twentieth century.

However, when compared to these precincts the Sydney Road and Moreland Road Precinct lacks a defining street presence as a local shopping strip, particularly when viewed above awning level. Its alternating scale between single and double storey buildings, lower level intactness and integrity and stretches of new development results in it falling below the required threshold as a significant place. The recent demolition of the pair of shops at 836 Sydney Road has also further diminished the intactness of the precinct.

Conclusion

This precinct is not recommended for inclusion in the Merri-bek Heritage Overlay.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	N/A
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	N/A

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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

Moreland Heritage Gap Study (Context Pty Ltd, 2019).

Moreland Heritage Nominations Study (Extent Heritage Pty Ltd, 2022).

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Sands & McDougall, *Melbourne and Suburban Directories* (S&Mc), as cited.

Recommended management

- **Not** recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme as a heritage precinct.

Planning scheme controls	
External paint controls	N/A
Internal alteration controls	N/A
Tree controls	N/A

Solar energy system controls	N/A
Outbuildings or fences not exempt	N/A
Included on the Victorian Heritage Register	N/A
Prohibited uses permitted	N/A
Aboriginal heritage place	N/A
Incorporated Plan	N/A

Precinct schedule				
Address	Place type	Development period	Category	Image
N/A				

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

Weston Street industrial buildings serial listing	
Address	37–39, 41–43, 45–49, 51 and 67–69 Weston Street, Brunswick
Image	
PS ref No	N/A
Development date	Interwar–postwar periods
Item Group	Industrial
Architectural Style	Various
Architect	Not known
Builder	Not known
HERMES No	[TBA]
Survey date	August–September 2024

Curtilage map

N/A

Statement of significance

N/A

History	
Thematic history key theme	Theme 8 Building Merri-bek's Industries and Workforce
Thematic history key sub-theme	6.3 Post war Modernisation and expansion

Locality history

Brunswick

The suburb of Brunswick is part of the traditional Country of the Wurundjeri Woi-Wurrung of the Kulin Nation, who occupied this area for many thousands of years. The area achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and to the City of Brunswick in 1908. Brunswick became part of a larger municipal area, the City of Moreland in 1994, which was formed through an amalgamation of the former City of Brunswick, the former City of Coburg, and the southern area of the former City of Broadmeadows. It was renamed the City of Merri-bek in 2022.

Brunswick was first surveyed in 1839 and was one of the earliest areas of Melbourne to be surveyed for sale. Sixteen farming allotments were provided, ranging in size from 100 to 300 acres, with frontage to either the Moonee Ponds Creek or Merri Creek and to a central north–south track that was known as the Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally followed transport and access routes.

Brickworks and quarries to extract valuable natural clay and stone were established in the area from the 1850s, and for many years these were the dominant economic activities in the area. The bluestone extracted from local quarries was used for local laneways, gutters and buildings. A boom in residential development quickly followed, with the further subdivision of surrounding areas into small allotments for the construction of modest workers' cottages to accommodate the large numbers of working-class residents.

During the 1880s, the rate of land subdivision increased dramatically, as large blocks were divided into smaller suburban allotments. Cottages were built to accommodate the growing number of workers who were attracted to the area on account of the local quarries and expanding manufacturing and commercial industries (Extent 2020). By this time, Brunswick was a thriving locality, with a large industrial base and busy commercial areas.

Following the economic slump of the 1890s, there was a return to prosperity and industrial activity by the 1920s. During the early twentieth century the introduction of duties on imported goods led to a boom in local manufacturing and by 1930 there were 300 factories in Brunswick employing over 6000 workers (Historia 2010:32). With the downturn of industry. During this time, the nineteenth-century subdivisions were re-offered for sale while the remaining areas of farmland and large estates in the east and west of Brunswick were carved up to meet the unprecedented demand for housing. By the end of the 1930s, the suburban development of land in Brunswick was almost complete (Context 1990:12).

The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 1880s land boom.

Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the second half of the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as shopping strips. Both streets also have a number of civic buildings and churches, reflecting and responding to the residential growth of the area. A number of public parks have been developed, most of which are former quarry holes (Keating 2015).

Many Brunswick industries expanded during the war and flourished during the 1950s and 1960s. After World War II, cheap housing in Brunswick attracted a growing migrant population, predominantly of Europeans who had left war-torn Europe. Many migrants found employment in local factories, such as Craig and Seeley, Holeproof Hosiery, Lincoln Mills, Millers Ropeworks and Gordon Brothers (Context 2017). Newcomers also established manufacturing in Brunswick in the postwar years, building new factory and office complexes (Extent 2020).

Brunswick became one of Melbourne's 'most ethnically diverse' suburbs during the postwar period (Keating 2015). The influx of Europeans to the suburb saw many existing nineteenth century and early twentieth century dwellings modified and modernised, and suburban flower gardens transformed into productive fruit and vegetable gardens. Through the postwar decades, social and cultural life became richly diverse in terms of language, food and music, and Sydney Road developed a distinctive Mediterranean character. Commercial development was reinvigorated along Sydney Road, with many shop premises taken over by migrants, who opened businesses such as licensed delicatessens, restaurants and cafes, barber shops, green grocers and 'continental' butchers. Other shops and several picture theatres were demolished to make way for large supermarkets (Context 2017).

Despite Australia's manufacturing decline from the 1970s, Brunswick saw continued factory and warehouse construction into the 1980s. Brunswick's industrial decline became more evident in the 1990s. With the downturn of industry, Brunswick has been undergoing a process of gentrification driven by socio-economic changes. Redeveloping industrial buildings into residential, commercial, or creative spaces is a common trend across the municipality's redundant factory sites. New upmarket shops have also been established in main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, which has contributed to the preservation and repurposing of historical structures.

Serial listing history

The Weston Street area was a residential area of predominantly brick and timber cottages developed around John and Samuel Glew's brickworks which opened in 1857, providing housing for those who worked at the brickworks and other neighbouring businesses.

At the corner of Charles Street and Weston Street, a brick clothing factory was established for the Albion Clothing Company in the early twentieth century, but the street remained mostly residential during the interwar period. However, in the postwar period, the expansion of local industries gradually altered the character of the street as industrial buildings began to replace early residences.

Many Brunswick industries expanded during the interwar and wartime period and thrived in the postwar years. The group of industrial buildings at 37–39, 41–43, 45–49, 51 and 67–69 Weston Street are

among the businesses established in Weston Street during this industrial boom of Brunswick. The individual buildings in the group were constructed in the following order.

- Number 45–49 was the first among the group, built between 1935 and 1940, as knitting mills for BA Hickman Pty Ltd. By 1965, the building housed P Hickman Pty Ltd, engineering manufacturers.
- Number 41–43 was built between 1955 and 1960 for Overseas Optical Products Pty Ltd, spectacle makers.
- Number 37–39 was built between 1955 and 1960 for Federation Granolithic Co Pty Ltd.
- Number 51 was built between 1965 and 1970, for Bon Food Co, grocers and wholesalers.
- Number 67–69 was also built between 1965 and 1970, for Tosol Fashions Pty Ltd, frock manufacturers. By 1974, STC Manufacturing Co Pty Ltd, frock manufacturers, was also sharing the building.

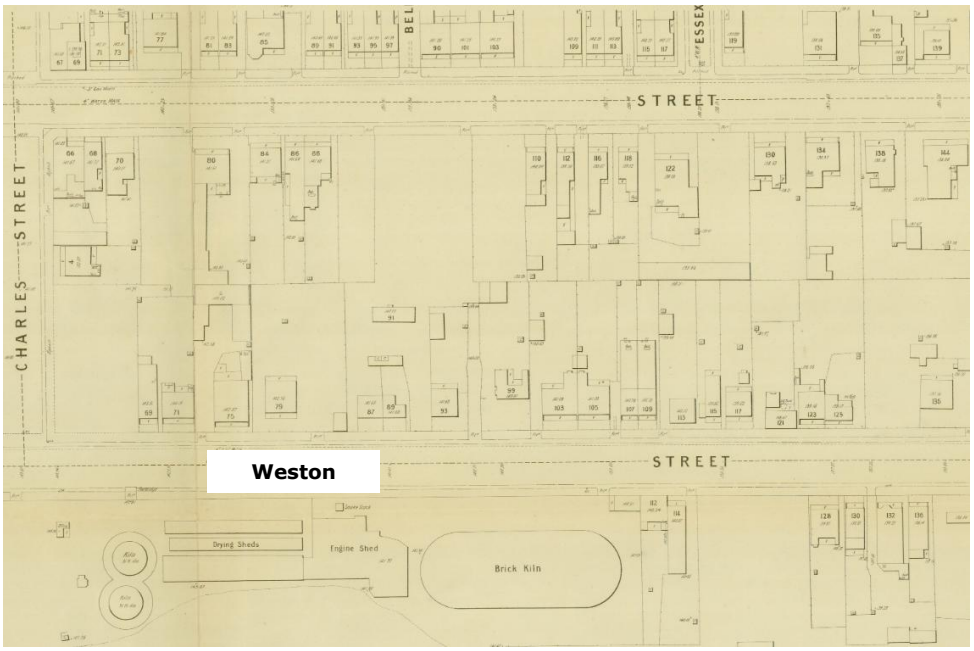

Figure 1. Excerpt of the Melbourne & Metropolitan Board of Works detail plan no 1867, 1904. (Source: State Library Victoria)

Figure 2. Excerpt from an aerial photograph from 1976. The subject buildings are indicated with star symbols. (Source: Historical Aerial Photography, 'CAD2570 frame3269', © Australian Government via Geoscience Australia)

Description and integrity

The five industrial buildings that make up the Weston Street industrial group are located on the north side of Weston Street between Charles Street and Ewing Street. The buildings are within allotments of various sizes, and have no or small setbacks from the street.

Positioned on a wide allotment, with a carpark to its east, 45–49 Weston Street is a single-storey rendered brick building that was originally built between 1935 and 1940 as a knitting mill. Built to the street property line, a simple stepped parapet conceals the main roof form, which is made up of a series of hip and gable roofs. The parapet features a vertically proportioned geometric motif above the main entrance influenced by the interwar Art Deco style while the building displays subtle Moderne influences with curved edges to the entrance and cantilevered concrete window awnings that run across the façade appears original. The window openings fronting Weston Street appear altered. Despite some changes, the building is fairly intact.

41–43 Weston Street, built between 1955 and 1960, is a two-storey brick building (now overpainted) with a flat parapet that conceals a front Dutch-gable roof with saw-toothed roof behind. Austere in design, the street façade consists of four large steel-framed multi-pane windows at the upper level with two matching windows at the lower level, sitting either side of a tall vehicle access opening with roller door and lower pedestrian opening fitted with paired doors with glazed upper panels. The openings and window frames appear original, as does the vehicle and pedestrian access along Weston Street. The building is highly intact.

37–39 Weston Street is a two-storey gable roofed face brick building built between 1955 and 1960 for the Federation Granolithic Co Pty Ltd. Symmetrically designed with an oversized stepped parapet, the building is constructed of cream bricks with a manganese brick base, windowsills and edge to the parapet. Subtle variation is given to the sheer walls of the building by the incorporation of a header course of brickwork every eighth course, providing a discrete banding to the building.

Two large vehicular openings with roller doors are provided at each end of the building with a series of seven window openings (four lower and three upper) symmetrically arranged either side of a small central door. The window frames are of steel and appear original. The building is highly intact.

51 Weston Street was built between 1965 and 1970, for Bon Food Co, grocers and wholesalers. It is a single-storey brick building (now overpainted) with a single gable roof, and features a stepped parapet. The frontage shows signs of alteration to the original opening at the eastern end of the building. The steel-framed multi-paned window to the street elevation is original. The western side elevation appears intact with a series of openings fitted with multi-paned steel framed windows and a vehicular opening with concrete lintel. The rear third of the building is unpainted, showing the brickwork to be clinker. The building is fairly intact.

67–69 Weston Street was built between 1965 and 1970, for Tosol Fashions Pty Ltd, frock manufacturers. It is a two-storey orange brick building with a straight parapet that conceals a series of saw-toothed roofs with south-facing clerestory windows. The saw-toothed roof form is visible from the street along the building's east elevation. The frontage retains its original ground level window openings with steel-framed multi-paned windows, as well as a horizontal band of window openings on the upper level, also with original multi-paned steel-framed windows. There are two large upper-level window openings along the eastern elevation also fitted with multi-paned steel-framed windows. The building remains highly intact.

As a group, the subject buildings appear generally intact, with their original form and massing, materiality (despite overpainting), fenestration, window frames and detailing intact. As a group of interwar and postwar industrial buildings they have good integrity.

Images

Figure 3. 37–39 Weston Street. (Source: GML Heritage, 2024)

Figure 4. 41–43 Weston Street. (Source: GML Heritage, 2024)

Images

Figure 5. 45–49 Weston Street. (Source: GML Heritage, 2024)

Figure 6. 51 Weston Street. (Source: GML Heritage, 2024)

Figure 7. 67–69 Weston Street. (Source: GML Heritage, 2024)

Comparative analysis

Industrial factories group

In the City of Merri-bek, factories played a vital role in Brunswick's economic development and were often situated near railway stations and main roads to enable the easy transportation of goods. From the late nineteenth century and twentieth century, Brunswick's growth depended on the improvements to transportation and the expansion of local industry. Following the development of brickmaking and quarrying, Brunswick saw the diversification of other industries in the early twentieth century, including timber yards, grain stores, textile production, rope and twine making, confectionary, brewing and electrical/ white goods (Extent 2020:118). In addition to larger-scale industries, smaller, niche enterprises also emerged, including those that provided more luxury goods and products for the local community (Extent 2020:118).

Although textile factories existed in Brunswick from the late 1800s, the industry flourished from the late 1920s as modern factories emerged. This growth was also encouraged at this time due to the introduction of new tariffs that sought to protect manufacturing sector in Victoria. The availability of

electricity in Brunswick from May 1914 also greatly benefitted local factories. These new manufacturing facilities employed both men and women and introduced staff benefits such as canteens, health clinics, and social activities (Extent 2020:118). Textile, garment, and footwear manufacturing became dominant industries in the City of Merri-bek, with approximately 63 different textile manufacturers operating in Brunswick in the interwar period. Merri-bek's manufacturing sector peaked in the 1950s and 1960s, with industrial expansion sometimes replacing earlier residential, commercial, or industrial sites. Infill development in vacant land also continued to prevail.

A 25 per cent import tariff cut on imports introduced by the Whitlam Labor Government in 1973 increased overseas competition, making Australian manufacturing less competitive. While manufacturing began to decline nationwide in the 1970s, it remained an important part of the local economy of Merri-bek through to the 1990s, with new factories and warehouses still being built in the 1970s and 1980s.

Weston Street retains much of its wartime and postwar architecture, and the subject group demonstrates this period of development.

On the HO of the Merri-bek Planning Scheme, small-scale industrial premises dating from the period of World War II onwards are generally under-represented. Small-scale wartime and postwar factories and warehouse buildings typically exhibit restrained ornamentation, simple geometric forms, and functional design. Key characteristics include face brick walls with contrasting accents, multi-paned metal windows (often with slanted panes for permanent ventilation) and slanted or saw-toothed roofs concealed behind simple or stepped parapets. Wide openings or roller doors accommodate vehicle access, while elevated, projecting upper levels supported by pilotis allowing for integrated ground-level parking are relatively more common in late twentieth-century structures.

On Merri-bek's HO, one factory group is listed.

- Interwar factories at 260–274 Lygon Street (HO446) and 297 Lygon Street (HO447), Brunswick East, are of historical and aesthetic significance, as a group demonstrating industrial development in Lygon Street north in the period between 1920 and 1940, made possible by the trade protection of the textile industry in Australia in the early twentieth century. The group provides evidence of the important manufacturing (and particularly, textile manufacturing) industry which employed large numbers of local men and women before 1945. Architecturally, the factories are examples of interwar styles.

In comparison to the Lygon Street Interwar Factories group (HO446, HO447) developed in the 1920s to 1940s, the subject group does not present comparable degree of historical or architectural significance for the following reasons.

Historically, the subject group of buildings has some interest for their illustration of the relatively later period of industrial growth in Brunswick. Early occupants include a granolithic factory at 37–39 and a spectacle factory at 41–43, which represent more niche enterprises established in Brunswick at that time, while 45–49 (knitting mill), 51 (food wholesaler) and 67–69 (clothing factory) belong to the industries with prominence in the district. Despite some interest, the wide development span (1935 to 1970) and varied historical use make it difficult to classify the buildings as a cohesive group.

Architecturally, the buildings exhibit typical elements of their type and period, with simple utilitarian designs. 45–49 Weston Street is demonstrative of influences of the Moderne style, popular in the interwar period. Other examples exhibit elements typical of earlier periods, such as stepped parapets (37–39 and 51 Weston Street) and horizontal bands of window (67–69 Weston Street). Although these

individual examples are clearly industrial in design, the group lacks a unifying architectural or aesthetic character that is sufficient to justify their inclusion in the Heritage Overlay (HO).

Late interwar and postwar industrial buildings

Across Merri-bek, the other individual examples in Brunswick from the late interwar to postwar period currently listed on Merri-bek's HO include the following:

- **Tip Top Bakery complex at 162–182 Edward Street, Brunswick (HO208)**, is of local architectural significance. The administration building, c1940, is a large and sophisticated example of the Moderne style. The bold architectural composition of the facade is an excellent and substantially intact example of the style, as typified by the horizontal fenestration and dominant tower element.
- **The Charles Steel & Co Printing Factory (former) at 9–27 Michael Street, Brunswick (HO386)**, a large two-storey red brick factory complex in the Streamlined Moderne style. The horizontally banded façade with a vertically articulated entry porch is a fine and intact example of the Streamlined Moderne style applied to a large industrial building. It is of local architectural and aesthetic significance.
- **Buffalo House at 3–5 Union Street, Brunswick (HO389)**, a double-storey Moderne-style brick factory built c1942, with a concealed gambrel roof, rows of multi-paned steel-framed windows and a distinctive entrance bay to one side incorporating projecting piers, a castellated parapet and a vertical strip window. It is of historical and aesthetic significance.
- **The former Perucci Shirts Factory at 2–6 Ballarat Street, Brunswick (HO385)**, of local historical, architectural and aesthetic significance. The 1955 two-storey brick factory building with office and showroom is associated with a succession of well-known Australian clothing manufacturers including Yakka overalls and provides evidence of postwar expansion in local manufacturing. Its frontage is a highly intact and striking Modernist composition of high integrity.
- **The former Steel Company of Australia (later Fletcher Jones factory) at 14 Frith Street, Brunswick (HO301)**, is a good example of Streamlined Moderne style, with refined use of coloured brick and curved forms on a corner site. It is of local historical and aesthetic significance.

The individual HO-listed places are not directly comparable to the individual places within the subject group. The HO-listed examples demonstrate refined architecture. Although some of the examples were impacted by recent redevelopment, the historical fabric remains clearly legible. The individually listed places stand out for their grander scale (particularly HO207) and their demonstration of architectural influences characteristic of their respective time periods. In contrast, the individual buildings within the subject group do not exhibit the same degree of architectural refinement.

Conclusion

Overall, as a group of late interwar and postwar industrial buildings, the subject group has local historical and architectural interest only, and does not warrant formal protection through the inclusion on the HO.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	N/A

Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	N/A
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	N/A
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)	
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 (social significance).	N/A
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

N/A

References

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Recommended management

- **Not** recommended for inclusion in the Schedule to the Heritage Overlay of the Merri-bek Planning Scheme.

Planning scheme controls

External paint controls	N/A
Internal alteration controls	N/A
Tree controls	N/A
Solar energy system controls	N/A
Outbuildings or fences not exempt	N/A
Included on the Victorian Heritage Register	N/A
Prohibited uses permitted	N/A
Aboriginal heritage place	N/A
Incorporated Plan	N/A

Precinct schedule

Address	Place type	Development period	Category	Image
N/A				

Appendix H—Amended HO149 citation and statement of significance

Heritage Citation

Brunswick and Coburg Activity Centre Heritage Study

Merri-bek City Council

HO149 Sydney Road Brunswick Precinct	
Address	253–281 Albert Street, 183 Albion Street, 293–295 Barkly Street, 16 Black Street, 249–251 Brunswick Road, 1–3 and 10–16 Dawson Street, 15 De Carle Lane, 1–11A Edward Street, 7 McDougall Street, 1A & 1B Merri Street, 1A–1D and 2AMichael Street, 30 Ovens Street, 6A, 6B and 70 Saxon Street, 1–7 Sparta Place, 2E Staley Street, 1 and 1A Stewart Street, 1–737 and 30–736 Sydney Road, 1 Union Street and 279–281 and 304–314 Victoria Street, Brunswick
Image	
PS ref No	[TBA]
Development date	1850s–1970s
Item Group	Various
Architectural Style	Various
Architect	Various
Builder	Various
HERMES No	[TBA]
Survey date	August–September 2024, March 2025

Curtilage map

[Map sheet 1 of 4]

[Map sheet 2 of 4]

[Map sheet 3 of 4]

[Map sheet 4 of 4]

Statement of significance

What is significant?

The Sydney Road Brunswick Precinct is significant.

Elements that contribute to the significance of the precinct include:

- street layout as per the early survey and consistent rhythm of building widths and absence of street setbacks
- pattern of development with a mixed streetscape of buildings from the early Victorian to postwar periods (including civic, community, spiritual, commercial, industrial, residential and other buildings associated with these historical phases)
- buildings' overall high intactness and integrity, consistent low-rise scale (predominantly one- to three-storey), and built form (with zero or small setbacks to the front and side, and hipped and gabled roofs with or without parapets) creating a continuous wall of shopfronts
- subtle difference in materials (face or rendered brick, stone and cement/concrete walls, slate, tiled and corrugated metal-clad roofs, timber and metal-framed joineries, tiled finish to ground level, and stone and rendered dressings)
- pattern of openings (generally higher degree of glazing applied to ground level, with relatively smaller window openings provided on the upper levels)
- early purpose-built civic and community buildings, including the following significant places:
  - former Rechabite Hall at 253 Albert Street, a single-storey red brick hall with a transversed gabled roof built in March 1903 for the Independent Order of Rechabites Brunswick Tent No 54, and occupied by the Pallaconian Brothers from 1990
  - Brunswick Baths at 16 Dawson Street, a two-storey rendered brick building with a hipped tiled roof, established in 1914 and added with the Dawson Street frontage designed by architects Peck & Kemter in 1928
  - former Brunswick Mechanics' Institute at 270 Sydney Road, a single-storey rendered brick building with a hipped and gabled roof, built in stages in 1870 and 1874
  - former Manchester Unity Independent Order of Oddfellows Hall at 400–404 Sydney Road, a single-storey brick building, comprising:
    - a gable-roofed hall erected in 1867 for the Loyal Rose of Brunswick Lodge Independent Order of Manchester Unity, including the original 1867 frontage featuring the bichrome brickwork (later overpainting stripped/sandblasted), rusticated bluestone plinth, arched openings and original sash windows and timber doors; the side elevations featuring similar round arched windows with sash windows and brick buttresses; original interior features including timber trusses (later overpainting stripped) with bluestone brackets/bases, timber floor, timber ceiling (painted), and decorative plaster wall corbels, openable metal ventilation hatches below corbels connected to openings in exterior brick buttresses, timber lining boards to dado level, and arched openings with decorative architraves at rear of hall; and
    - a gable-roofed front extension with an entrance with shops on either side added in the early twentieth century (post-1904)
  - former Brunswick Post Office at 420–428 Sydney Road, a two-storey rusticated face brick building with sandstone accents, completed in 1910

- concentration of early religious buildings and denominational institutions, including the following significant places:
  - St Ambrose's Catholic Church at 261–289 Sydney Road, a Gothic Revival church with a cruciform layout, built in 1870–73
  - St Ambrose's church hall (former schoolroom, with additions), a single-storey red brick building with a bluestone base and buttresses, built in 1891 and added to with a foyer in 1916
  - St Ambrose's Catholic school at 1–3 Dawson Street, an elongated single-storey, red brick building with a gabled roof, built in 1916
  - Brunswick Baptist Church at 491 Sydney Road, a Gothic Revival building constructed in bichrome brick with a gable roof, built in 1889
  - Don Bosco Hostel and Youth Centre at 707–737 Sydney Road, comprising a two-storey red brick building with a tiled transverse gabled roof built in 1940, and a skillion roofed wing added after 1976
- the retail, commercial and light industrial buildings, generally dating from the 1860s to the 1970s, with largely intact upper floor façades above the awning level, including the following significant places with refined architecture:
  - former Union Bank of Australia at 387–389 Sydney Road, a three-storey Italianate brick building, with a highly elaborate symmetrical façade, built in 1890
  - former State Savings Bank at 382 Sydney Road, a two-storey Neo-Classical building, built in 1921
  - Cornish Arms Hotel at 163a Sydney Road, a two-storey Medieval Revival style reinforced concrete hotel rebuilt in 1923–25 to replace the original 1854 building, to a design by engineers and architects Joy and McIntyre
  - Cumberland Arms Hotel at 337–341 Sydney Road, a two-storey Italianate style red brick building, rebuilt in c1880s replacing an earlier hotel established on this site in 1858
  - Duke of Edinburgh Hotel at 430–436 Sydney Road, a three-storey Italianate style bichrome brick building with a chamfered corner, rebuilt in c1880s replacing an earlier hotel established on this site in 1868
  - former Lyric Theatre at 203 Sydney Road, a two-storey brick building featuring Art Nouveau detailing, built in 1911
- relatively intact early shopfronts, found at:
  - 141 Sydney Road (c1920–25): metal-framed shopfront with recessed entryway, leadlight highlight and tile cladding to the base
  - 143 Sydney Road (c1920–25): timber-framed shopfront with recessed entryway, and tile cladding to the base
  - 151–153 Sydney Road (1913): metal-framed shopfronts with recessed entryway (number 153 only), leadlight highlight and tile cladding to the base and party walls
  - 293–292 Sydney Road (c1905–10): metal-framed shopfronts with recessed entryways, leadlight highlights and tile cladding to the base and party walls
  - 313–315 Sydney Road (pre-1880): at number 315, metal-framed shopfront with recessed entryway and leadlight highlight and tile cladding to the base (the shopfront is non-original but appears to date from the early twentieth century)

  - 552–566 Sydney Road (c1910–15): tiled cladding with ornamental Art Nouveau motifs (at 552, 556, 558, 560, 566), signages at clerestory level (562, 564, 566), and original shopfront configuration with entrance (558, 560, 562, 564, 566)
  - 596–598 Sydney Road (c1925–30): timber-framed shopfronts with central recessed entryways with original timber-framed glazed doors
  - 695–697 Sydney Road (1935): metal-framed shopfronts, with leadlight highlight (on the Albion Street frontage)
- early signage and inscriptions, such as original raised or inscribed building names, typically found on parapet walls; and also retained lettering and early advertising signs that complement the historical character of the precinct, including those found at
  - 50–54 Sydney Road (pre-1905): original painted sign on the rear (McDougall Street) face brick wall reading 'P. J. Doyle / Produce, Wood & Coal Merc'
  - 60–62 Sydney Road (c1905, c1911–12): original painted sign on the rear (McDougall Street) face brick wall reading '[partially removed] Matthew Balfe & Sons, Paint & Varnish Merchants'
  - 165 Sydney Road (1914): c1940 painted sign reading 'George Rath First Class Pastrycook'
  - 583 Sydney Road (c1915–20): early painted sign reading 'Nissen, Lingerie Frocks Suits Hosiery Gloves Coats'
  - 605 Sydney Road (pre-1920): 'Whelan the wrecker' sign, likely postwar addition
  - 679–681 Sydney Road (1935): metal lettering reading 'Edinburgh Castle Hotel' around the corner
- various forms of residential development, including those attached to or incorporated in commercial premises and standalone residences, including the following significant place:
  - former doctor's surgery and house at 503 Sydney Road, two-storey residence in the Queen Anne style, built in 1905
- the diversity of businesses and social character of the precinct influenced by the diverse ethnic and cultural communities of the district, including those who migrated from southern Europe and the Middle East and settled in Melbourne's northern suburbs following World War II
- original materiality of historical public realm elements including bluestone kerbs and gutters, bluestone-pitched crossings, crossovers and central drains, as well as street furniture including an early lamp stand, early signs, historical monuments and drinking fountains, including the following contributory places:
  - South African (Boer) War Memorial (1903) in Hooper Reserve, opposite 1–17 Sydney Road
  - Memorial drinking fountain (1915) in Hooper Reserve, opposite 1–17 Sydney Road
  - Australian Natives' Association silver jubilee drinking fountain (1910), in front of the former post office building at 420–428 Sydney Road
  - Australian Natives' Association golden jubilee clock (1935), in front of 6 Sydney Road.

More recent public realm elements such as reconstructed elements (including the replacement verandahs and palisade fences) and public artworks complement the significance of the precinct.

More recent infill development, alterations (including non-historical shopfronts, replacement windows, box awnings, modern signages (including modern cantilevered signages), services and utilities visible from the main street) and additions (generally post-1980) made to the significant and contributory places are not significant.

How is it significant?

The Sydney Road Brunswick Precinct is of local historical, representative, aesthetic and social significance to the City of Merri-bek.

Why is it significant?

The Sydney Road Brunswick Precinct is of local historical significance for its predominantly intact, uninterrupted historical streetscape, which demonstrates the historical development of Sydney Road from the period pre-dating the 1850s gold rush. The precinct is distinguished within the municipality by its role as the main route between Melbourne and Sydney, the Riverina and northern Victoria, which as a result attracted businesses and permanent settlement from the early Victorian period. The early commercial development of the precinct is evidenced by surviving mid-Victorian shops, including 376–378 Sydney Road (c1860–62). Early hotels further illustrate Sydney Road's function as a key transport corridor, providing accommodation, food, and civic meeting spaces for travellers and local residents. The precinct is notable for its unusually high concentration of hotel buildings retained on their original sites, with nine early hotels established between 1846 and 1868, evidencing Sydney Road's early role as an important thoroughfare even before the gold rush. The importance of Sydney Road as a transport route was augmented with the introduction of a horse tram in 1879, replaced by a cable tram in 1887, and the electrification of the Sydney Road tramline in 1936. (Criterion A)

The precinct, which encompasses nearly half the length of Sydney Road, Brunswick, holds historical significance for its remarkably extensive high-street character, defined by a continuous wall of shopfronts, consistent setbacks, and a uniform scale and form, qualities unmatched elsewhere in the municipality.

Its cohesive mix of buildings from different eras illustrates the progressive development of Sydney Road as a commercial strip, with early shops from the mid-Victorian era followed by major growth during the 1880s boom period, and renewed building activity in the Edwardian era. Ongoing infill and rebuilding throughout the twentieth century resulted in formation of a continuous retail frontage along Sydney Road, punctuated by important civic and religious buildings, by the postwar period. Together, this layered streetscape reflects the commercial growth of the precinct from the Victorian era through to the postwar period. The precinct's historical and ongoing commercial function is further highlighted by surviving signage and inscriptions, including original raised or inscribed building names, early advertising signs and metal lettering. These features provide tangible evidence of the dynamic and evolving nature of commercial strip across generations. (Criterion A)

The precinct is also historically significant for its concentration of civic, institutional, and community buildings, many of which were established during key periods of suburban expansion from the late nineteenth to early twentieth century. Central to its strong civic character are the early religious institutions, such as St Ambrose's Catholic Church (1870–73); St Ambrose's church hall and school (1891, 1916); and Brunswick Baptist Church (1889); as well as Victorian Heritage Register-listed churches established by Presbyterian, Christ Church and Wesleyan denominations, all located on or near Sydney Road. The continued importance of religious institutions is illustrated by later establishments, such as the Don Bosco Hostel and Youth Centre (1940). Interwar period expansions and new public facilities, including the Brunswick Baths (1928), with a new Dawson Street frontage designed by Peck & Kempter, as well as the individually listed Brunswick Town Hall, exemplify this era of civic redevelopment. Early community facilities and club buildings also highlight the precinct's role as a civic and social hub, demonstrated by the key examples such as former the Mechanics' Institute (1870, 1874), the former Brunswick Post Office (1910), the former Rechabite Hall (1903) and the former

Manchester Unity Independent Order of Oddfellows Hall (1867, with additions post-1904). This civic character is further enriched by a number of commemorative elements within the precinct, such as memorials and drinking fountains, which reflect a civic tradition of commemorating events and public figures. (Criterion A)

The Sydney Road Brunswick Precinct is of representative significance for its high number of intact historical elements surviving from the concentrated development that took place during the economic boom of the 1880s and again through to the interwar years, and interspersed with buildings that pre-date or post-date these eras. The precinct comprises a mix of building types, with Victorian and Edwardian retail and commercial premises taking up more than half of the building stock. These buildings typically feature two-storey forms with decorative parapets, classical detailing, timber-framed shopfronts, and upper-floor residences. Interwar development is also a very visible layer, complemented by less common postwar buildings. Interwar shops on the other hand show various architectural influences including Art Deco, Art Nouveau and Moderne influences, and where retained, timber or metal-framed shopfronts with leadlights. Postwar buildings are typically more minimalist in terms or ornamentation. Across all eras, consistent low-rise scale and street alignment unify the streetscape, while differences in detailing, materials, and design reflect broader shifts in commercial architecture and urban development. The precinct's capacity to illustrate different historical periods of development is strengthened by the eclectic architectural detailing and the largely intact upper-floor façades of along Sydney Road and its side streets, as well as a small number of intact early shopfronts surviving. The historical architectural character of the precinct is elevated by the consistent use of bluestone for street infrastructure (including bluestone kerbs and gutters, bluestone-pitched crossings, crossovers and central drains) along Sydney Road and in side streets. (Criterion D)

The Sydney Road Brunswick Precinct is of aesthetic significance as a remarkably extensive 'high street' streetscape and a rich combined architectural and streetscape character. The precinct is distinguished by its high concentration of refined buildings. This is particularly evident in institutional buildings and highly ornate commercial buildings. Such places are not confined to any one section of the precinct nor to any one development period, although the late nineteenth-century boom period architecture contributing a prominent layer in the precinct. Important examples demonstrating highly refined architecture include the former Union Bank of Australia (1890), former State Savings Bank (1921), Cornish Arms Hotel (1923–25), former Cumberland Arms Hotel (1880s), Duke of Edinburgh Hotel (1880s), and former Lyric Theatre (1911).

The high level of intactness and integrity, and architecture of early churches, civic and community buildings within the precinct and other generally intact historical buildings also contribute to the aesthetic qualities of the precinct. The aesthetic appeal is further enhanced by the consistent wall of shopfront and uniform setbacks that create a strong visual rhythm along Sydney Road. The flat topography offers an uninterrupted vista along Sydney Road that enhances sense of cohesiveness. Throughout the precinct, intersections, corner sites and laneways provide three-dimensional views of the built form, including roofscapes of hip and gable roof forms combined with chimneys and parapets. These elements contribute to the precinct's layered and dynamic character. (Criterion E)

The Sydney Road Brunswick Precinct is of social significance as an important long-standing centre for civic, religious and community activity, from the late nineteenth century and through to the present day. This social significance is demonstrated by the concentration of civic, religious and community buildings, which have provided spaces for gathering, belief, and cultural expression across generations. These buildings, along with the monuments, memorials and more recent public artworks commemorating historical events and local community groups demonstrate the diverse makeup of local community,

illustrating the precinct's ongoing importance to residents and regular visitors. The social character of the precinct has been influenced to a great extent by the diverse ethnic and cultural communities of the district. The presence of signage in Arabic and other non-English language reflects the long-standing contribution of Middle Eastern and other culturally diverse groups to the local business landscape. These communities introduced new cuisines and dining cultures, leading to the establishment of a great number of diverse restaurants and food outlets along Sydney Road, which continue to serve and reflect the area's multicultural community. (Criterion G)

Primary source

Brunswick and Coburg Activity Centre Heritage Study, 2025 (GML Heritage)

History	
Thematic history key theme	Theme 4: Linking Merri-bek: Roads and Transport Routes Theme 6: Building Merri-bek Theme 9: Shopping and Retailing in Merri-bek Theme 10: Sustaining Merri-bek's Community and Cultural Life
Thematic history key sub-theme	4.1 Forming Moreland's Roads 4.3 Developing Public Transport Routes 6.2 Second Phase of Housing and Settlements 6.3 Building During the Boom 9.1 Establishing the First Shops 9.2 Shopping on Sydney Road 9.3 Shopping Strips and Villages 9.4 Opening Culturally Diverse Shops 9.5 Changing Tastes and Trends 10.1 Worshipping in Moreland 10.4 Providing Hospitality 10.8 Participating in Community Activities 10.9 Honouring and Commemorating

Historical context

Early surveys of Brunswick and Coburg

The area that is now the City of Merri-bek was one of the earliest areas of Melbourne to be surveyed for sale by the colonial government.

Brunswick was first surveyed in 1839 to provide 16 farming allotments ranging in size from 100 to 300 acres with frontage to either the Moonee Ponds Creek or Merri Creek and to a north–south track that soon became known as Sydney Road. Following the Crown land sales, subdivision and redivision commenced almost immediately. A tight network of streets and lanes running off Sydney Road was developed in a less systematic manner, along the boundaries of the large subdivisions and generally following transport and access routes.

Brunswick achieved local governance as the newly formed Borough of Brunswick in 1857; the municipality was elevated to the Town of Brunswick in 1888 and the City of Brunswick in 1908. The suburb of Brunswick East formed part of the former City of Brunswick.

Coburg was surveyed in 1840 for a subdivision into farm allotments, with a village reserved east of Sydney Road near the junction of Edgars Creek and Merri Creek. A penal stockade, Pentridge Stockade, was established there in 1850. The Pentridge Road Board was renamed the Coburg Road Board in 1869. Coburg became a shire in 1874, a borough in 1905, a town in 1912, and a city in 1922.

Development of Sydney Road

Although Sydney Road was surveyed in 1838 as a route to Sydney, its relatively narrow width suggests that it was intended as an agricultural road not as a major urban throughfare. However, the traffic steadily increased as Sydney Road became the preferred route to Sydney, with the establishment of the Pentridge Stockade in 1850 and the extension of the road to the town of Wallan in 1859. By the mid-1860s, much of Sydney Road had been improved and large sections of the road had bluestone kerbs and channels.

Within the former City of Brunswick, Lygon Street and Sydney Road have both thrived as retail strips, with the development of shops and hotels. Both streets also have multiple civic buildings and landmark churches, reflecting and responding to the residential growth of the area.

Churches of the major Christian denominations were established along major throughfares such as Sydney Road and Lygon Street in the nineteenth century. There was also a relatively strong representation of less common, minor sects, which typically established places of worship in the smaller, intersecting streets. Hotels and picture theatres on Sydney Road were also an important part of social life. Six grand hotels were built in Brunswick proper, largely to cater for local workers. Public buildings, including a town hall (1876) and public swimming baths (1914), were centred around the corner of Sydney Road and Dawson Street.

Brunswick was a thriving locality by the 1880s, with a large industrial base and busy commercial areas. Following the economic slump of the 1890s, there was a return to prosperity and industrial activity in the 1920s. The waves of prosperity experienced in Brunswick are reflected in the development pattern of the main streets and adjacent areas. Highly elaborate commercial buildings that survive in the southern section of Sydney Road reflect the material prosperity and optimism of the 'boom era' of the 1880s.

Suburban development in Brunswick

Development in Brunswick was largely driven by the expansion of employment opportunities and improved public transport connections between Brunswick and the central city of Melbourne. Many layers of Brunswick's history remain evident in the physical fabric of the suburb.

People were attracted to Brunswick from the 1840s due to the availability of work in local industries. With their natural deposits of bluestone and clay, quarries and clay pits were important drivers of early development in the Brunswick area, and later in Coburg and Fawkner. Brunswick's population grew from 146 in 1846 to 3000 in 1865.

The economic boom of the 1880s accelerated the subdivision of residential estates, which in turn led to Brunswick's population increasing to 14,000. The opening of the railway to Coburg in 1884, and the cable tram from the city, along Royal Parade and Sydney Road as far as Moreland Road in 1887, also encouraged further subdivision.

Many of the houses built in Brunswick during the boom era of the late 1880s were small cottages, typically built as terraced housing by spec builders to accommodate workers employed in local industries. There was a larger proportion of detached housing in East Brunswick than in Brunswick proper.

Development halted after the economic crash of 1892, and many new housing estates remained undeveloped until after World War I. Another housing boom era was apparent by 1930, with about 300 factories established in Brunswick, predominantly in the textile, garment and footwear industries. The suburban development of Brunswick was almost complete by the end of the 1930s.

After World War II, cheap housing in Brunswick attracted a growing migrant population, comprising mainly Italians and Greeks, many of whom found employment in local factories. In addition to the established clothing, footwear and leather goods manufacturing, there was growth in food manufacturing and small-scale engineering works. The influx of European immigrants into the area led to many existing nineteenth-century and early twentieth-century dwellings being modified and modernised. Typical makeovers during this period included faux brick exterior cladding to timber cottages, modern front verandahs, extensive concreting to front and back yards, and modern brick front fences.

From the late 1960s, immigrants from Turkey, Lebanon and other Middle Eastern countries also settled in Brunswick, where they found work in local factories and established shops and cafes.

Brunswick remained an affordable area not only for the working-class and migrant populations, but also for the large numbers of students and artists who moved into the area from around the 1980s when Brunswick began to take on a more bohemian character. This group took advantage of affordable rentals and the cheaper accommodation available in 'share houses'. They also provided a market for a growing number of second-hand shops, cafes, and pubs with live music. Student housing has since competed with growing gentrification.

The mix of people that make up the Brunswick community, including those from many different ethnic groups and cultural backgrounds, as well as many members of the LGBTQIA+ community, has contributed to the City of Merri-bek's social and cultural diversity. The area has seen a shift since the c1990s from a traditional working-class allegiance to the Labor Party to stronger support for environmental and social justice issues and allegiance to the Greens.

Development in the late twentieth century onwards

Brunswick became the 'most ethnically diverse' suburb in Melbourne during the postwar period. Coburg's development was shaped in a similar way. In 1981, nearly 20 per cent of Coburg's population were European migrants. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character.

The City of Merri-bek also has a large Muslim community that includes people from many different countries. The Turkish community settled in the Coburg area largely from the 1960s and established many new businesses. The Muslim community also includes more recent arrivals, such as refugees from Bosnia and Somalia.

Multicultural clubs established in the area included Vizzini Social Club at 322 Sydney Road, Coburg; the Abruzzo Club at 377 Lygon Street, Brunswick East; and the Moreland Turkish Association at 194 Albion Street, Brunswick, established in 1985. These clubs and other cafes and restaurants, as well as religious institutions, play an important role in the social lives of many migrants.

In the twenty-first century, socioeconomic changes have led to the gentrification of traditional working-class areas like Brunswick, attracting middle-class residents. New upmarket shops have started appearing in the main shopping strips on Sydney Road and Lygon Street. Many of these new businesses are established in adapted or repurposed historical buildings, raising interest in preserving and repurposing historical structures.

Precinct history

Sydney Road was originally created to provide access to the long farming allotments that extended east–west on either side to the Moonee Ponds and Merri creeks. Building of the road started in 1842,

and reached Pentridge Stockade in 1847(Hermes record for 'Sydney Road, Brunswick'). Following the relocation of a penal establishment to Pentridge in 1850, prisoners began constructing Sydney Road. The gold rush commenced in 1851, along with the expansion of local quarrying and brickmaking industries. It further accelerated development, and transformed Sydney Road into the main northerly route out of Melbourne and a focal point for commercial and community activity (Extent 2020:127).

By 1859 the new Sydney Road was opened, joining the old road near the present township of Beveridge, with Pentridge Road being renamed Sydney Road. Two years later a toll gate was erected, with the proceeds going towards maintenance of the road; its location, however, made it ineffective. Later toll gates at Park Street and Moreland Road were operated by the government (Hermes record for 'Sydney Road, Brunswick').

From the gold rush of the 1850s, Sydney Road became an important travel route, making it a favoured place for hotels, public buildings and commercial premises (Hermes record for 'Sydney Road, Brunswick').

Services and transport

When water was first supplied to Brunswick from Yan Yean in 1858, pumps were located in Sydney Road, and a year later water was laid on to commercial premises. Gas lighting was introduced in Sydney Road in 1869, and was superseded by electricity in 1914. The Melbourne Omnibus Company set up a horse-drawn omnibus service in Sydney Road in 1879, until it was superseded by the cable tram in 1887. It was not until just before World War II that electric trams replaced cable trams. Opening of the railway from the city to Coburg occurred in 1884 (Hermes record for 'Sydney Road, Brunswick').

The opening of the railway line and cable tram route contributed to the interest in land subdivision and development in the area during the 1880s land boom. Brunswick saw a dramatic increase of its population, which tripled to 14,000 between 1865 and the 1880s. By the turn of the century, the population reached 24,000 (Extent 2020:81). Many early timber buildings built along Sydney Road were replaced in the late-nineteenth century by more permanent buildings built of brick and stone.

A series of municipal improvements were undertaken in the interwar period, including the extension of electric street lighting, the acquisition of a steamroller for roadmaking, and the expansion of quarries and drainage(Extent 2020:101).

A telephone exchange was built at 3–5 Frith Street in 1934–35 (HO299), at the rear of the 1910 Brunswick Post Office building at 420–428 Sydney Road.

Civic and community buildings

The municipality of Brunswick was declared on 27 September 1857, with its first Council meeting held in October at the Cornish Arms Hotel at 163A Sydney Road (Extent 2020:99). In 1859, the first Council office was built in Sydney Road on 'Lobbs Hill' (around today's 620 Sydney Road, since demolished). This site was developed with a police station and a courthouse, the former of which remains (although rebuilt during the 1990s).

The 1876 municipal buildings designed by architect, Council surveyor and engineer Evander McIver also chose a Sydney Road frontage, at the southwest intersection of Dawson Street. Located at 219–257 Sydney Road (individual HO153), this move changed the civic heart of Brunswick back to southern Brunswick, where the diggers travelling along Sydney Road would have spent their first night at a large camp near the Retreat Hotel (Extent 2020:100). In 1888 Brunswick Municipal District became the Town of Brunswick under the *Local Government Act 1888*, achieving City status in 1908 (Extent 2020:100). A

two-storey northern wing was added to the municipal buildings in the early 1900s to accommodate Council needs, to a design by architect Sydney H. Wilson. The southern wing addition of 1926 was also designed by Wilson, in partnership with architect Charles R. Heath, and reproduced the classical style of the earlier design (Extent 2020:100).

Other civic and community buildings, as well as churches and banks, were established on or off Sydney Road, around Brunswick's civic hub.

Notable early community buildings surviving within the precinct include the former Manchester Unity Independent Order of Oddfellows Hall (1872) at 400–404 Sydney Road and former Rechabite Hall (1903) at 253 Albert Street. The former scout hall (1926) at 273 Victoria Street (HO502) also remains, just outside the precinct (Hermes record for '1st City of Brunswick Scout Hall (Former)').

The following table provides brief histories of early community buildings within the precinct that are graded as significant.

Name	Address	Brief history
Former Rechabite Hall	253 Albert Street	The Independent Order of Rechabites Brunswick Tent No 54 built a single-storey brick building in Albert Street. The foundation stone was laid in March 1903 and the building was completed and opened in September of the same year. The cost of the construction was £800 (*Coburg Leader*, 5 September 1903:4). As a temperance society, the Rechabites were active in promoting temperance and offering support for those affected by alcohol-related issues. From 1990, the hall has been used by the Pallaconian Brotherhood, a non-profit organisation founded by Greek migrants in Melbourne in 1961. The Brotherhood is dedicated to promoting social ties within the Greek community, particularly among those of Laconian heritage. The building has become known as the 'Laconian House' and hosts events and provides community services. On 29 November 2009, the Pallaconian Brotherhood erected a bust of King Leonidas, sculpted by renowned Greek artist Petros Georgariou, in the newly named Sparta Place, off Sydney Road. The unveiling ceremony was attended by prominent figures, including the Mayor of Brunswick, the Deputy-Mayor of Sparta, the Governor of Laconia, and the late Sarantos Kargakos, a distinguished historian of Greece (Pallaconian Brotherhood n.d.).
Brunswick Baths	16 Dawson Street	The Brunswick Baths were originally constructed in 1913–14 by the Brunswick City Council, on the site formerly occupied by the Brunswick Market and corporation yard (S&Mc 1905). In 1914, the baths were described in the local paper as follows: > The area occupied is 100 ft [30m]. Frontage to Dawson Street by 240ft [72m] along the railway to Phoenix Street. The Swimming Tank is one of the finest in the metropolitan area, being 60ft [18m] by 180ft [54m]. With a varying depth from 2ft 6 inches [75cm] to 6 ft, 6 inches [1.95m]. There are also bathing boxes, with a shelter shed 145ft. [43.5m] by 8ft [2.5m] (*Brunswick and Coburg Star*, 9 October 1914, as cited in Context 1990:137–138). The baths were officially opened in February 1915. Designed by the city surveyor of Brunswick P S Robinson, the baths were built by contractor T Fisher of Brighton. The building cost was £2500 (*Argus*, 8 February 1915:13). The 1990 citation contains the following description of the baths upon completion: > A Brunswick resident, Mr Les Barnes, remembers the Baths from 1916. The baths were surrounded by brick walls on all four sides, about 8ft (2.5m) high with broken glass set in concrete along the top. Along the inside of the southern and western walls were changing cubicles and a long shelter shed with bench seats. There were 6 sets of concrete steps leading down into the pool, in each corner and in the centre of the longest sides, and a 10ft (3m) diving board at the centre of the southern end. Tiered seating surrounded the pool on at least the northern

Name	Address	Brief history
		end and eastern sides. The water was changed once a week, and no mixed bathing was permitted. Mr Frank Beaurepaire, a champion Australian swimmer acted as Honorary Organiser for the Brunswick Swimming Carnival which marked the opening of the Baths (Context 1990:137–138). In 1928, major renovations and additions were made to the baths to a design by architects Peck & Kemter. The firm also designed the renovations to the Brunswick Town Hall in 1937. Construction was undertaken by Brunswick City Council under the supervision of the City Surveyor D W Bonar using day labour. The renovations were apparently funded by 'profits earned by the Electricity Supply Department' (Context 1990:137–138). Built at a cost of about £22,000, the renovated baths, opened in October 1929, were claimed to be the most up-to-date and the best equipped of all inland baths in the state (*Age*, 21 October 1929:6). New indoor heated baths were provided as women's baths. Tiered seating was provided at the northern end of the indoor pool, with cubicles along its western wall. A gallery was created in the main façade to provide an area with seating for viewing swimming events in each pool. The outdoor pool was remodelled as the men's pool, being deepened at the southern end from 6 ft 6 inches (2m) to 14 ft (4m). A 30 foot (9m) tall diving tower was built at the southern end of the outdoor pool to enable diving competitions to be held. The men's pool was claimed to be 'the largest and deepest freshwater modern swimming pool in Australia', measuring 165 ft (49.5m) by 65 ft (19.5m) (Context 1990:137–138). The Brunswick Baths have been an important community centre, with many swimming carnivals, including competitions between teams representing various Brunswick industries. After the 1929 renovations the Baths were used for the Victorian swimming championships for many years and were proposed for use in the 1956 Olympics. Their importance declined after the construction of the Olympic Pool [in Melbourne] which became the site for major championships (Context 1990:137–138). The Brunswick Baths were renovated again between 2011 and 2013 (Nearmap).
Former Mechanics' Institute	270 Sydney Road	The 1999 citation for the former Brunswick Mechanics' Institute explains the establishment of the institute in Brunswick: A Mechanics' Institute to serve Brunswick was first mooted in 1861 with the planning of a series of lectures by 'first rate literary men'. The object, apart from imparting valuable knowledge, was to form the nucleus of a building fund for a suitable building. The council offered a grant of £99 conditional on a further sum being raised by public subscription; later that year a committee of 21 men was elected and the municipality divided into sections for the purposes of canvassing support (Lovell Chen 1999:538). In December 1869, the foundation stone of a new Mechanics' Institute was laid by the Hon J A Macpherson, on land donated by Theodotus J Sumner, who owned a deep block that extended from Sydney Road to Merri Creek (*Age,* 11 March 1874:3). Built of local brick, the building was designed by architects Kelly and Beswicke, and the contractor was 'Mr B Crooke'. The estimated cost was £2000. The first phase of the contract cost £665, and provided for a concert hall (*Age*, 21 December 1869:2). The hall measured '60 ft [18m] by 30 ft [9m] and [was] 22 ft [6.5m] high, with a large platform, a coved ceiling rising from a moulded cornice, with ornamental sunlights, and ventilation obtained by Watson's cupola vents' (*Builder*, London, 13 August 1870, cited in Lovell Chen 1999:538). The Mechanics' Institute and Public Library was completed and opened in April 1870 (*Weekly Times*, 9 April 1870:7). In March 1874, a substantial addition was completed and formally opened. This addition housed a purpose-built free library and reading room, which cost approximately £1100 (*Age,* 11 March 1874:3).

Name	Address	Brief history
		In 1905 some renovation works (details unknown) were undertaken. In 1910 a new Wunderlich pressed metal ceiling was installed in the hall (Lovell Chen 1999). The next major renovation was undertaken in 1926 at a cost of £865, which provided up-to-date improvements including a larger reading room with more shelving. Improvements were made internally and externally, and the face bichrome brickwork was likely rendered at this time. The front garden was also improved with lawns and concrete groundings (*Sun News-Pictorial*, 29 December 1925:8). The 1926 changes included removal of the cast iron ridge cresting and infill of the original recessed entry. The original landscaping included several Moreton Bay Fig trees, which were removed in 1924 (Lovell Chen 1999). The Mechanics' Institute housed the library until March 1976, ending 108 years of provision of a library service. when it moved to the small hall of the Town Hall complex on Sydney Road (Lovell Chen 1999:538). The 1999 citation further notes: > The building had been threatened with demolition to make way for a new library building on the site, but after the library's move to the small hall, the Institute was renovated in 1978 and now houses community arts facilities, including a performance space in the hall and an art gallery. The building is now one of the earliest surviving institute buildings in Victoria and is contemporary with similar institutional buildings as Ballarat (hall and offices 1860; façade 1869) and Williamstown (1859, extended 1869 and 1874) (Lovell Chen 1999:538).
Former Manchester Unity Independent Order of Oddfellows Hall	400–404 Sydney Road	The extant single-storey Oddfellows Hall was opened in December 1867, shortly after the celebration of the 10th anniversary of the Loyal Rose of Brunswick Lodge IOOMU (Independent Order of Manchester Unity) in May (*Argus* 11 December 1867:5; 25 May 1867:4). Prior to building their own hall, the members of the Brunswick Lodge held meetings in a lodge room at the Cornish Arms Hotel (*Argus*, 25 May 1867:4). The building measured 29 by 52 feet (8.8 by 15.9 metres) and cost £500. The walls were of red brick, with white brick facings. The architect was 'Mr Cox', likely George Rilley Cox, who designed the Brunswick Baptist Church in 1876 (*Argus*, 4 December 1876:3). In 1899, alterations and additions were made to the hall at a cost of £300. The *Coburg Leader* reported the hall was installed with eight incandescent lights (*Coburg Leader*, 15 April 1899:4). In 1904, the footprint of the hall depicted in a Melbourne & Metropolitan Board of Works (MMBW) detail plan indicates that the two rooms in the front of the hall are post-1904 additions (MMBW Detail Plan no 1884, 1904). The Oddfellows Hall was claimed to be the oldest lodge hall erected in Brunswick (*Coburg Leader*, 15 April 1899:4). The hall was sold in the late twentieth century, and has since been converted to restaurants.
Former Brunswick Post Office	420–428 Sydney Road	The former Brunswick Post Office building was the fourth location of the post office established in Sydney Road. Early Brunswick settler and chemist Joseph George was appointed postmaster in 1854 and held the position for 26 years. The Brunswick Post and Telegraph Office was likely established in a shop and residence at 372–374 Sydney Road (S&Mc 1872; *Coburg Leader*, 7 March 1903:1). In 1879, the Postmaster-General appointed Miss Elizabeth Allison from Sorrento as the new postmistress (*Herald* 31 May 1879:3). The 1880–85 postal directories record the Post and Telegraph Office as occupying another shop and residence building adjoining George's chemist, at 368–370 Sydney Road (S&Mc 1875, 1880 & 1885). By 1890, the post office had moved to a new purpose-built two-storey building at the northwest corner of Sydney Road and Albert Street (S&Mc 1890).

Name	Address	Brief history
		A new site was purchased in 1908 where the current Brunswick Post Office was erected at420–428 Sydney Road (*Herald,* 26 February 1908:3). In October 1909, J Hume Cook MP laid the foundation stone bearing the inscription 'City of Brunswick population 30,000; municipal revenue £25,000' (*Argus,* 5 October 1909:3). The Brunswick Post Office, completed at a cost of £4800, opened in April 1910. At that time, the building included a hall for public transactions and planned for a telephone exchange to be installed in the upper level (*Age,* 25 April 1910:9). In 1910, a drinking fountain was installed in front of the post office, donated by the Australian Natives' Association to mark its 25th anniversary (*Argus,* 6 September 1910:9). The Brunswick Post Office was closed in 1993 and sold by Australia Post, as one of about 12 premises put on the market that year (*Age,* 22 May 1993:74).

Places of worship and denominational institutions

In Brunswick, early settlers established places of worship, with predominant faiths being Methodist, Anglican, Catholic, Presbyterian, and Orthodox (Extent 2020:137). Numerous churches were constructed, with the Wesleyan Chapel in 1853 likely being the first, followed by others from the 1850s to the 1870s. These early churches influenced land settlement and land-use patterns in their vicinity, both in terms of community life and physical structures.

Around the intersection of Sydney Road and Glenlyon Road–Dawson Street, the church complexes listed on the Victorian Heritage Register (VHR) also complement the precinct's character with their refined architecture.

These include the Christ Church complex at 10 Glenlyon Road (VHR H0129); the former Brunswick Wesleyan Church at 340–350 Sydney Road (VHR H1144); and the former Presbyterian Church buildings at 202 Sydney Road (VHR H0756).

In the Sydney Road precinct, the various religious buildings and denominational institutions enhance the civic character of the precinct. These include the Brosnan Centre at 10–14 Dawson Street (1986), which was established by Catholic priest Father Brosnan to provide a halfway house for young people coming out of prisons or training centres.

The following table provides brief histories of churches and denominational institutions within the precinct that are graded as contributory or significant.

Name	Address	Brief history
St Ambrose's Catholic church and school complex The complex comprises a group of buildings built for and acquired by the church over a number of stages. The following buildings occupy sites adjacent to the corner of Sydney Road and Dawson Street.		
St Ambrose's Catholic Church	261–289 Sydney Road	The foundation stone for St Ambrose's Catholic Church was laid on 13 February 1870 in the presence of over 700 people. A bottle containing coins, the Melbourne daily newspapers, and a scroll containing the statement in Latin: 'D.O.M. The ides of February, in the year 1S70, Pius IX. happily reigning, James Alipius Goold, Bishop of Melbourne. Tho memorial stone of this church, erected in honor [sic] of Almighty God, under the invocation of St. Ambrose, doctor of the church, was placed by the Very Rev. J. Fitzpatrick, D.D., V.G., surrounded by a large concourse of priests and people' (*Age,* 14 February 1870:3). The church was officially opened before Christmas in 1873. The 1990 citation contains the following information. The church was established on:

Name	Address	Brief history
		… land donated by Michael Dawson, an Irish Catholic who owned the Phoenix Park estate, a large allotment extending from Sydney Road to the Moonee Ponds Creek. Sebastiano Danelli, an Italian macaroni manufacturer resident in Brunswick from the 1860s, is said to have suggested that the church be named after St Ambrose, the patron saint of Milan. The proposed design by architect J M Robertson included a 75 foot (22.5 m) tower which was not built due to cost. The church was constructed in a number of stages, reaching completion probably in the early 1900s. Architect J B Denny is recorded as being responsible for the design of the first section of the presbytery. As the Catholic population of Brunswick grew in the 1880s, St Ambrose's was elevated to a parish (Context 1990:202–203). In December 1884, tenders were called by architect William Pritchard for the erection of a combined meeting hall and school building (*Argus,* 16 December 1884:10). A brick and bluestone church hall incorporating school rooms was erected in 1885 to the north of this church building. St Ambrose's Catholic School was established at this time (*Advocate,* 14 February 1885:16). Another school building was erected on the southern portion of the site between 1885 and 1904, as depicted on the 1904 MMBW detail survey (MMBW Detail Plan, 1895 & 1894). Both early school buildings were replaced with modern brick buildings in the late-twentieth century. St Ambrose's Church was a centre of community life for the large Irish Catholic population of Brunswick and was associated with many important local events. As the sectarian mood grew in the 1890s, Protestant Orangemen held their annual 12 July march along Sydney Road. After several such marches Irish Catholics confronted them outside the Sarah Sands Hotel, despite the pleas of the local parish priest at St Ambrose's, Fr Luby, not to interfere with the march. No further marches were held. Anti-conscription was a strong focus of attention in the parish during World War I. John Curtin (Prime Minister 1944–45), a former student at St Ambrose's, became one of the most prominent anti-conscription figures in Victoria. The hall was used as a centre of local anti-conscription action (Context 1990:202–203).
St Ambrose's church hall (former schoolroom, with additions) and school	1–3 Dawson Street	As the Catholic population of Brunswick grew in the 1880s, St Ambrose's was elevated to a parish in 1890 (Lovell Chen 2001:39–40). The subsequent expansion of St Ambrose's school, incorporating a hall and school at 1–3 Dawson Street, provides evidence of the expansion of Catholic life in Brunswick in the late nineteenth and early twentieth century. In 1890, the Catholic Church purchased the site of 1–3 Dawson Street, Brunswick, and immediately erected a new St Ambrose's schoolroom at a cost of £3101, of which £2380 was raised through subscriptions from parishioners (*Age,* 4 July 1891:15). At its opening in June 1891, the building was blessed by the Archbishop of Melbourne, Thomas Joseph Carr. On that day the Very Rev. J L Hegarty of St Kilda spoke on the need to develop the Catholic education system (*Age* 4 July 1891:15). In 1906, the Girls' School at St Ambrose's was separated and taken over by the Sisters of Mercy (*Advocate,* 16 June 1906:17). This building became a hall after the completion of a purpose-built school on the site in 1916. The foundation stone for the new St Ambrose's Catholic Cchool on the Dawson Street site was laid on 18 June 1916 by Thomas Joseph Carr, Archbishop of Melbourne. The new school building was completed in January 1917. At the time of completion, the Christian Brothers assumed control of the school, known as St Ambrose's Boys' School. Additions were also made to the 1891 building, which became known as St Ambrose's Hall by this time (*Tribune,* 25 January 1917:5). The establishment of the school and the later erection of a purpose-built structure reflect the growth of Catholic education in the area in the late nineteenth and twentieth centuries, and also reflects further residential development in Brunswick

Name	Address	Brief history
		(Lovell Chen 2001:39–40). St Ambrose's Hall played several important roles, as noted in the 2001 citation: St Ambrose's Hall also served as the venue for local anti-conscription meetings during the First World War. The then Prime Minister, Billy Hughes, was a fierce advocate of conscription, which, despite equally fierce opposition within his cabinet, culminated in a referendum (which was lost) in October [1916]. The campaign generated much debate; chief amongst the detractors was the Irish-born Catholic archbishop, Daniel Mannix. The parish of St Ambrose, Brunswick, being a particular stronghold for Irish Catholicism in Melbourne, followed his lead in its opposition. Another prominent figure in the anti-conscription debate was journalist John Curtin (1885-1945), later Prime Minister, who was both a resident of Brunswick (and one-time president of the local branch of the Political Labour Council) and a former pupil of St Ambrose's School (Lovell Chen 2001:39–40).
Individual buildings		
Brunswick Baptist Church	491 Sydney Road	The Brunswick Baptist Church began in 1859, unofficially, when George Burton and John Wallis, both Baptists, started meeting at Burton's home. The subject land was purchased by Burton, and a chapel seating 70 was constructed in 1861. The foundation stone was laid by Rev Isaac New on 16 April, and the chapel was opened on 23 June. The formal establishment of the new church, with a Communion service, did not occur until 11 May 1862, and deacons were elected the following year. Historian Les Barnes wrote in *It Happened in Brunswick* that 'a breakaway group established the Independent Church at 529 Sydney Road in 1869'; however, this church was likely built in 1866. The membership of the church slowly grew, and in 1872, the chapel underwent alterations, including the addition of a porch. The foundation stone for a new church building was laid by Rev P Bailhache on 9 November 1876, and funds were raised for its construction. In 1880 and 1882, the church purchased additional land for future expansions. In 1888, plans were made to expand the church by 4.5 metres and to add a gallery. A loan of £1000 was secured from the Victorian Baptist Fund, and architect 'Mr Thorn' volunteered his services. The present brick church at 491 Sydney Road was opened in October 1889. The adjacent land at 503 Sydney Road, comprising a 1905 house and surgery built for Dr FW Kiel, was acquired by the Brunswick Baptist Church in the twentieth century. The house was used as the manse and as premises of the Baptist Church Christian Education Centre. A brick church meeting hall and Sunday School building were built on the south side of the church in 1893. These were demolished in 1966, with a new hall being built at the rear of the church. The Brunswick Day Centre operates from the rear of the complex (Lovell Chen 1999). The church contains a Gray & Davison Organ, which was classified by the National Trust in 1992. The National Trust statement of significance reads: It is a two-manual organ built in the 1870s by the noted London firm of Gray & Davison for an unknown English location and installed at Brunswick about 1929 by Frederick Taylor. The organ was rebuilt in 1952 by Hill, Norman & Beard with new action and console, but retaining the original pipework, tonal scheme, casework and windchests. The only example of its buildiers' [sic.] work in Victoria to survive in recognisable form, it includes particularly striking reed stops (Hermes record for 'Gray and Davison Organ - Baptist Church').
Former Independent Church	523–527 Sydney Road (and 30	The former Independent Church (also known as the Congregational Church), situated behind the Federation-period shops at 523–527 Sydney Road, was likely built in 1866, when tenders were called for labourers to plaster and cement the 'new

Name	Address	Brief history
	Ovens Street)	Congregational Church, Brunswick' (*Argus*, 4 January 1866:3). This church was opened on 8 April 1866, attended by 300 people under a large marquee adjoining the chapel. The chapel was described to be 'one of the prettiest structures in the neighbourhood … built in Gothic order of architecture'. The building measuring 40ft by 38ft was built at a cost of £700 (*Herald,* 25 April 1866:2). Local historian Les Barnes wrote in *It Happened in Brunswick* that a split in the Baptist Church in 1869 led some members of the congregation to establish this church not far from the first Baptist church at 491 Sydney Road (Barnes 1987:20; Context 1990:211). However, numerous newspaper records indicate that a Congregational Church already existed before 1869 and that this was on Sydney Road (*Age,* 21 April 1866:1; *Argus,* 9 May 1873:1). The chapel was used by the congregation until 1888 when a new church was built on the corner of Blyth and Lawrence streets, East Brunswick. Later historical records indicate that the building became known as the federal hall in the 1900s, and also 'Congregational Hall' (MMBW Detail Plan 1904, 1906; *Coburg Leader,* 17 April 1909:1). A 'high school for girls' was operating here from 1892 to 1910, with Mrs E McCowan as principal in 1905 and Mrs Bella Halloran in 1909 (S&Mc; *Coburg Leader,* 23 January 1909:3). By 1915, the building was fronted with shops and remains in that form today. Post office directories suggest that the building was used as the Victor Knitting Mills around 1925.
Don Bosco Hostel and Youth Centre	707–737 Sydney Road	The Don Bosco Youth Centre opened in 1940, initially known as the Don Bosco Boys' Club and Hostel, on a site granted to the Salesian Fathers to develop a Catholic youth hostel and club. A migrant from Milan and a Catholic, Sebastiano Danelli operated a spaghetti manufactory on this site before the mid-1880s. Danelli was responsible for persuading the Irish priest of St Ambrose's Church to name it after the patron saint of Milan (Hermes record for 'Don Bosco Youth Centre'). The property was later donated to the Catholic Church by the 'Misses Danelli', likely descendants of Sebastiano (*Age,* 23 November 1940:16). Named after the founder of the Salesian Order, Don Bosco (later canonised as St John Bosco), the club was the first of its kind in Australia at the time of its opening. The Salesian Fathers had come to Melbourne in 1929, establishing a farm and industrial school at the historic property 'Rupertswood' in Sunbury, where they trained about 1000 boys (*Age,* 15 September 1939:4; 13 December 1939:18). In an appeal for public support, Father Donovan of North Brunswick stated that Don Bosco was primarily concerned with caring for youth and boys, for whom he was 'anxious to find shelter and employment, and to put on the right road in life'. Father Donovan expressed confidence that the public would generously support the Salesian Fathers' initiative to establish the club in a busy industrial centre (*Age,* 1 February 1940:12). The hostel, with accommodations for 50 novices, was intended for the training of Salesian students, whereas the club was intended for use by local boys in the district. The building was designed with a quadrangle surrounded by a two-storey cloister between its two wings, and it included billiard and recreation rooms, reading rooms, offices, and an oratory (*Age,* 15 September 1939:4; 1 February 1940:12). The foundation stone for the new club was laid by Archbishop Daniel Mannix in January 1940, and the building was officially opened in September, months after an opening ceremony on 19 May 1940 with a blessing by Archbishop Mannix (*Age,* 9 May 1940:14). By November 1940, the *Age* reported that the club 'filled a great need in the lives of hundreds of boys in the district', with 400 names already on the roll. The boys ranged in age from 10 to 15, and the hostel housed homeless boys or those who

Name	Address	Brief history
		had come from the country to work. A ladies' committee was also established by this time (*Age*, 23 November 1940:16). In 1976, seven shops attached to the Don Bosco Boys' Club and Hostel were damaged by fire. Owned by the club, the shops generated an annual rental income of $10,000, which financed the club's community work (*Age*, 4 September 1976:3). It is likely that the existing postwar addition was built after this incident.

Banks

Numerous banks were established in the precinct throughout the nineteenth and twentieth century, in purpose-built buildings as well as in pre-existing shops.

Surviving purpose-built Victorian-era banking premises include 387–389 Sydney Road (former Union Bank of Australia, 1890), 213 Sydney Road (former Melbourne Savings Bank, 1895), and 192 Sydney Road (former Commercial Bank of Australia, 1887). These early banks feature elaborate façades influenced by Classical Revival architecture.

Three corners at the intersection of Albert Street and Sydney Road have been associated with various banks from the interwar period. Today, three bank buildings remain: the former State Savings Bank at 382 Sydney Road (1921; refer to the table below), and two bank buildings constructed in the 1970s.

The northwest corner (371 Sydney Road) was occupied by a Commonwealth Bank branch from 1920. The extant building replaced the earlier structure in the 1970s and continues to house the Commonwealth Bank of Australia to today (S&Mc 1930–1974).

On the northeast corner (392 Sydney Road), a branch of the English, Scottish & Australian (ES&A) Bank was established by 1920. Following the merger of the ES&A Bank with the Australia and New Zealand Bank to form the Australia and New Zealand Banking Group Limited (ANZ), the earlier building was replaced with a bank building designed in line with the unified branding used for ANZ branches across Victoria in the 1970s.

The site at 528, 528A and 528B Sydney Road comprises buildings that were developed in stages. It is of interest for its layered development pre-dating and associated with the Bank of Australasia. The double-storey brick doctor's residence was erected in c1902–03 for Dr MA Reid, and subsequently occupied by Dr GE Cussen in 1918 when the land was acquired by the Bank of Australasia. The addition in front of the house along Sydney Road was constructed as banking premises. The building was further extended in the postwar period along Blyth Street (528A). This addition exhibits the influence of International style. To the rear, the site also comprises a three-storey face brick storage facility (528B) that is currently occupied by a picture framing shop and a bar.

The following former bank buildings are graded as significant in the precinct.

Name	Address	Brief history
Former Union Bank of Australia	387–389 Sydney Road	The three-storey building was built in 1890 for the Union Bank of Australia. Designed by architectural firm Inskip & Robertson, the building is among the finest architectural examples of the period within the precinct. The 1999 citation includes the following discussion of the Union Bank of Australia buildings. > The Union Bank of Australia was established in 1837 and by the turn of the century had 21 branches in Victoria alone. It amalgamated with the Bank of Australasia in 1951 to form the Australia and New Zealand Bank (ANZ). The Union Bank opened its earliest branches in Melbourne's prosperous goldfield towns, such as Ballarat, Bendigo, Clunes, Daylesford and Maryborough, in

Name	Address	Brief history
		addition to the port towns, Geelong and Portland. Four suburban branches were opened in the 1890s in Brunswick, Collingwood, Fitzroy and South Melbourne, as well as a number of country centres. Both Fitzroy (1889) and Brunswick (1890) were designed by the architectural firm Inskip & Robertson; the architect George Inskip-and later the firms of Inskip & Butler, Inskip & Robertson, Butler & Bradshaw and W R Butler designed the majority of the Union Bank buildings after 1887.
Former State Savings Bank	382 Sydney Road	The State Savings Bank of Victoria (then restyled from the Melbourne Savings Bank) relocated from 213 Sydney Road to 382 Sydney Road in 1921. The bank exhibits a refined Neo-Classical design. The building incorporates a manager's residence to the rear, facing Albert Street. It is likely that the Brunswick branch was designed by the firm Billing, Son & Peck (later Billing, Peck & Kemter, and Peck & Kemter), along with other branches at Richmond, Heidelberg, Thornbury, Hawksburn, Surrey Hills and Collins Street, Melbourne (Butler 1985). The subject building is similar to the Elwood, Mitcham, Rippon Lea and Collins Street examples in terms of its design.

Retail, industries and other businesses

Shops are a highly visible feature of Merri-bek's streetscapes, particularly along the major thoroughfares such as Sydney Road. From small individual stores to specialist shops, markets, emporiums, shopping malls, arcades and plazas, the evolution of retail outlets is reflected in the built form of the buildings in the precinct.

Early shops developed first in and around southern Brunswick, then gradually reached Coburg. Sydney Road flourished during and after the gold rush. Early buildings of simple, single-storey shops were later replaced in the 1880s and 1890s with mainly two-storey brick shops that characterise the area, with clusters of retail spaces interspersed among public and civic buildings, offices, hotels, and cultural venues.

Built c1860–62, the two-storey store at 376–378 Sydney Road, built on the allotment of an influential early settler Thomas Wilkinson, 'father' of Brunswick, is one of the oldest shops surviving on Sydney Road. Originally Bencroft's Hay and Grain Store, the building was built of bricks from John Glew's Barkly Street brickyard, and Edward P Glew operated a corn and produce business from the shop until 1927 (S&Mc 1875–1920; Extent 2020:128). From 1927 to c1990s, the building housed a music shop.

A small number of early commercial buildings survive today, including:

- 108–110 Sydney Road (pre-1880), a pair of double-storey shops and residences.
- 300–305 Sydney Road (1875), former ironmongery, occupied by D Tough (later D Tough & Sons, hardware merchants), who operated an ironmongery business on Sydney Road from the early 1870s into the postwar period (S&Mc 1875–1974).
- 'Victoria House', 307–311 Sydney Road (pre-1872), a pair of two-storey shops and residences.
- 313–315 Sydney Road (pre-1872), a pair of two-storey shops and residences.
- 317–319 Sydney Road (pre-1880), a pair of two-storey shops and residences.
- 359–363 Sydney Road (1854, 1871), where Thomas Straw operated a drapery from 1854, and altered and extended the building in 1871 to a design by architect E McIver (Age, 20 January 1871:1). Footscray drapery Hooper & Co opened a branch at number 359–361 in 1904 (Extent 2020:130).
- 367–369 Sydney Road (pre-1875), a pair of two-storey shops and residences

- 368–374 Sydney Road (pre-1875) a pair of two-storey shops and residences, were also built on the land of T Wilkinson. Brunswick's first Post and Telegraph Office was likely established in one of the two shops, while chemist Joseph George operated a chemist shop in the other into the turn of the twentieth century (Extent 2020:128; S&Mc 1875, 1905). After Joseph George's death, his wife Sarah, the first qualified female chemist in Victoria, managed the chemist shop (S&Mc 1905; Extent 2020:166).
- 444–446 Sydney Road (pre-1875), a pair of two-storey shops and residences. Number 444 housed butchers' shops for over a century from the 1870s into the late twentieth century (S&Mc 1875, 1974).

With the opening of the railway in 1884 and the availability of electricity by 1914, Brunswick attracted new enterprises and industries due to its accessible land and active labour market. Businesses in the district ranged from grain stores and timber yards to textile production, rope making, food processing, and electrical engineering. Sydney Road became home to a variety of establishments, including ironmongeries, stationery stores, bakeries, pastry shops, crockery stores, fancy goods stores, paint stores, and hairdressers, as well as offices for doctors, agents and dealers.

The affluence of the land boom period in the district is highlighted by several highly ornate Italianate buildings, as seen at 373–377 Sydney Road (c1890–91), two shops and residences that are remnants of an original row of three. With three storeys, the middle building is one of a few three-storey Victorian period commercial buildings in the precinct. A pair of buildings at 80–82 Sydney Road (pre-1892) is another example of a three-storey premises built around this time.

By the end of the nineteenth century, Sydney Road was bustling with everyday retailers of all kinds. About 34 per cent of the extant shops within the precinct were constructed in the 1880s and 1890s. Multitudes of clothing stores (including drapers, dressmakers, tailors and other iterations), fresh produce stores, groceries and butcheries were established, primarily oriented to local residents, as well as shoppers carried by the trams. Manufacturing, processing and warehousing premises often integrated retail outlets in the street frontage, with working spaces and residences at the rear.

Building works on Sydney Road steadily continued into the Federation period, with approximately 21 per cent of the extant buildings fronting Sydney Road dating from this period. Buildings were erected on vacant land (especially in the area north of Blyth Street) or replaced earlier structures. Rudimentary timber or iron buildings were progressively demolished to make way for new buildings built of brick, as well as concrete.

Larger stores also began to appear in the early twentieth century. The VHR-listed former Hopper & Co building at 459–475 Sydney Road (1908, VHR H1296) designed by architects HW & FB Tompkins was an example of this, with its larger floor span made possible by the pioneering use of steel frame. Three out of the five shops and offices of the Dare's Buildings at 411–419 Sydney Road were merged in the early 1900s to form Wilson's emporium 'The Fair'. The building was later occupied by a Coles supermarket from 1925 (Extent 2020:131).

Approximately 17 per cent of the extant commercial buildings date from the interwar period. The expansion of the 'High Street' character of Sydney Road to the area north of Albion Street is highlighted by the extensive row of 10 shops and residences at 714–734 Sydney Road (c1920–25).

With the expansion of local industries, various manufacturing companies continued to set up premises along the main road. During the interwar period, workshops and manufactories commonly seen on Sydney Road included those in the fashion industry, from small-scale costumers to larger clothing and hosiery factories. Cabinetmakers, furniture showrooms, manufacturers and warehouses, and motor works and showrooms also became part of the commercial landscape. 695–697 Sydney Road (1935) is

a good example of an interwar motor showroom, built for Preston Motors Pty Ltd, metropolitan distributor of Chevrolet and Buick.

For more specialised services, two purpose-built undertakers' offices were established in the area. In 1929, undertaker John Allison (later John Allison Monkhouse) moved to a newly erected two-storey building at 291 Sydney Road after operating from number 289 since as early as 1903; the business remained there until c1981. Michael Mulqueen and Sons Pty Ltd, undertakers, built the Neo-Classical style premises at 162–170 Sydney Road in 1935, replacing five earlier shops. This building was later converted into student accommodation in the late twentieth century, which remained until c2005.

A single-storey workshop/factory building at 736 Sydney Road, extending through to the rear of the allotment, was built for and occupied for over 40 years by Henry Jones, leadlight artist, later Henry Jones Pty Ltd, leadlight manufacturers and glaziers (S&Mc 1925, 1965).

During the Second World War and the immediate postwar period, little development occurred. One of the larger-scale developments was the large two-storey building at 320–338 Sydney Road (now occupied by Savers), which was built for Leo Hemingway & Sons, tobacco merchants, in the 1970s. It incorporated an earlier factory from 1942–45 at the rear. Edward H Hemingway, a tobacconist, operated at 322 Sydney Road from 1895, with Leo Hemingway taking over by 1925. In 1945, the business expanded to 324–332 Sydney Road, and by the 1970s, it occupied the newly constructed premises at 320–338 Sydney Road. The company's office building, at 23 David Street, was built between 1942 and 1945 (S&Mc 1895–1974).

Hotels

Hotels played an important role in the development of Sydney Road. Brunswick's earliest hotels provided food and drink and stopping points for travellers, as well as being a place for election polls, coroners' inquests, and meetings for a range of groups (Extent 2020:150; Dunstan 2008). Liquor licensing legislation in the 1830s required that licensed premises provide accommodation to the public, and the sale of alcohol was limited to consumption on the premises only. Hotels were typically places where men congregated, although women often worked as publicans and hotel staff (Dunstan 2008). Women were discouraged from the public bar but many hotels provided a ladies' lounge by the 1920s and 1930s where it was acceptable for women to drink.

The Retreat Inn (1842) was the first hotel on Sydney Road, pre-dating the 1850s gold rush. When Sydney Road became a major route to the Victorian goldfields in the 1850s, the hotel trade on Sydney Road boomed. Hotels such as the Brunswick (1852), the Sarah Sands (1854), the Cornish Arms (1854) and the Edinburgh Castle (1854) were built to serve the travellers to the goldfields at this time.

Supported by the increased population, other early hotels, such as the Cumberland Arms (1858), the Court House (1858), the Phoenix (1866) and the Duke of Edinburgh (1868), soon followed to provide hospitality to a growing number of local residents and workers at the nearby brickworks and quarries.

In the 1870s, social reformers and temperance activists in Victoria were successful in reducing hotel trading hours. Owing to the strong influence of the temperance movement in the 1880s and 1890s, at least two coffee palaces were established in Sydney Road in the late-nineteenth century, at 318 Sydney Road (likely) in 1880–82, and at 419 Sydney Road in 1890 (S&Mc).

The early hotels were among the earliest permanent structures on Sydney Road. Although all have undergone a series of changes, many still retain their original scale and form and include some original fabric.

The following table provides brief histories of early hotel buildings within the precinct that are graded as contributory or significant.

Name	Address	Brief history
Sarah Sands Hotel	29 Sydney Road	Located at the corner of Brunswick Street and Sydney Road, the two-storey brick hotel marks what used to be the beginning of Sydney Road. It was named after the ship *Sarah Sands*, which arrived in Melbourne from Liverpool on 20 December 1852. The date 1846, which is inscribed on the parapet, is the date the ship was launched. The hotel was built in 1854 for one of the ship's passengers, Robert Barry (Spicer 2008). The original building underwent various additions and renovations including in 1880; 1906 ('Monahan's Buildings', a row of six shops and residences with matching design at number 37–47, was also added by the then licensee Thomas Monahan); and in the 1920s. The building was redeveloped in 2018 as part of an apartment complex, and retains the hotel building, which continues to function as such. The hotel has strong associations with Melbourne's Irish community. It was the meeting place of a group of Irish settlers who sought to establish St Ambrose's Catholic Church in 1860 and was the backdrop to sectarian riots on 12 July in the 1890s (trove 1896, 1898). The building served for many years as Bridie O'Reilly's Irish pub in the 1990s and 2000s, and in 2024 became the home of Melbourne's long-established Celtic Club (founded in 1887).
Phoenix Hotel	133 Sydney Road	The Phoenix Hotel was originally known as 'Austin's Hotel', built in 1866 by the wealthy pastoralist Thomas Austin (*Sydney Road Brunswick History Tours*, May-June 2024:7). In 1886, the hotel was substantially renovated by the later owner David Hennessy, a local baker. The Hennessy family lived at 'Bellelake House', a two-storey residence at 53 Sydney Road, adjoining their bakery at 55 Sydney Road. The family ran the bakery up until the early 1960s (S&Mc 1895–1965). An extensive two-storey bread factory at the rear of these buildings was demolished in the c1960s. The row of shops and residences at 127–129 Sydney Road bears the inscription 'Hennessy's Buildings' and has an Italianate style design that matches that of the Phoenix Hotel. The hotel has been renamed numerous times. The building remains as a hotel today.
Brunswick Hotel	140–142 Sydney Road	The Brunswick Hotel was established in c1852 (*Sydney Road Brunswick History Tours*, April 2023:5). The building appears to have been developed in stages, which include the 1891 works by Phillip E. Treeby (*Building, Engineering, and Mining Journal* 1 August 1891, Supplement 5, cited in AAI), a 1907 renovation (*Age* 2 November 1906:8), and a single-storey addition from a later period. According to historian Les Barnes, the hotel's main clientele were the workers at nearby brickworks. After closing and reopening several times the building is currently vacant.
Cornish Arms Hotel	163A Sydney Road	The Cornish Arms was opened in 1854 by Thomas Manallack, brickmaker. Manallack emigrated from Cornwall in 1849 and established Brunswick's first brickworks on Albert Street in the 1850s (Extent 2020:112). The hotel was used as a meeting place for local friendly societies. The first meeting of the Brunswick Municipal Council was held at the Cornish Arms in October 1857 (Extent 2020:99). The original two-storey brick building was demolished and rebuilt in 1923–25 in reinforced concrete. The architects were Joy and McIntyre, consulting engineers and architects (*Argus*, 1 December 1923:15). The building remains as a hotel today.
Retreat Hotel	280 Sydney Road	The extant 1892 double-storey hotel building including the structures at the rear replaced an 1842 building on this site. The Retreat Hotel (formerly the Retreat Inn) is known to be the first hotel to be erected on Sydney Road, Brunswick, and Amelia

Name	Address	Brief history
		Shaw was the first licensee. An adjacent weighbridge was also operated by the hotel into the late nineteenth century (S&Mc). From the 1980s onwards, the Retreat Hotel has historically been a venue for the Greek music genre rebetika, often referred to as 'Greek blues'. Under the management of the Trikaliotis family in the 1980s and 1990s, the hotel supported rebetika, helping to integrate it into Australian culture while providing a space for generations of Greek Australians to celebrate their heritage (*Sydney Road Brunswick History Tours,* May - June 2024:4; Kalymniou 2015). The building remains as a hotel and music venue today.
Cumberland Arms Hotel	334–341 Sydney Road	The original hotel was built in 1857–58 on the site of what had been a former diggers' camp (Barnes 1987:14). The first licensee was Thomas Martin who owned the adjoining brickyard. In the 1870s he constructed a row of five terrace houses for his workers (S&Mc 1870, 1875; Barnes 1987:14). The present two-storey brick building was constructed in the late 1880s, replacing the earlier structure (*Sydney Road Brunswick History Tours*, April 2023:9). The building is now converted to shops, a restaurant and apartments.
Duke of Edinburgh Hotel	430–436 Sydney Road	The Duke of Edinburgh Hotel opened in 1868, with Mrs Ann Hoof as the first licensee. The hotel was rebuilt during the 1890s (Hermes record for 'Duke of Edinburgh Hotel'). Comprising three storeys, the hotel is one of several grand, three-storey hotel buildings erected in Brunswick and Brunswick East during the land boom period. Between 1908 and World War II, Mrs Nary Wildman and her family held the licence (*Sydney Road Brunswick History Tours,* May - June 2024:3). The site today comprises the three-storey hotel building and an attached pair of two-storey Federation period shops and dwellings. The building is currently vacant.
Court House Hotel	615 Sydney Road	The Court House Hotel was established in 1858 on 'Lobbs Hill' opposite the municipal offices and courthouse. The building was extended and altered in 1926 to a design by architect Charles R Heath (*Age,* 3 April 1926:1). The original nineteenth-century portion remains and appears largely intact, with original rendered detailing to the frontage above the awnings. The building is now part of a new development at the rear.
Edinburgh Castle Hotel	679–681 Sydney Road	Established in 1854, the hotel was one of the early hotels that served miners travelling to and from the goldfields. The original 1854 bluestone hotel building was substantially altered in 1939 (*Age*, 28 July 1939:8) but claimed to be surviving behind the interwar façades (*Sydney Road Brunswick History Tours,* September 2023:13). The building remains as a hotel and music venue today.

Cinemas

Picture theatres enjoyed great popularity in Brunswick and Coburg. Three theatres were established in the precinct. One of the first picture theatres in Brunswick was the open amphitheatre called 'Pictureland' that opened in 1908 at 286–298 Sydney Road, next to the Retreat Hotel. It later became Neil Grow's Open Air Theatre, which was replaced by the grand and elaborate Empire Theatre in 1912. Renamed New Empire in 1958, the theatre showed Greek films under the management of a Greek family (Barnes 1987:60). The building was demolished after a fire in 1976.

Hoyt's Limited opened the ultra-modern Padua cinema theatre at 614–624 Sydney Road in May 1937. In 1969 it became the Metropolitan Theatre, showing Italian films until 1980, and was demolished in 1982 (Barnes 1987:61).

The following table provides brief history of the Lyric Theatre, the only surviving purpose-built cinema in the precinct, which is graded significant.

Name	Address	Brief history
Former Lyric Theatre	203 Sydney Road	The 1999 citation contains the following history: The Lyric Cinema Theatre opened in 1911, the first building constructed in Brunswick specifically as a cinema, and was the first to be opened north of the Yarra. It predated the Northcote Cinema (Northcote, 1912), Empire Cinema (Brunswick, 1913), and Barkly Theatre (Footscray, 1914). The theatre was built on a site which had been owned by Patrick Whelan since 1907, when he established a second hand building materials yard there, moving from Brunswick Road where Whelan's business had been based since 1891. After selling the Sydney Road site, he moved to the present location of Whelan the Wreckers [at 605 Sydney Road] in 1912. The Lyric Theatre Company, of which the Melbourne real estate firm of Gudgeon & Grace was apparently a part, built a chain of three Lyrics Prahran, Brunswick and later Fitzroy. The building originally comprised a cinema theatre, a large auditorium with a flat floor, and a gallery serving as a dress circle. It was more reminiscent of a hall than a modern cinema. The entrance to the cinema was through a wide tiled passage way from Sydney Road. As well as pictures, the cinema was used for public events such as a function in honour of Brunswick's military forces just before they left for World War One. The cinema closed in 1931 as it was unsuited to conversion to the talkies and was being out-competed by the nearby Empire. The cinema was later used as a boxing stadium, dance hall and then as a store. On Sydney Road there were four extant shop fronts; one of which provided access to a billiard room, while another often served as a confectioners serving cinema patrons. In 1928 the billiard room was replaced by Pat Doran's Boxing School, and in 1931, became the office of the Unemployed Workers Movement, and the Friends of the Soviet Union in 1932. Upstairs, at the front of the building was a large ballroom, generally known as the Lyric Hall, with a roof promenade. Entry to the hall was from Michael Street. The ballroom was used as a dancing school for many years, firstly by Morgan's Dancing School (1911-19) and then by John Rose who popularised modern dancing. The Brunswick Club took over the hall in 1927. After Cyril Bright bought the building in 1935 and opened the Casino Dance Palais, using the old cinema as the dance hall until 1942 when the building was acquired by the Commonwealth government as a store. Today the complex is known as the Casino Buildings. The front of the building is still occupied by The Brunswick Club, which operates a snooker and billiards centre, and gaming facilities. The building has since been subdivided, and the rear storage portion developed by the Commonwealth government (known as 2A Michael Street) has been converted to townhouses. The Brunswick Club still occupies the front portion at 203 Sydney Road.

Residences

Traditionally, residences for business owners or managers were provided at the rear or above the retail frontage. This was a very common type of residential quarters in Sydney Road in the nineteenth and early-twentieth century. Some distinguished examples included 173 Sydney Road (built between 1910 and 1915), which comprises a two-storey shop and an unusually substantial two-storey residence comprising '12 rooms' attached to the rear of the shop (*Argus,* 12 April 1950:12). By 1965, the residence at 173 Sydney Road was described as 'apartments' indicating the individual rooms were rented out around this time (S&Mc 1965).

Individual residences also existed from the time of the establishment of the road, but the building of fully residential buildings on Sydney Road almost ceased after the first decade of the twentieth century until the late twentieth century, unlike Lygon Street or Nicholson Street where blocks of flats or duplexes continued to be erected over the century.

Early examples of standalone houses on Sydney Road include:

- 'Bellelake House', a double-storey terrace house at 53 Sydney Road (pre-1900), built for William M Hennessy, baker. The Hennessy family occupied the house into the early 1920s, after which the building was converted to become a newsagency. Hennessy's bakery was listed in the postal directory from 1885. The Hennessy family operated the bakery at number 55 into the early 1960s.
- The Victorian house at 1 Stewart Street is a pre-1875 residence, previously known as 608 Sydney Road. William Rose JP, owner in 1875 to the early 1880s, was one of the directors of the Standard Bank of Australia Limited.

The shops at 608–612 Sydney Road were erected between 1920 and 1925 in the former front garden of the house, likely for Frederick D Smith, civil engineer, who lived in the house throughout this period.

At the turn of the twentieth century, the block between Park Street and Brunswick Street on the western side of Sydney Road was subdivided and developed with a group of houses at 1–15 Sydney Road.

'Larnoo' at 1 Sydney Road stands out among this group, as a double-storey residence within the precinct. The house was originally known as 2 Park Street West. The house was built for FT Hickford MA. The architect was 'Mr Kirkham' and contractor 'Mr M Phillips of Murrumbeena'. The building became a youth welfare hostel in the 1970s, and was later subdivided into nine units. The site also comprises a clocktower and early brick fence.

The former dental surgery and house at 503 Sydney Road is another two-storey house, which is of particular note for its highly refined design. The building was erected in 1905 for Dr FW Kiel, who had commenced his Brunswick medical practice in Blyth Street in 1898. The building once housed the Baptist Church Christian Education Centre, and has also served as the manse for the adjacent Brunswick Baptist Church. The building has since been converted into offices.

Changes from the late-twentieth century onwards

From the late 1960s, immigrants from Turkey, Lebanon and other Middle Eastern countries settled in Brunswick, where they found work in local factories and established shops and cafes. Brunswick became the 'most ethnically diverse' suburb in Melbourne during the postwar period. Social and cultural life became richly diverse in terms of language, food and music, establishing Sydney Road's distinctive Mediterranean character. Cultural clubs and other cafes and restaurants, as well as religious institutions, have played and continue to play an important role in the social lives of the many migrants.

Brunswick remained an affordable area not only for the working-class and migrant populations, but also for the large numbers of students and artists who moved into the area from around the 1980s when Brunswick became attractive for its bohemian character. This group took advantage of affordable rentals and the cheaper accommodation available in 'share houses'. They also provided a market for a growing number of second-hand shops, cafes, and pubs with live music. Student housing has since competed with growing gentrification.

Description and integrity

Urban character, setting and views

Sydney Road is a major urban arterial road in the northern suburbs of Melbourne starting at the northern end of Royal Parade, Parkville, and continuing north through Brunswick, Coburg, Fawkner and Craigieburn where it joins the Hume Freeway. At its northern end, between Brunswick Road and Bell Street, it is lined with commercial buildings creating Melbourne's longest continuous shopping strip.

The Sydney Road Brunswick Precinct generally extends over 2 kilometres between Park Street and Tinning Street, Brunswick, and comprises properties at 1–737 and 2–736 Sydney Road, as well as properties in the immediate vicinity that have frontages to streets intersecting with Sydney Road. The precinct is characterised by its richly layered development pattern tangible in the built forms.

The alignment of the street laid on relatively flat terrain is demonstrative of the early survey and farming settlements in elongated east and west allotments centring Sydney Road as the borders. The allotments on both sides of Sydney Road have relatively narrow frontages, often with service lanes running along the rear boundaries, with zero or small setbacks, forming a contiguous wall of shops.

Uninterrupted vistas along Sydney Road, provided by its flat topography, and consistent setbacks, present a traditional main street character.

Oblique views are possible across major intersections (sometimes with two main elevations treated as frontages) and at narrower junctions (typically with one frontage and more utilitarian side elevation), as well as the rear views of intact upper levels (typically housing residential quarters) from side streets and laneways. These three-dimensional perspectives of the roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets contribute to the precinct's picturesque and traditional character.

From the mid twentieth century, the social character of the precinct has been influenced to a great extent by the diverse ethnic and cultural communities of the district. The presence of signage in Arabic and other non-English language reflects the long-standing contribution of Middle Eastern and other culturally diverse groups to the local business landscape.

In the twenty-first century, socioeconomic changes have led to the gentrification of traditional working-class areas like Brunswick, attracting middle-class residents. New upmarket shops have started appearing in the main shopping strip on Sydney Road. Many of these new businesses are established in adapted or repurposed historical buildings.

Public realm elements

Street infrastructure

Footpaths adjacent to the shopfronts throughout the precinct are generally asphalt with bluestone kerbing. Single to 3- or 4-pitcher bluestone gutters run along both sides of Sydney Road and intersecting streets.

There is virtually no street planting in the precinct. Traditional street elements retained include dressed bluestone kerbing with the bluestone pitched gutters (typically 1 to 4-pitcher), bluestone-pitched crossings, bluestone or asphalt laneways and asphalt streets. Various traditional bluestone gutters, kerbs and lanes are extant in sections of Sydney Road as well as in multiple intersecting streets and rear laneways throughout the precinct, including Ballarat Street, Merri Street, Saxon Street, Stewart Street, Victoria Street, Staley Street, Phoenix Street, David Street, Dawson Street, Glenlyon Road, Albert

Street, McDougall Street, Black Street, Wilkinson Street, De Carle Lane, Curtis Place, and Little Breese Street.

Concrete kerbing, gutters and other repairs are also observed. Vehicle crossovers are generally of concrete.

Monuments and memorials

A number of commemorative elements within the precinct, such as memorials and dedications reflect a civic tradition of commemorating events and public figures.

Historical public realm elements such as monuments and drinking fountains include the following:

- South African (Boer) War Memorial (1903) in Hooper Reserve, opposite 1–17 Sydney Road. The front inscription reads: 'Lest We Forget. Erected by the citizens of Brunswick to perpetuate the noble deeds of our Brunswick boys who fought for the Empire in the South African War 1899 - 1902 and to honor S J Barnard, R G Harrison, J V Kearnes, W J Healy.'
- Memorial drinking fountain (1915) in Hooper Reserve, opposite 1–17 Sydney Road, which was dedicated by Sarah George, the first qualified female chemist in Victoria, and last surviving child of Thomas Wilkinson, 'father' of Brunswick (Extent 2020:166). The inscription reads: 'In memory of Thomas Wilkinson, arrived Australia 1834, MLC for Scotland 1851/5, First Chairman Brunswick Municipal Council 1857, died at Brunswick April 1881, Erected by his last surviving child Mrs Joseph George, Nov 1915'.
- Australian Natives' Association (ANA) silver jubilee drinking fountain (1910), in front of the former Post Office building at 420–428 Sydney Road, which was presented by the Brunswick branch of ANA as a gift to the community of Brunswick.
- ANA golden jubilee clock (1935), in front of 6 Sydney Road, which was donated by the Brunswick branch of ANA, in celebration of its 50th anniversary.

Public artworks

Across the precinct, various public artworks have been installed in more recent decades. The following artworks in the precinct celebrate the diverse local communities that helped shape Brunswick's past and present.

- *Free Speech Memorial* (1994), near the former Mechanics' Institute at 270 Sydney Road. The stone and bronze sculpture by Simon Perry commemorates the free speech incidents by workers and the unemployed in the area in 1933, and in particular, artist Noel Counihan, who confronted the police by speaking from a locked cage on a cart chained to a verandah post.
- Brick chimney monument (date unknown, pre-2005) at the corner of Sydney Road and Michael Street, which commemorates Brunswick's brick and clay industries.
- *King Leonidas* (2009), in Sparta Place. The sculpture of Leonidas, a hero-king of Sparta, designed by Petros Georgariou was erected by the Moreland City Council, with support from the prefecture of Laconia and the Pallaconian Brotherhood. Many Greek immigrants who arrived in Brunswick in the 1950s and 1960s were from the Laconian region, including its capital Sparta. The then Brunswick City Council signed a sister city relationship with Sparta in 1987. A pedestrian street, Sparta Place was established in 1998 to celebrate the relationship between the two cities.
- *New Order* by Louise Lavarack (2009), a series of five columns fixed to concrete plinths spaced along Sparta Place. Each freestanding column is filled with recycled domestic appliances, donated by

members of the local community. The work refers to the ruined remains of ancient Greek architecture and represents the past of Brunswick with its pronounced Greek presence.

- Murals painted by local artists, commissioned as part of Merri-bek's urban beautification program RenuWall launched in 2020. These are found at 101 Sydney Road (by JESWRI), 105 Sydney Road (by David Lee Pereira), 260 Sydney Road (by Makatron) and 551 Sydney Road (by Leah Bartholomew).
- *Where We Have Come To* (2019) in Saxon Street, which celebrates Merri-bek's multicultural community.

Built form character and architecture

The precinct comprises a mix of building types, with Victorian and Edwardian retail and commercial premises taking up more than half of the building stock. The interwar period development is also very visible, interspersed with postwar buildings. The mixed-era building stock presents a diverse yet cohesive streetscape, unified though:

- consistent low-rise (three storeys or less) scale and built form (with minimal setbacks and hipped and gabled roofs with or without parapets)
- subtle differences in material (face or rendered brick, stone and cement/concrete walls, slate, tiled and corrugated metal-clad roofs, timber and metal-framed joineries, tiled finish to ground level, and stone and rendered dressings)
- fenestration (generally higher degree of glazing applied to ground level, with smaller window openings provided on the upper levels).

The majority of the Sydney Road buildings retain intact upper-level façades above awning level, and nearly all have been substantially altered at street level. Most of the original verandahs have been replaced with cantilevered awnings or reproduction verandahs.

The precinct is enhanced by numerous sets of shops built to the same or similar design. Although each building is different, collectively, they form a cohesive presence in the streetscape. For retail and commercial premises, construction of shops in groups of two to generally up to six is commonly seen across Victorian to interwar building stock, while individually designed buildings were also erected throughout all periods. Unusually large groups of shops of note include:

- Row of eight shops and residences at 552–566 Sydney Road (c1910–15), with elements influenced by the Arts and Crafts style. Two shops on either end feature projecting faceted oriel windows. Verandahs appear to be reproduction. Shopfronts show changes of various degrees, but are relatively more intact as a group than the majority of shops in the precinct (see 'Shopfronts' below).
- Row of ten shops and residences at 714–732 Sydney Road (c1920–25), with restrained rendered dressing contrasted to face brick walls, characteristic of modest interwar shops. Two shops on either end feature triangular pediments. The row exhibits various degrees of alteration including replaced shopfronts and windows. Number 722 has been façaded (in 2015), 724 has been rendered over, and 728 has an enlarged opening. As an unusually large group of shops, and with intact scale and form, the group has strong street presence.

Shopfronts

Shops with original or early shopfronts are relatively rare in the precinct. The following contributory buildings are notable for their retention of early shopfronts.

- 141 Sydney Road (c1920–25): metal-framed shopfront with recessed entryway (ingo), leadlighted highlight and tile cladding to the base.
- 143 Sydney Road (c1920–25): timber-framed shopfront with recessed entryway (ingo), and tile cladding to the base.
- 151–153 Sydney Road (1913): metal-framed shopfronts with recessed entryway (ingo) (number 153 only), leadlighted highlight and tile cladding to the base and party walls.
- 293–292 Sydney Road (c1905–10): metal-framed shopfronts with recessed entryways (ingo), leadlighted highlights and tile cladding to the base and party walls.
- 313–315 Sydney Road (pre-1880): at number 315, metal-framed shopfront with recessed entryway (ingo) and leadlighted highlight and tile cladding to the base. The shopfront is non-original but appears to date from the early twentieth century.
- 552–566 Sydney Road (c1910–15): tiled cladding with ornamental Art Nouveau motifs (at 552, 556, 558, 560, 566), signages at clerestory level (562, 564 and 566), and original shopfront configuration with entrance (558, 560, 562, 564, 566).
- 596–598 Sydney Road (c1925–30): timber-framed shopfronts with central recessed entryways (ingo) with original timber-framed glazed doors.
- 695–697 Sydney Road (1935): metal-framed shopfronts, with leadlighted highlight (on the Albion Street frontage).

Signage

Raised or inscribed building names are often found in or above the parapet level. The retained letterings as well as some early advertising signs complement the historical character of the precinct.

In addition to the buildings with original raised or inscribed lettering, the following contributory buildings are notable for their retention of early painted signs or metal letterings.

- 50–54 Sydney Road (pre-1905): original painted sign on the rear (McDougall Street) face brick wall reading 'P. J. Doyle / Produce, Wood & Coal Merc'.
  - The building was built for Patrick John Doyle by 1905.
- 60–62 Sydney Road (c1905, c1911–12): original painted sign on the rear (McDougall Street) face brick wall reading '(partially removed) Matthew Balfe & Sons, Paint & Varnish Merchants'.
  - A double-storey shop and dwelling was likely renovated in c1911–12 for Matthew Balfe, when his business was restyled to Balfe & Sons and expanded from number 58 to numbers 60–66. M Balfe was a Councillor and Mayor of Brunswick around the turn of the century.
- 159 Sydney Road (1923): original painted sign reading 'Miss R E Yon'.
  - Ruby Ethel Ah (Yon) Hoyling (1885–1937), from Wangaratta, was the eldest of nine children of Chinese-born William (Ah) Yon, a farmer, and his Victorian-born wife Margaret Ah Ket. She operated her costumier under her maiden name 'Miss R E Yon'. She relocated from number 151 to this location by 1921 (*Brunswick and Coburg Leader* 14 March 1921:1; S&Mc 1920), and built this building in 1923. A legal dispute over the property boundaries was widely publicised. She died at home in the subject building in 1937.
- 165 Sydney Road (1914): c1940 painted sign reading 'George Rath First Class Pastrycook'.

- The building was continually occupied by pastrycooks from 1914 to the postwar period. The occupiers included Mrs M Martins (*Brunswick and Coburg Leader* 29 May 1914:2), Mrs Annie Brown (S&Mc 1920), Mrs Mary McGie (S&Mc 1925, 1930), and George Rath (S&Mc 1940, 1950).

- 583 Sydney Road (c1915–20): early painted sign reading 'Nissen, Lingerie Frocks Suits Hosiery Gloves Coats'.
  - Henry Nissen, draper and fancy goods seller, occupied the building for over 30 years from c1935 to c1965 (S&Mc).
- 605 Sydney Road (pre-1920): 'Whelan the wrecker' sign, likely postwar addition.
  - 605 Sydney Road was the premises of James Paul Whelan, timber merchants and later building wreckers; the famous 'Whelan the Wreckers'. Whelan's obituary, of 1938, suggests that his company had the task of demolishing up to 98% of buildings marked for removal in the city alone. The iconic 'Whelan the Wrecker' sign is in situ. The building is now part of a new redevelopment at the rear. The windows have been restored c2009.
- 679–681 Sydney Road (1935): metal lettering 'Edinburgh Castle Hotel' around the corner.

Significant places

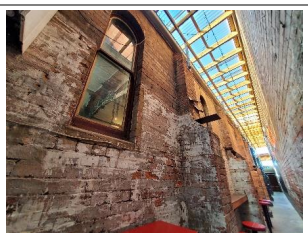
Various characteristics of historical development periods and architectural styles are presented by the significant and contributory buildings in the precinct. The following places are significant within the precinct, for their historical importance, refined architecture and/or as fine examples of the typology.

Civic and community buildings

The civic and community buildings within the precinct generally feature subtle ornamentation, incorporating elements inspired by classical architecture. Their design emphasises proportion and symmetry, often showcasing decorative cornices, pilasters, and architraves. The following buildings are significant in the precinct.

Place	Image (GML, 2024 and 2025)
The former Rechabite Hall at 253 Albert Street is a single-storey red brick hall built in March 1903 for the Independent Order of Rechabites Brunswick Tent No 54, and occupied by the Pallaconian Brothers from 1990. The building has a rectilinear form with a transversed gabled roof clad with corrugated metal. The parapet is plainly detailed with a rendered cornice. Below the parapet is a rendered signage panel with a sign reading 'Pallaconian Brotherhood'. The frontage is symmetrically arranged, with a round-arched central doorway and two round-arched windows either side. Ornamental detailing includes the rusticated architraves surrounding the main doorway, and the rendered window architraves. Each side elevation features two round arched openings with cement lintels and bluestone sills and a louvre window. The timber-framed multi-pane windows and panelled door appear original. Two flag poles (for Australian and Greek flags respectively) are installed between each set of paired windows. The right-hand side flag pole is affixed with a Greek cross to the apex. Below the flag on the left-hand side is a memorial plaque (2011) celebrating the 50th anniversary of the Pallaconian Brotherhood of Melbourne and Victoria 'Leonidas'.	

Place	Image (GML, 2024 and 2025)
The building has a rear addition from post-1986. The metal awning above the main entrance was added between 2009 and 2014. The cement-paved front garden features two young olive trees. The palm tree near the eastern boundary was planted in 2008. The landscaping, benches and front fence are not original. The original portion of the building is externally highly intact, apart from the intrusive metal awning. The building has high integrity.	
Brunswick Baths at 16 Dawson Street is a two-storey rendered brick building with a hipped tiled roof. Established in 1914, the Dawson Street frontage was built in 1928, to a design by architects Peck & Kemter. The building has a landmark quality with its scale and location by the railway, adding to the area's presence as a civic hub. The 1999 citation describes the front elevation of the building as follows: > The south (Dawson Street) facade has a dark brown brick base and an abstracted classical composition of paired pilasters defining projecting sections near either end. The multi-paned steel-framed windows, which sit between wide piers, have a combination of hopper and awning openings. There are two narrow moulded string courses within the spandrel panels, and a frieze with plain moulded bosses runs under the eaves. The central rendered prostyle portico has four piers and a slightly projecting parapet with a moulded frieze. The four lights on the portico are also original. Other modern lamps are on the bays flanking the portico. Ramps with metal handrails are not original. The eastern elevation of the building features a stairwell with multi paned windows, and vertically proportioned windows arranged in groups of three. The eastern wing features a raised monitor roof. Along the railway (western) side, an early face brick wall with evenly spaced pilasters and cement render dressing remains. A major facility upgrade was undertaken in 2012. The building remains highly intact externally and has high integrity.	 View from the southeast. View of the brick wall along the western boundary.
The former Mechanics' Institute at 270 Sydney Road is a single storey rendered brick building with a hipped and gabled slate roof. The building comprises two portions built in 1870 and 1874. Windows are timber-framed double-hung sashes. Local bricks were used in the construction, which was rendered in 1926. The front portion (1870) has a hipped roof and a symmetrical façade, with four round arched windows with simple moulded dressings and ionic pilasters. A central pediment with brackets sits above the arched highlighted entrance. Between the highlight and doorway, ornamental detailing includes nail-head and acanthus leaf motif rendering. The rear portion (1874) has a gabled roof. The raised lettering 'Mechanic's Institute' [sic] and '1926' is at architrave level. Except for the main entrance with round-arched highlight, all door and window openings are round arched, with keystone detailing to the openings on the front and side elevations. The timber-framed double-hung sash windows and panelled doors appear early. Ramps with metal handrails are not original. Landscaping in the forecourt area is recent. The Free Speech Memorial (1994) is in the forecourt (see 'Public artworks' above). The building remains highly intact externally, and has high integrity.	

Place	Image (GML, 2024 and 2025)
The former Manchester Unity Independent Order of Oddfellows Hall at 400–404 Sydney Road is a single-storey brick building. It comprises a gable roofed hall erected in 1867 for the Loyal Rose of Brunswick Lodge IOOMU (Independent Order of Manchester Unity), and a gable roofed front extension with an entrance with shops on either side added in the early twentieth century (date unknown but post-1904). There is also a rear extension from the late twentieth century. The extant street elevation features a decorative parapet with four urns and a pediment with raised lettering 'MU HALL'. Window openings below the awning level have been altered; however, the original round arched entrance remains. The hall, although now inside and concealed from the street behind the front rooms, remains highly intact to its original state. The original 1867 frontage features the bichrome brickwork (later overpainting stripped/sandblasted) and rusticated bluestone plinth, a centrally positioned round arched doorway with original timber double door, flanked by two round arched windows with original timber-framed double-hung sash windows, and three arched windows above. The side elevations feature similar round arched windows with original timber-framed double-hung sash windows and brick buttresses. Many original hall interior features remain, including timber trusses (later overpainting stripped) with bluestone brackets/bases, timber floor, timber ceiling (painted), and decorative plaster wall corbels, openable metal ventilation hatches below corbels connected to openings in exterior brick buttresses, timber lining boards to dado level, and arched openings with decorative architraves at rear of hall. The early front extension also retains original features including tessellated tiled floor and pressed metal ceiling in the lobby, and glazed doors with highlights. The building remains highly intact, apart from the window openings on the street frontage. The early porch addition contributes to the building's legibility as a former hall. Overall, the building has high integrity.	 View of the street frontage, with front porch added after 1904. The original frontage of the 1867 hall, now enclosed and added with the front porch.
 View of the hall interior, looking east (rear).	 View of the hall interior, looking west (front).	 View of the southern elevation of the 1867 hall, now enclosed.

Place	Image (GML, 2024 and 2025)
View of the porch and the original timber door.	Ventilation hole on a brick buttress connected to an internal hatch.
	Decorative plaster wall corbel, and openable metal ventilation hatch below.
The former Brunswick Post Office at 420–428 Sydney Road is a two-storey rusticated face brick building with sandstone accents, completed in 1910. It features a high-pitched slate hip and gable roof with projecting eaves and tall brick chimneys. The symmetrical frontage has a projecting central bay flanked by two flat-roofed porticos. The central bay and porticos have rock-faced bluestone bases. The central bay has a parapet clad with sandstone and features three windows on each level, with ground-level windows separated by ornamental rusticated sandstone columns with ionic capitals. The windowsills at ground level are of bluestone whereas those at first floor level are of sandstone. The porticos each feature flat sandstone parapets and round-arched openings with sandstone voussoirs and keystone. Other original elements include a flagpole and a royal cypher of Elizabeth II. The original fenestration has been retained on the front and side elevations. The timber-framed multi paned windows on side elevations are original. The doors and windows on the central bay and porticos are not original. Concrete lintels on the side elevations are overpainted. The northern elevation retains an original loading door and hoist. In front of the former Post Office building is a drinking fountain donated by the Australian Natives' Association in 1910. The site originally extended to Frith Street. The rear portion of the land has since been subdivided and is known as 3–5 Frith Street and comprises the 1934–35 telephone exchange (HO299). There are two non-original outbuildings at the rear of the property. The building remains very highly intact, apart from the non-original windows, and has very high integrity.	

Places of worship and denominational institutions

The churches and denominational institutions in the precinct play a vital role in shaping its civic character. These historical buildings make a significant contribution to the precinct, with their distinctive architecture, scale and siting.

The precinct's character and prominence are enhanced by the existence of several VHR-listed churches including the Christ Church complex at 10 Glenlyon Road (VHR H0129); former Brunswick Wesleyan Church at 340–350 Sydney Road (VHR H1144); and former Presbyterian Church buildings at 202 Sydney Road (VHR H0756).

At 523–527 Sydney Road (also known as 30 Ovens Road), the former Independent Church stands behind the Federation period shops fronting Sydney Road. When viewed from the air, the extant church building appears to be of brick with a metal-clad gable roof with rendered dressing and ornamentation. The gable end features three pointed-arched windows. The finials on top of the gable at either end appear to be extant. Window openings on the south elevation appear intact, but boarded. There is a small brick chimney retained in the rear skillion-roofed lean-to section. On the rear elevation is a small circular opening. The intactness of the original building is not able to be confirmed due to the limited view blocked by later shops. Although the upper portion of the building appears largely intact, the legibility as a former church is too limited when viewed from the street.

In the precinct, the presence of the following significant places reflects the historical importance of faith-based institutions in early community life, offering places for worship, gathering, and service.

Place	Image (GML, 2024)
St Ambrose's Catholic church and school complex **St Ambrose's Church**, at 261–289 Sydney Road, Brunswick, is a Gothic Revival church with a cruciform layout, built 1870–73. The gabled roof is slated, and walls are of bluestone with rendered dressings and copings. The south aisle roof is marked with conical pinnacles. Windows are pointed arches, and the large east window has geometrical tracery. At the northeast corner of the church is a squat tower with a slate pyramidal roof topped by an iron cross. The church's gable ends are topped with stone crosses. The church has a generous setback from the street, and the front boundary is marked with an original cast iron palisade fence and gates on a bluestone base. The site has been developed with two modern brick buildings built in the late twentieth century. The building remains highly intact, and has high integrity. The site at 1–3 Dawson Street comprises two historical buildings. **St Ambrose's School** (1916) is an elongated single-storey, red brick building with a gabled roof clad in corrugated metal (originally slate). The gabled entrance features a rendered frieze topped with a simple pediment, decorated with the building's name and floral mouldings. Paired multi paned timber-framed windows with highlights are evenly spaced along the street facing elevation. A red brick addition with tiled gable roof has been made to the southern elevation of the building. The main door is not original. The adjacent **St Ambrose's Hall** (1891) is a single-storey red brick building with a bluestone base and buttresses. It has a gabled, slate roof and rendered gable end copings, window dressings and buttress dressings. One original brick chimney remains at the rear. The gable notches have trefoil motifs. Doors and windows have pointed arch heads with a combination of stone and rendered dressings. Sills are of bluestone (painted), and the windows are timber-framed, double-hung, four-light sashes with an awning window over. The foyer section, built in front of the 1891 hall in 1916, has a prominent curved rendered parapet with two moulded string courses and unusual polygonal pinnacles topping the shallow brick pilasters. A later, red brick addition with gabled roof has been made to the southern end of the building. There is a small metal-clad, skillion-roofed addition on the western elevation. The site also comprises two later outbuildings along the southern boundary. The front fence is not original.	 View of 261–289 Sydney Road. View of St Ambrose's School. View of St Ambrose's Hall.

Place	Image (GML, 2024)
The buildings at 1–3 Dawson Street are highly intact, and have high integrity.	
The Brunswick Baptist Church at 491 Sydney Road is a Gothic Revival building constructed in bichrome brick with a gable slate clad roof, built in 1889. Its principal façade features three pointed arches recessed in the brickwork that rise between buttresses. The large central arch contains a traceried window above the main twin-arched entrance, whereas the smaller flanking arches include small circular windows above narrower, twin-arched windows. At the top of the gable end is a small circular opening (now housing a loudspeaker), capped with a stone fleur-de-lys finial. The façade features wide cream brick string courses, and freestone is used for window dressings and parapet copings. A large white sign with neon lettering, which bears the name of the church, is above the main entrance. The 1999 citation notes that the building retains an original cast iron staircase. The clinker brick and steel front fence noted has since been removed. There is a twentieth-century addition with metal-clad roof at the rear of 491 and adjacent 503 Sydney Road. The building is highly intact, apart from the rear addition, and has high integrity.	
The former Independent Church at 523–527 Sydney Road (also known as 30 Ovens Road) stands behind the Federation shops fronting Sydney Road. When viewed from the air, the extant church building appears to be of brick with a metal-clad gable roof with rendered dressing and ornamentation. The gable end features three pointed-arched windows. The finials on top of the gable at either end appear to be intact. Window openings on the south elevation appear intact, but boarded. There is a small brick chimney retained in the rear skillion-roofed lean-to section. On the rear elevation is a small circular opening. The intactness of the original building is not able to be confirmed due to the limited view blocked by later shops. The upper portion of the building appears largely intact. Overall, the building remains legible as a former church.	 Westerly bird's-eye view of the former Independent Church building behind the Federation period shops. (Source: Nearmap, 2024)
The Don Bosco Hostel and Youth Centre at 707–737 Sydney Road comprises a two-storey red brick building with a tiled transverse gabled roof built in 1940, and a skillion roofed wing added after 1976. The 1940 portion has a façade dominated by a series of arched windows, mostly paired, which runs the length of the building at first floor level, and part of the ground level. Three pediments with corbelling rise above the straight parapet topped with curved Spanish tiles. The rendered arched entrance with triangular pediment is supported by slender columns with Moorish capitals and has raised lettering reading 'Don Bosco Hostel' above the entrance arch. There is also a projecting sign reading 'Don Bosco' and '715' above the pediment. To the north of the entrance, the window openings have been squared, topped with a long concrete lintel, and infilled with glass bricks. At the southern end of the main façade of the building three shopfronts have been added. These shopfronts with metal awning were likely added	 View of the 1940 building.

Place	Image (GML, 2024)
post-1976 following a fire event in 1976. These additions were made to provide crucial financial support to the club. The post-1976 addition is attached to the northern wall of the earlier building, and has matching face red brick walls with a recessed entrance with curved wall. The windows are metal-framed and, like the entrance, have concrete lintels. A projecting sign above the main entrance and another on the wall to the north of the entrance spell out 'Don Bosco Youth Centre'. The rear of the building is L-shaped, creating a large courtyard, and features arched colonnades across the length of the main building and its southern wing. In line with the main entrance there is a square tower with a tiled pyramidal roof that opens into the courtyard. The tower features a recessed niche with statue and corbelled brickwork. Overall, the place comprising the elements of the 1940 and post-1976 development is largely intact, and has high integrity.	 View of the post-1975 addition, now housing the youth centre.

Banks

Banking chambers were established along Sydney Road from the 1850s onward. Purpose-built buildings were typically architect-designed in styles similar to those of other contemporary branches of the respective banks, often featuring classical designs. The following buildings are significant in the precinct.

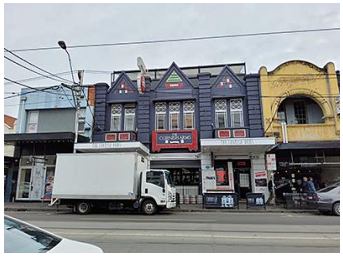
Place	Image (GML, 2024)
The former Union Bank of Australia at 387–389 Sydney Road is an 1890 three-storey Italianate brick building, with a highly elaborate symmetrical façade. The building was designed by architects Inskip & Robertson, who also designed the bank's other branches opened in the same period. The building has a hipped slate roof concealed behind a decorative parapet with a pediment flanked by balustrading and festoons. All original chimneys appear to survive. At ground level, decorative pediments mark each of the two front entrances. First and second floor windows are divided by ornamented pilasters, and the floors are marked by heavy moulded string courses. The face brickwork and rendered detailing have been overpainted. To the rear, the residential portion of the building remains highly intact, with its original form, slate roof with tall brick chimney, and window openings. The lean-to section also appears to be early. No windows are on the southern elevation. The building is highly intact apart from replacement windows. Overall, the building has high integrity.	
The former State Savings Bank at 382 Sydney Road is a 1921 two-storey Neo-Classical building, likely designed by the firm Billing, Son & Peck (later Billing, Peck & Kemter, and Peck & Kemter), which designed other branches including the Collins Street branch (623 Collins Street, Melbourne HO1013), which has a similar design. The building has a hipped and skillion roof clad in corrugated metal, concealed behind a straight parapet with flat pediments. One original chimney is retained. Each floor is separated by a projecting cornice supported by exaggerated corbels. The windows on each level are divided into bays by doric pilasters on the upper level, and rusticated pilasters on the ground level. The end bays feature balconies. The upper	

Place	Image (GML, 2024)
level retains its original timber-framed double-hung sash windows. Doors and windows on the ground level are not original. The rear single-storey residential portion along Albert Street retains its original hipped tiled roof, from which a tall brick chimney with terracotta pot rises. The fence, windows and doors are not original. The building is highly intact apart from replacement windows. Overall, the building has high integrity.	

Hotels

Established before and during the gold rush of the 1850s, the hotels in the precinct flourished, supported by a steady growth of clientele, and subsequently had alterations and additions. The hotels comprise two to three storey structures and have no setback from the street. Hotels built on corner allotments feature splayed corners (Sarah Sands, Phoenix Hotel, Edinburgh Castle, Brunswick, and Duke of Edinburgh hotels). The fabric of all of the hotels demonstrates their staged developments, legible in the renovated or rebuilt frontages, as well as rear and side additions (Sarah Sands, Retreat, Court House and Brunswick hotels). These historical alterations and additions are typically from the boom period (late 1880s–early 1890s) and the 1920s–1940s in response to the removal of liquor licences by the Licences Reduction Board.

The following examples are significant places in the precinct.

Place	Image (GML, 2024)
The Cornish Arms Hotel at 163a Sydney Road is a two-storey Medieval Revival style hotel. The hotel was established on this site in 1854 and rebuilt in 1923–25 in reinforced concrete, to a design by engineers and architects Joy and McIntyre. The upper façade comprises three equal bays divided by rusticated pilasters that rise above the roof line, with each bay featuring a triangular parapet adorned with tile inserts. The pediment of the central bay features tiles with the date of '1925'. Below the windows of the middle bay, a projecting panel with tiled edges features a raised inscription reading 'THE CORNISH ARMS'. Below the inscription is a banner and two shields representing the coats of arms of Cornwall (Cornish heraldry). The side bays feature small projecting balconies with tile inserts. Below the balconies are box awnings suspended by metal chains connected to pilasters. The awnings feature a decorative pressed metal ceiling. The ground level has been substantially altered, apart from the rusticated plasters (installed with modern cantilevered signs). The roof was fully refurbished in 2017 as a rooftop bar. The hotel has been an important live music venue in Melbourne for several decades. The building is externally intact, apart from the changes to the ground level. The recent addition of the rooftop bar does not substantially diminish the integrity of the place, as it is discrete and complements the place's continued use as a hotel. The building has high integrity.	

Place	Image (GML, 2024)
The Cumberland Arms Hotel at 337–341 Sydney Road is a two-storey red brick building designed in the Italianate style. The hotel was established on this site in 1858 and rebuilt in c1880s. The following description is quoted from the 1999 citation. > The first-floor façade comprises a series of six pairs of windows, alternatively rectangular and arched. Towards the centre of the facade a rectangular brick tower with a pyramidal slate roof topped with a delicate iron finial rises from a polygonal tripartite oriel window. The arched window pairs have moulded heads and keystones. Triangular pediments, decorated with horseshoe arched infilled with a pilaster pair surrounded by pyramid-faced brickwork, sit above the rectangular windows, which are framed by pilasters which rise through the frieze to flank the remainder of the parapet, which is balustraded. The rectangular windows have six-paned highlights; some of the original casement sashes remain. The northernmost bay of the facade extends over the former Martins Lane... The former carriageway on the northernmost bay has been retained for pedestrian access to Saxon Street. The ground floor has been completely altered, with some early rendered detailing above the doorways retained. The paintwork has been removed c2008. The verandah was added in 2014. The building has been converted to apartments and shops. The building is externally intact, apart from the changes to the ground level. The building has high integrity.	
The Duke of Edinburgh Hotel at 430–436 Sydney Road is a three-storey bichrome brick building with a chamfered corner, designed in the Italianate style. The hotel was established on this site in 1868 and rebuilt in c1880s. The following description is quoted from the 1999 citation. > The walls, which have a bluestone plinth, are of face red brick; window and door openings are dressed with rendered mouldings. Ground floor windows are pointed arches, with a moulded string course at impost level. At first and second floor levels, the windows have simple moulded surrounds and hoods, which at second floor level are themselves decorated with festoons and bosses. Deep moulded string courses divide the floor levels, and a delicate frieze sits beneath the eaves. Above the Sydney Road (western) entrance, a bay of wider arched windows is slightly recessed and is accentuated by rendered spandrels. The hipped roof is clad with slate, and the red brick chimneys have rendered moulded tops. Two rendered string courses of cream brick run around the building at each level. > The building's facade remains remarkably intact, although multicoloured signage (c.1990s) detracts from the composition of the facade somewhat. The frieze above the ground floor windows has been painted in a design promoting Tattersall's. The cream brick string courses on the upper levels have been painted. Many of the windows have been replaced. Several projecting signs have been attached to the building around its chamfered corner. The building is externally highly intact, apart from replacement windows. The building has high integrity.	

Cinemas

Of the three picture theatres established on Sydney Road, the former Lyric Theatre is the only surviving example. The Empire Theatre featured an elaborate Neo-Baroque style design, whereas the Padua Theatre was a Moderne style building.

Place	Image (GML, 2024)
The former Lyric Theatre at 203 Sydney Road is a two-storey brick building featuring Art Nouveau detailing. Built in 1911, it is one of the earliest purpose-built picture theatres in Melbourne. The building has a hip and gable roof clad in corrugated metal, concealed behind a curved parapet. Two flagpoles flank the central pediment. The Sydney Road façade is symmetrical and divided by pilasters into five equal bays with a protruding arched central entrance with an arched window above. The upper level features paired elongated windows with fixed opaque upper panels. Decorated ornamentation and rendered Art Nouveau motifs are applied to the parapet, engaged pilasters and window keystones. The Sydney Road verandah, with its arched central entry, is a replacement of the original. The parapet brickwork is painted. The ground floor façade has been substantially altered. Along Michael Street, the secondary portion with a cement-rendered parapet appears largely intact in its 1940s configuration, with early metal-framed windows, concrete sills, and lintels. Beyond this portion, the rear storage developed by the Commonwealth government in 1942 (known as 2A Michael Street) is still legible, despite the recent conversion of this portion into townhouses. The upper frontages of the original front portion of the building are highly intact. Alterations to the ground-level frontages to provide space for the Brunswick Club are not significant; however, these do not detract from the building's continued association with the club, which is a significant layer of the building's development. On balance the building is largely intact and has very good integrity.	

Residential buildings

Several types of residential architecture are represented by the building stock in the precinct, ranging from residential quarters attached to retail frontages to standalone (either terraced or detached) houses. Residences above or at the rear of shops are common across the precinct, typically observed from the buildings built in the Victorian to interwar periods. Both the examples have now been converted into offices or retail space and still housing business owners or tenants are common.

Standalone houses are relatively uncommon, with examples such as 'Bellelake House', a double-storey terrace house at 53 Sydney Road (pre-1900), and 'Larnoo', a double-storey Arts and Crafts style house with a clock tower at 1 Sydney Road (1905), as well as the significant example below.

Place	Image (GML, 2024)
The former dental surgery and house at 503 Sydney Road is a 1905 two-storey residence in the Queen Anne style. The bichrome face brick building has a steeply pitched terracotta tiled roof with terracotta ridging and finials, and red brick chimneys with terracotta chimney pots. There are two projecting gabled oriels on the upper level on the Sydney Road frontage, and one on the southern elevation. The larger oriel on the Sydney Road frontage is faceted, whereas the others are rectangular. The gable ends are half-timbered with roughcast render and have bracketed shingled bases. These bays are decorated with shingles above and below the windows. There is a small leadlight window with a segmental-arched head between the two oriels on this frontage. At ground floor level, the central entrance porch is flanked by arch-headed windows with cream brick dressings. The first-floor windows are timber-framed casements with smaller arched highlights; the ground floor semi-circular arched heads are glazed with multi paned fixed lights. Windows have bluestone sills. The northern end of the main gable terminates in a corbelled gabled parapet. The house has a very small front setback. The front fence with bluestone base appears early.	

Intactness and integrity

The Sydney Road Brunswick Precinct retains a high number of intact historical elements, owing to its concentrated development during the economic booms of the 1880s and 1920s, followed by a slowdown in construction activity during World War II and the postwar period. This development pattern has resulted in a strongly defined historical character and a distinct layering in the built fabric.

Most contributory buildings across the precinct are moderately or highly intact, with largely unchanged street elevations above the awning level. As a group they display a consistent scale and form (single- to three-storey wall heights, and hipped and gabled roofs), with subtle variations present in their materiality (face brick or stone walls, corrugated metal-clad, tiled or slate roofs, and cement render) and stylistic detailing.

Common alterations include modifications to ground-level frontages (especially shopfronts), rear additions or alterations, replacement verandahs or cantilevered awnings, replacement window frames on upper levels, replacement roof cladding, and visible utilities (e.g. air conditioning units). Overpainting of the face brickwork or render, and removal of some decorative elements, particularly balustrades, pediments and urns, is also common but does not compromise the legibility of these places or the integrity of the precinct as a whole.

Early road infrastructure, such as bluestone gutters, channels, crossovers and kerbs, further complement the precinct's character. Other elements such as monuments, memorials and public artworks enhance the civic character of the historic precinct.

Overall, the precinct has high integrity with strong visual cohesion. This is underlined by its eclectic mix of historical building typologies, its remarkably extensive 'high street' streetscape, its use of consistent setbacks (minimal or no front and side setbacks), and its uniformity in scale and form.

Comparative analysis

The precinct is characterised by its continuous streetscape of narrow-fronted shops with zero or minimal setbacks, providing uninterrupted views along the main street and showcasing a traditional, layered

development pattern. With buildings developed as early as the 1850s, the precinct is notable as the earliest 'high street' established in the municipality.

The commercial strips of Brunswick, Brunswick East and Coburg share similarities in their building typologies, shaped by waves of residential, commercial and industrial development along the main streets of Sydney Road, Lygon Street and Nicholson Street. The expansion of these suburbs was driven by advancements in public transport, housing development, and employment opportunities.

There were two historical civic centres developed in the City of Merri-bek, in the former cities of Brunswick and Coburg along Sydney Road. In Coburg, south of Bell Street, a shopping strip was established around the railway station in the Victorian period. This area, which developed around the intersections of Ohea Street and Munro Street, retains some civic character, with a number of prominent early buildings including a town hall, schools and churches. There is currently no single consolidated precinct Heritage Overlay representing the development in this area, due to the later infill development and lack of a cohesive historical streetscape.

Along Sydney Road, a shopping strip around the intersection of The Grove is currently included in the Heritage Overlay:

- HO172 The Grove/Sydney Road Precinct is a mixed precinct comprising commercial and residential properties. Rows of shops on both sides of Sydney Road, Coburg (105–165 and 84–164), represent the commercial area that emerged to serve nearby residential areas derived from land speculation in the late-nineteenth century. The strip comprises buildings from the relatively tighter construction period of the late Victorian period to the interwar period. In terms of the degree of architectural refinement, intactness and integrity, the individual contributory building stock in the Sydney Road Brunswick Precinct and HO172 are closely comparable.

The Sydney Road Precinct is set apart from other early commercial strips in Sydney Road, including the above Coburg shopping strip and the shopping strip around the intersection of The Grove:

In Lygon Street, Brunswick East, pockets of intact historical buildings are included on the Heritage Overlay in a fragmented manner, due to later infill development and gaps:

- HO435 Lygon Street Precinct A is located at the northern end of Lygon Street, comprising a row of interwar one and two storey shops on the west side (500–522) and an interwar dance hall and cinema on the eastern side (495–497). The precinct developed in the 1920s, to service the western end of Glenmorgan Street and other interwar subdivisions surrounding this section of Lygon Street.
- HO436 Lygon Street Precinct B comprises a row of five single-storey shops built in the 1920s.
- HO437 Lygon Street Precinct C is a small discrete portion (313–321 Lygon Street, Brunswick East) of a Victorian-era shopping strip constructed in the same period as the nearby residential development developed in the 1880s.
- HO438 Lygon Street Precinct D is a small commercial area comprising a portion of Lygon Street between Piera and O'Connor streets. It exhibits two distinct periods of suburban development within the locality, principally the 1880s land boom, and the subsequent interwar suburban consolidation and growth in Brunswick.
- HO439 Lygon Street Precinct E is a primarily commercial area, comprising a portion of the earliest part of Lygon Street, Brunswick (51–117 and 36–114), associated with shopping and retailing.

Suburban development in Brunswick East occurred from around 1885, consistent with the construction date of the earliest surviving buildings in the precinct areas C, D and E. These precincts demonstrate the

municipality's two major phases of development that were associated with landboom of the 1880s and early 1890s, and the period of economic recovery and prosperity following World War I.

In terms of the degree of architectural refinement, intactness and integrity, the individual contributory building stock in the Sydney Road Brunswick Precinct and HO439 are closely comparable.

While the Sydney Road precinct does include some non-contributory places, overall, its stretches of contributory and significant places dominate. It is distinguished for its considerable length as an extensive High Street and for its high concentration of refined architecture and significant buildings. When compared to other commercial precincts in the municipality, the subject precinct is exceptional.

Conclusion

Overall, the Sydney Road Brunswick Precinct is distinguished within the municipality by its unique role as the main road to Sydney (from 1836) and as a major route to the Victorian goldfields in the 1850s, High traffic levels along the route attracted businesses and permanent settlement from the early Victorian period. The precinct holds high local significance for its range of architecturally refined historical building typologies, its continuous and remarkably extensive high-street streetscape, consistent setbacks, and uniformity in scale and form, which altogether form part of the qualities unmatched within the municipality.

Assessment against criteria (PPN01)	
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance).	√
Criterion B Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).	N/A
Criterion C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).	N/A
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	√
Criterion E Importance in exhibiting particular aesthetic characteristics (aesthetic significance).	√
Criterion F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).	N/A

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 (social significance).	√
Criterion H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).	N/A

Relevant past heritage studies

Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study (Context Pty Ltd, 1990).

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Tribune, as cited.

Weekly Times, as cited.

Recommended management

- Recommended amendment to the Schedule to the Heritage Overlay for HO149. Recommended amendment to the Planning Scheme Map reference HO149, including:
  - amendments to the extent of HO149
  - incorporation of properties covered by HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248 into HO149.

Planning scheme controls	
External paint controls	Yes—Painted signs. Refer to the statement of significance.
Internal alteration controls	Yes—400–404 Sydney Road (original features of the 1867 hall). Refer to the statement of significance.
Tree controls	No
Solar energy system controls	Yes

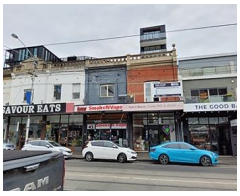
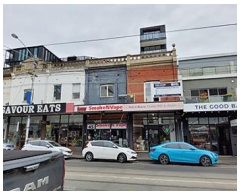
Outbuildings or fences not exempt	No
Included on the Victorian Heritage Register	No
Prohibited uses permitted	No
Aboriginal heritage place	No
Incorporated Plan	Brunswick and Coburg Activity Centre Heritage Study: Statements of significance, 2025

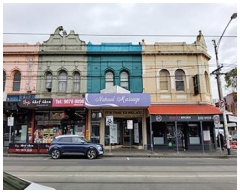
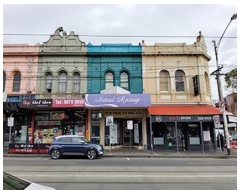
Precinct schedule

Sydney Road properties (odd numbers)

Address	Place type	Development period	Category	Image
1 Sydney Road, Brunswick	Residential	Federation/Edwardian Period (1902–c.918)	Contributory	
3 Sydney Road, Brunswick	Residential	Federation/Edwardian Period (1902–c.918)	Contributory	
5 Sydney Road, Brunswick	Residential	Federation/Edwardian Period (1902–c.918)	Contributory	
7 Sydney Road, Brunswick	Residential	Federation/Edwardian Period (1902–c.918)	Non-contributory	

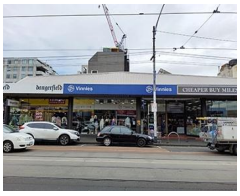
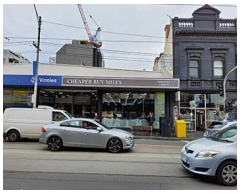
Address	Place type	Development period	Category	Image
9 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
15 Sydney Road, Brunswick	Residential	Federation/Edwardian Period (1902–c.918)	Contributory	
17 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
29 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
37 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
39A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

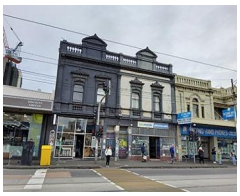
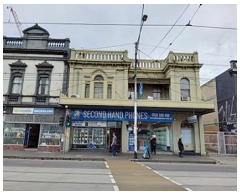
Address	Place type	Development period	Category	Image
39 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
41–43 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
45 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
47 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
49 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
51 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	

Address	Place type	Development period	Category	Image
53 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
55 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
57 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
59 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
61 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
61A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
63A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
63 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
67–79 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
81 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
83 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
89 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

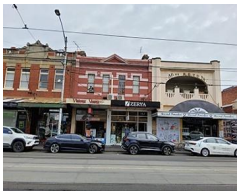
Address	Place type	Development period	Category	Image
91 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
91A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
93 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
93A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
95 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
97 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
99 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
101 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
101B Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
105 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
107 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
109 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

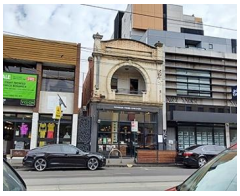
Address	Place type	Development period	Category	Image
115 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
117 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
119 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
123–125 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
127–129 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
133 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
139 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
141 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
141A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
143 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
143B Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
145 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
145A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
145B Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
147 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
147–149 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
149 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
151 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
153A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
153 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
155 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
157B Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
157 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
159 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
161 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
163A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Significant	
163 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
165 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
165A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
167 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
169 Sydney Road, Brunswick	Commercial	Wartime (c1940–1945)	Contributory	
171 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
173 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
175 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
177–179 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
203 Sydney Road, Brunswick	Recreational	Federation/Edwardian Period (1902–c.918)	Significant	

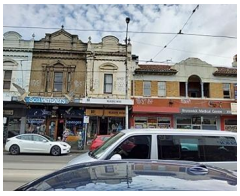
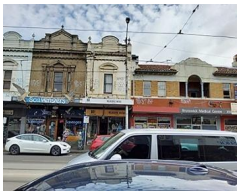
Address	Place type	Development period	Category	Image
209 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
209A Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
213 Sydney Road, Brunswick (New apartment block, with a Victorian two-storey frontage to Sydney Road.)	Commercial	Victorian Period (1851–1901)	Contributory	
215 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
217 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
217A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
259 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
259A Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
261–289 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
291 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
293 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
295 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
297A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
297 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
303–305 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
307–311 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
313–315 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
317–319 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

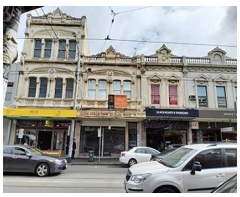
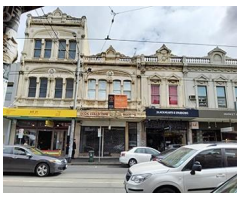
Address	Place type	Development period	Category	Image
321 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
323 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
325 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
325A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
327 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
329–331 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

Address	Place type	Development period	Category	Image
333–335 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
337–341 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
339 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
341 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
343 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
345 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
347 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
349 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
349A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
351A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
351 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
353C–357C Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

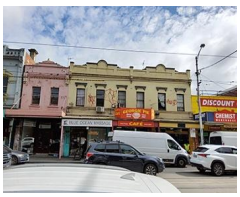
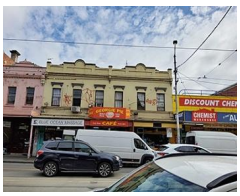
Address	Place type	Development period	Category	Image
353 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
355A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
355 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
357 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
359 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
361 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

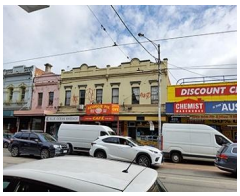
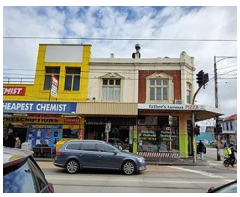
Address	Place type	Development period	Category	Image
363 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
365 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
367A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
367 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
369B Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
369A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
369 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
371 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Contributory	
373 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
377 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
377A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
379 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

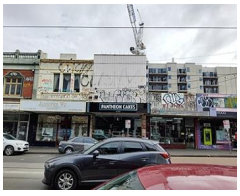
Address	Place type	Development period	Category	Image
381 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
383 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
385 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
387 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
389 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
391 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

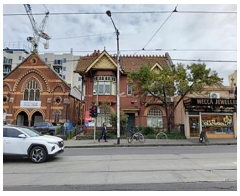
Address	Place type	Development period	Category	Image
393 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
393A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
395 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
397 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
399 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
401 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
403–407 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
409–411 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
413–419 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
421 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
423 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
425 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

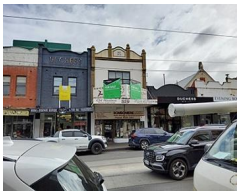
Address	Place type	Development period	Category	Image
427 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
429–433 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
435A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
435 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
437 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
441–443 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
445 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
445A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
447–449 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
451 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
453 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
455–457 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

Address	Place type	Development period	Category	Image
477 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	
477A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	
479 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
479A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
481 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
483 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	

Address	Place type	Development period	Category	Image
485 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
487 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
489 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
491 Sydney Road, Brunswick	Religious	Victorian Period (1851–1901)	Significant	
503 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Significant	
505 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

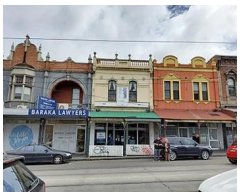
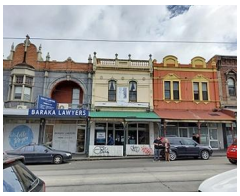
Address	Place type	Development period	Category	Image
507 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
509 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
511 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
511A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
513 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
515 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
515B Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
515C Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
517 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
519 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
521 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
523 Sydney Road, Brunswick	Religious	Victorian Period (1851–1901)	Significant	

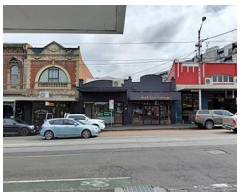
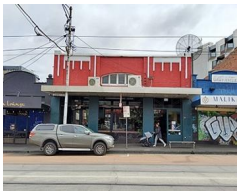
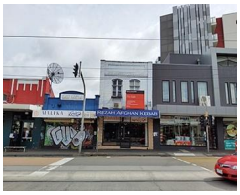
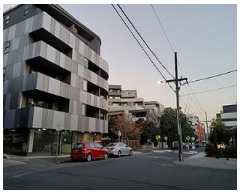
Address	Place type	Development period	Category	Image
525 Sydney Road, Brunswick	Religious	Victorian Period (1851–1901)	Significant	
527 Sydney Road, Brunswick	Religious	Victorian Period (1851–1901)	Significant	
529 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
531 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
533 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
535 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
537 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
539 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
541 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
543 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
545 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
551A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

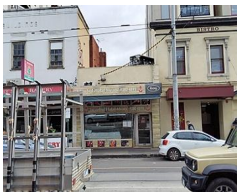
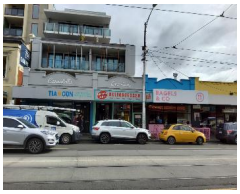
Address	Place type	Development period	Category	Image
551 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
553–555 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
557 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
559 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
561 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
565 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

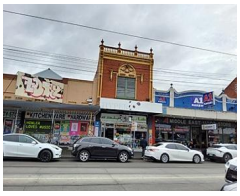
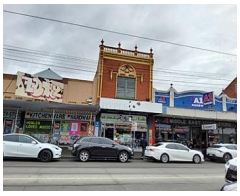
Address	Place type	Development period	Category	Image
567–569 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
571A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
571 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
573 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
575 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
577 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
579 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
581 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
583 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
583A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
583B Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

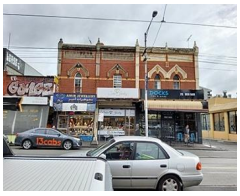
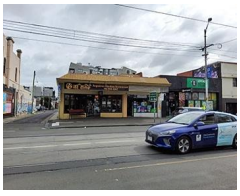
Address	Place type	Development period	Category	Image
585 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
587 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
589–591 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
593 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
595 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
597 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	

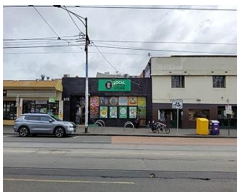
Address	Place type	Development period	Category	Image
599 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
601 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
603 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
605 Sydney Road, Brunswick	Residential	Interwar Period (c1919-c1940)	Non-contributory	
607 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
607A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

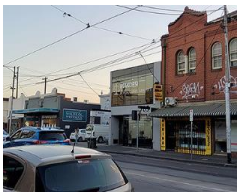
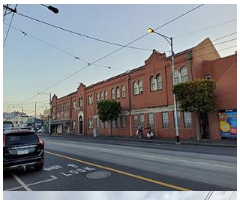
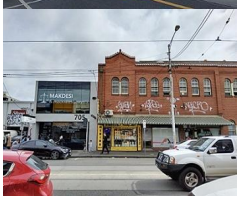
Address	Place type	Development period	Category	Image
609 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
615 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
623 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
625 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
627 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
629 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
631 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
633 Sydney Road, Brunswick	Commercial	Wartime (c1940–1945)	Contributory	
635–637 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
641A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
641 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
643–645 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
647 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
649 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
651A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
651 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
653 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
655–661 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

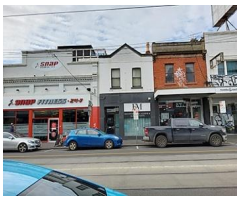
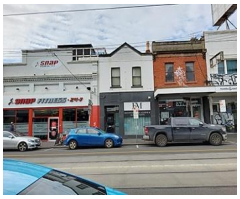
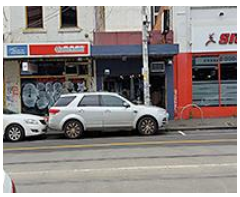
Address	Place type	Development period	Category	Image
663 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
665 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
665A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
667 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
669 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
671 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

Address	Place type	Development period	Category	Image
673 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
675 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
679–681 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
695–697 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
699 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
701 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
703 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
705 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
707 Sydney Road, Brunswick	Community	Interwar Period (c1919-c1940)	Significant	 
709 Sydney Road, Brunswick	Community	Interwar Period (c1919-c1940)	Significant	
713–737 Sydney Road, Brunswick	Community	Postwar period (1945–c1975)	Contributory	

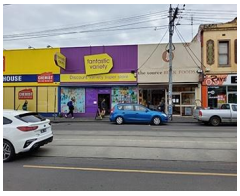
Sydney Road properties (even numbers)

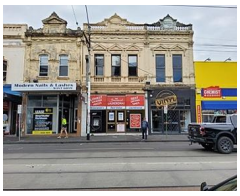
Address	Place type	Development period	Category	Image
30–32 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
34A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
34 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
36–38 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
40–42 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
44–46 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
48A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
48 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
50–54 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
56 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
58 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
60 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
62 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
64 Sydney Road, Brunswick	Industrial	Interwar Period (c1919-c1940)	Contributory	
68 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
70A Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Contributory	
70 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
74–78 Sydney Road, Brunswick	Industrial	Victorian Period (1851–1901)	Contributory	

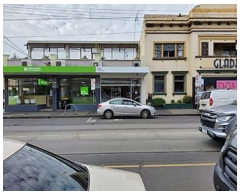
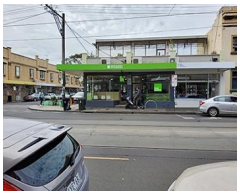
Address	Place type	Development period	Category	Image
80 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
80A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
80B Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
84A–86A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
84–86 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
88 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

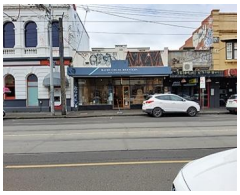
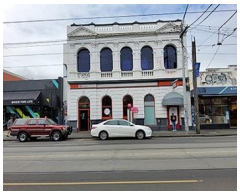
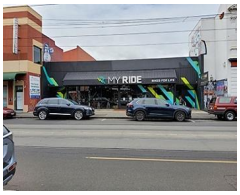
Address	Place type	Development period	Category	Image
90–106 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
108–110 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
112–118 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
120–124 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
128 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
130A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
130C Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
130 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
132A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
132 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
134B Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
134A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

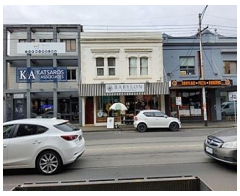
Address	Place type	Development period	Category	Image
134 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
136–138 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
136A–138A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
140–142 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
144 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
144B Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
144A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
146 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
148 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
150–152 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
154 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
156 Sydney Road, Brunswick	Residential	Late-twentieth century (c1975–1999)	Non-contributory	

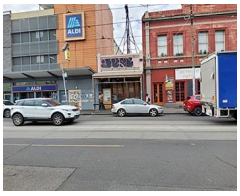
Address	Place type	Development period	Category	Image
158 Sydney Road, Brunswick	Residential	Late-twentieth century (c1975–1999)	Non-contributory	
162–170 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
172 Sydney Road, Brunswick	Residential	Victorian Period (1851–1901)	Non-contributory	
174–176 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
178–180 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
178 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
182 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
184 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
186–188 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
192 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
194–198 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
200–204 Sydney Road, Brunswick	Industrial	Interwar Period (c1919-c1940)	Non-contributory	

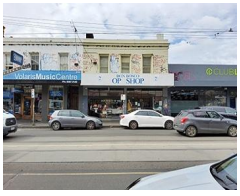
Address	Place type	Development period	Category	Image
206 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
208 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
210 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
234 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
236A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
238 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

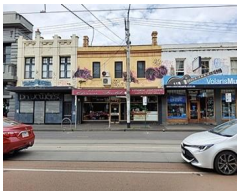
Address	Place type	Development period	Category	Image
240 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
242A Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
242 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
246A–254A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
246–254 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
256 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	

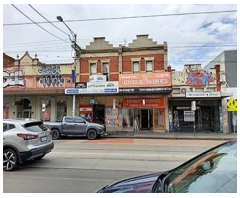
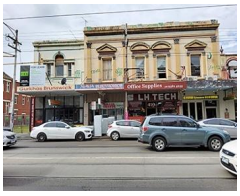
Address	Place type	Development period	Category	Image
260 Sydney Road, Brunswick	Vacant		Non-contributory	
264 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
264A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
266 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
266A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
270 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	

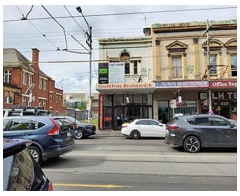
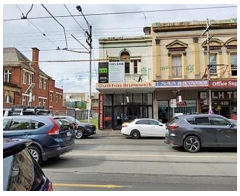
Address	Place type	Development period	Category	Image
280 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
284 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
286–298 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
300A Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
300 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
302A Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	

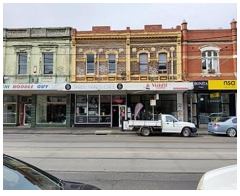
Address	Place type	Development period	Category	Image
302 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
304A Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
304 Sydney Road, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
306 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	
308 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
312 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

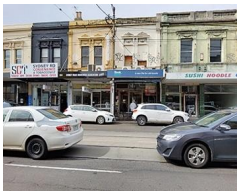
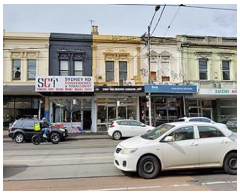
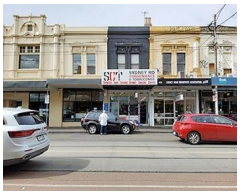
Address	Place type	Development period	Category	Image
314–316 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
318 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
320–338 Sydney Road, Brunswick	Industrial	Postwar period (1945–c1975)	Non-contributory	
356–360 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
362–366 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
368–370 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
372–374 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
376–378A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
380 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
382 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Significant	
392 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Contributory	
394 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Contributory	

Address	Place type	Development period	Category	Image
396 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
398 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
400–404 Sydney Road, Brunswick	Community	Victorian Period (1851–1901)	Significant	
408 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
410 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
412 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

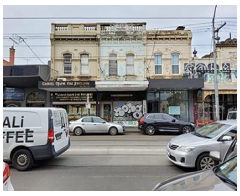
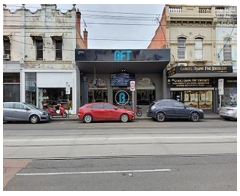
Address	Place type	Development period	Category	Image
414 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
414A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
416–418 Sydney Road, Brunswick	Vacant		Non-contributory	
420–428 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Significant	
430–436 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Significant	
438 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
440 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
440A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
444A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
444 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
446 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
446A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

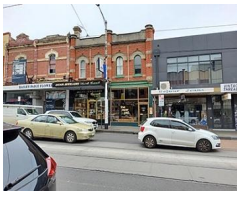
Address	Place type	Development period	Category	Image
448–450 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
452 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
454 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
456 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
458 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
462–464 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
466–474 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
476 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
476A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
478 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
480 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
482–496 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
498 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
500–502 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
504–508 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
510–512 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
514 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
514A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

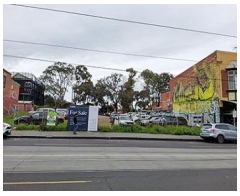
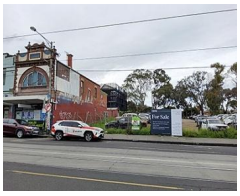
Address	Place type	Development period	Category	Image
516 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
518 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
520–522 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
524 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
526 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
528 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

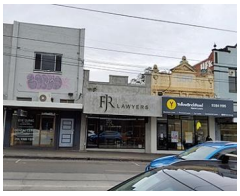
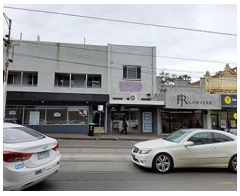
Address	Place type	Development period	Category	Image
528A Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Contributory	
528B Sydney Road, Brunswick	Commercial	Wartime (c1940–1945)	Contributory	
530B Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
530A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
530 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
532 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
534 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
536 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
538 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
540 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
542 Sydney Road, Brunswick	Commercial	Postwar period (1945–c1975)	Non-contributory	
544 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

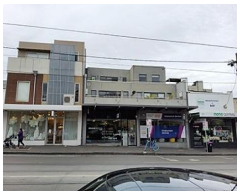
Address	Place type	Development period	Category	Image
546 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
548 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
550 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
550A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
552 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
554 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

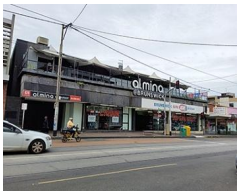
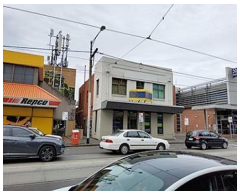
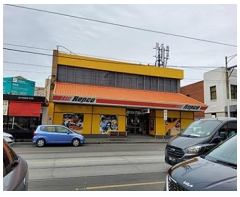
Address	Place type	Development period	Category	Image
556 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
558 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
560 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
562 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
562A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
564A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

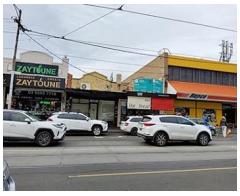
Address	Place type	Development period	Category	Image
564 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
566 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
568–572 Sydney Road, Brunswick	Vacant		Non-contributory	
574 Sydney Road, Brunswick	Vacant		Non-contributory	
576A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
576 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

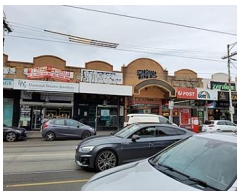
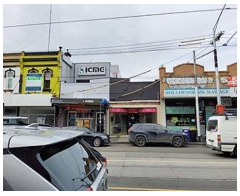
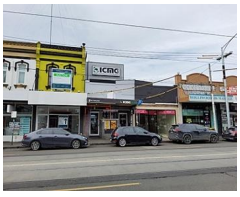
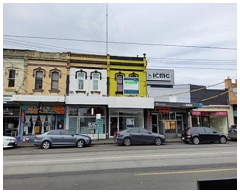
Address	Place type	Development period	Category	Image
578 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
580 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
582 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
584 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	
588 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
590 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	

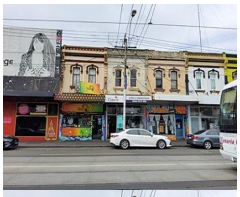
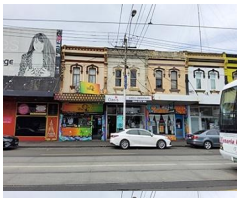
Address	Place type	Development period	Category	Image
592A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
592 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
594–596 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
598 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
600 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
602 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	

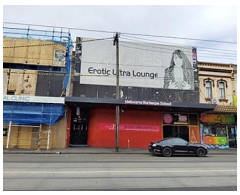
Address	Place type	Development period	Category	Image
604 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
606 Sydney Road, Brunswick	Residential	Recent (1999–now)	Non-contributory	
608 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
610 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
612 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
614–618 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

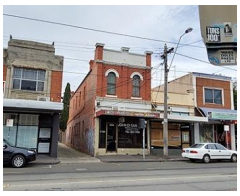
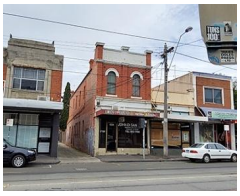
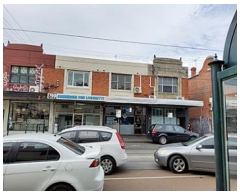
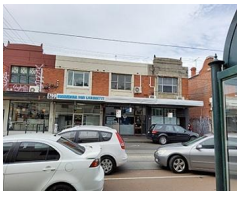
Address	Place type	Development period	Category	Image
620–622 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
624 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
630 Sydney Road, Brunswick	Civic	Late-twentieth century (c1975–1999)	Non-contributory	
636A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
636 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
640A–642A Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

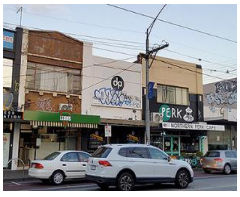
Address	Place type	Development period	Category	Image
640–642 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
640 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
644 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
646 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
648 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
650 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

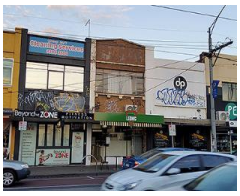
Address	Place type	Development period	Category	Image
652 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
654 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
656 Sydney Road, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
658 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
660 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
662 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
664 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
666 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
668 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
668A Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
670 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
672–676 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Non-contributory	
678 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
680 Sydney Road, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
682–688 Sydney Road, Brunswick	Other		Non-contributory	
690 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Non-contributory	
692 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	

Address	Place type	Development period	Category	Image
694 Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
694A Sydney Road, Brunswick	Commercial	Federation/Edwardian Period (1902–c.918)	Contributory	
696 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
698A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
698 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
700 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
702A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
702 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
706 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
708 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
710 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	
712 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Non-contributory	

Address	Place type	Development period	Category	Image
714 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
716A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
716 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
718 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
720 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
722 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
724A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
724 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
726 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
728 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
730 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
732 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
732A Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
734 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
736 Sydney Road, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Non-Sydney Road properties (in alphabetical order)

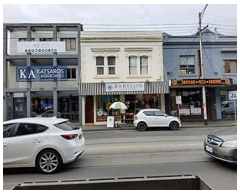
Address	Place type	Development period	Category	Image
253 Albert Street, Brunswick	Community	Federation/Edwardian Period (1902–c.918)	Significant	
257 Albert Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
259 Albert Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

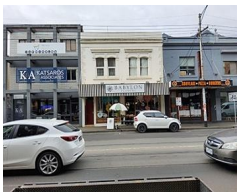
Address	Place type	Development period	Category	Image
261–267 Albert Street, Brunswick	Industrial	Wartime (c1940–1945)	Contributory	
269 Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
271–273 Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
275–277 Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
275A Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
277A Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
279–281 Albert Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
183 Albion Street, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
293–295 Barkly Street, Brunswick (Part of 80A Sydney Road. The modern structure fronting Barkly Street is non-contributory.)	Commercial	Recent (1999–now)	Contributory	
16 Black Street, Brunswick (Part of 93 Sydney Road at rear. A postwar (likely) brick building.)	Industrial	Postwar period (1945–c1975)	Contributory	
249 Brunswick Road, Brunswick (Part of 29 Sydney Road, the interwar period annex.	Commercial	Interwar Period (c1919-c1940)	Contributory	
251 Brunswick Road, Brunswick (Part of 29 Sydney Road, new apartment development.)	Residential	Recent (1999–now)	Contributory	

Address	Place type	Development period	Category	Image
25 David Street, Brunswick (Part of 318 Sydney Road.)	Industrial	Wartime (c1940–1945)	Contributory	
1 Dawson Street, Brunswick	Religious	Federation/Edwardian Period (1902–c.918)	Significant	
3 Dawson Street, Brunswick	Religious	Victorian Period (1851–1901)	Significant	
10 Dawson Street, Brunswick (Part of the site is a 1912 substation, covered by HO600.)	Infrastructure	Federation/Edwardian Period (1902–c.918)	Contributory	
14 Dawson Street, Brunswick	Community	Late-twentieth century (c1975–1999)	Contributory	
16 Dawson Street, Brunswick	Community	Federation/Edwardian Period (1902–c.918)	Significant	

Address	Place type	Development period	Category	Image
15 De Carle Lane, Brunswick (Part of 734 Sydney Road.)	Commercial	Interwar Period (c1919-c1940)	Contributory	
1–1A Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
3 Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
3A Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
5–7 Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
9A Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
9 Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
11B Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
11 Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
11A Edward Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
7 McDougall Street, Brunswick (Part of 80 Sydney Road.)	Commercial	Late-twentieth century (c1975–1999)	Contributory	
1B Merri Street, Brunswick (Part of 238–240 Sydney Road.)	Other	Late-twentieth century (c1975–1999)	Contributory	

Address	Place type	Development period	Category	Image
1A Merri Street, Brunswick (Part of 238–240 Sydney Road.)	Other	Late-twentieth century (c1975–1999)	Contributory	
1D Michael Street, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
1B Michael Street, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
1A Michael Street, Brunswick	Commercial	Recent (1999–now)	Non-contributory	
2A Michael Street, Brunswick (Rear of 203 Sydney Road.)	Commercial	Wartime (c1940–1945)	Contributory	
30 Ovens Street, Brunswick (Part of 523–527 Sydney Road.)	Religious	Victorian Period (1851–1901)	Significant	

Address	Place type	Development period	Category	Image
6A Saxon Street, Brunswick (New apartment block, part of 211 Sydney Road.)	Residential	Recent (1999–now)	Non-contributory	
6B Saxon Street, Brunswick (New apartment block, part of 213 Sydney Road with a Victorian two-storey frontage to Sydney Road.)	Commercial	Victorian Period (1851–1901)	Contributory	
70 Saxon Street, Brunswick (Part of 321 Sydney Road.)	Industrial	Postwar period (1945–c1975)	Contributory	
1 Sparta Place, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
3 Sparta Place, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
5 Sparta Place, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	

Address	Place type	Development period	Category	Image
7 Sparta Place, Brunswick	Commercial	Late-twentieth century (c1975–1999)	Non-contributory	
2E Staley Street, Brunswick (Part of 524 Sydney Road.)	Industrial	Late-twentieth century (c1975–1999)	Contributory	
1A Stewart Street, Brunswick	Residential	Victorian Period (1851–1901)	Contributory	
1 Stewart Street, Brunswick	Residential	Victorian Period (1851–1901)	Contributory	
1 Union Street, Brunswick	Industrial	Victorian Period (1851–1901)	Contributory	
279 Victoria Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	

Address	Place type	Development period	Category	Image
279A Victoria Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
281 Victoria Street, Brunswick	Commercial	Victorian Period (1851–1901)	Contributory	
304 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
306 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
308 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
310 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Address	Place type	Development period	Category	Image
312 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	
314 Victoria Street, Brunswick	Commercial	Interwar Period (c1919-c1940)	Contributory	

Appendix I—List of properties reviewed and not recommended

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
87-89 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
91 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
93-97 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
199A ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
203A ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
203 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
205 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
207 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
209 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
211 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
213 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
215 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
215A ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
217-219 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
217 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
219 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
221 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
223 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
225 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
227 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
229 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
231 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
233 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
235 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
237 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
239 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
241 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
243 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
245 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
283 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
285 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
287 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
295 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
297-299 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
301 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
303-305 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
307 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
309 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
311 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
313 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
315-317 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
319-321 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
331 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Not enough historical evidence to warrant assessment.
335 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Not enough historical evidence to warrant assessment.
341 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
343 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
345 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
347 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
349 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
351 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
353 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
355 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
357 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
359 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
369-371 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
116 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
118-120 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
122 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
124 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
230A ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
288 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
300-304 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
306 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
314-320 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Not enough historical evidence to warrant assessment.
322 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
324 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
328 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
330 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
334-336 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
338-340 ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
342C ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
342-342A ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
342B ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
342D ALBERT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
53 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
55-57 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
191 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
193-195 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
197-199 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
201 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
203 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
205 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
207 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
209 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
211 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
213 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
215 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
217 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
219 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/200 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
202 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
208 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
210 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
212 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
216 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
220 ALBION STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
5 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
21 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
23 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
25 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
27 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
29 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
31 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
33 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
35 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
37 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
39 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
41 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
43 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
45 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
47 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
49 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
51 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
53 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
55 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
57 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
59 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
61 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
63 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
65 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
67 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
69 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
71 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
73 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
75 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
77 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
4 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
6 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
8 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
10 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
22 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
24 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
26 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
34 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
36 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
38 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
40 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
42 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
44 AMELIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
3 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
5 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
7 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
11 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
2 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
4 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
6 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
8 ANN STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
1 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1C BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
5 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
7 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
11 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
13 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
15 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
17 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
19 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19A BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
23 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
27 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
29 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
31 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
33 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
10 BALLARAT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
223 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
225 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
227 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
229 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
231 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
233-241 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
327 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
130 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
138 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
258 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
260-266 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
268 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
272 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
278-282 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
284 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
286 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
288 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
290 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
292 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
294 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
296 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
298 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
300 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
302 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
302-304 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
304 BARKLY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
5 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13-17 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
8 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
20 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
22 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
24 BEITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3-11 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
5 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
21 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
23 BLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 BOASE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14 BOASE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 BOASE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18 BOASE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1-9 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
11 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
11A BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1/15 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
21 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
23 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
27 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
1/33-35 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/37-43 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
45 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
47 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
49 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
51 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
53 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
55 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
57-59 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
2 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
2A BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
8 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/10 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/26 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28A BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30A BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32A BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
34 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
36 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
38-40 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
42 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
50 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
52 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
62 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
66 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
68 BREESE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
107 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
109 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
223 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
225-231 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
225A BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
241-245 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
253-259 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
261-263 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
182 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
184-186 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
190-192 BRUNSWICK ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Late example of the type.
5 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
7 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
23B CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
23 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
25 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27B CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
27 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27A CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
29 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
31 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
33 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
4 CAMERON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
17D CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17 CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
17B CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17E CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17A CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17C CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19 CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
21 CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
23 CHARLES STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1/1-7 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
9 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
11-17 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
19 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
23 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
25 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
29 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
31 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
33 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
35-39 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
41 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
43-47 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
49-55 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
59 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
61-69 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
71-73 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
75 COLEBROOK STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
7 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
11 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
14 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
18-24 COZENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
6 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
8 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
10 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
12 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
14 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
16 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
18 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18A DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
22 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
24 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
28 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
30 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
32 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
34 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
36 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
40 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
42 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
42A DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
44 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
46 DAVID STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
7-11 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
31 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Recent redevelopment.
33 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Recent redevelopment.
58 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Recent redevelopment.
62 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Theme or place type already well represented by better examples.
64 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
66 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
70 DAWSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
21 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
23 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
27 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
29 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
31 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Low intactness and integrity.
33 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
1/10 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
14 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
16 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
18 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
20 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
22 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
24 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
26-28 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 DODS STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2C DONALD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2A DONALD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2D DONALD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2B DONALD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
101/1 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
5 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/2-6 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
101/8 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
101/12 DUCKETT STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1 DUNSTAN AVENUE	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
2 DUNSTAN AVENUE	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment. - Theme or place type already well represented by better examples.
4 DUNSTAN AVENUE	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
13-15 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
31-33 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
35 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
39 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
41 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
43-45 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
47 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
55 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
57 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
59-61 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
63-65 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
193 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
12-14 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
18-20 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
22 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
24-26 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
28-36 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
160 EDWARD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
99 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
101 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
107 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
109 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
111 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
113 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
122 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
124 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
126 EVANS STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
9 EWING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
11-17 EWING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
19B EWING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
19 EWING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
21 EWING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
57 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
59 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
61 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
63 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
65-79 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
48-56 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
60 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
64-68 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
70-74 FALLON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
3F FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3B FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3C FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3D FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3G FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3E FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3A FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
5 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
7 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
4 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
6 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment. - Low architectural interest.
8 FLORENCE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 FRITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
4 FRITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
6 FRITH STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
8 FRITH STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
10 FRITH STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
3 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
5 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
7 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Not enough historical evidence to warrant assessment.
4 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Not enough historical evidence to warrant assessment.
6 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Not enough historical evidence to warrant assessment.
8 GARDINER STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Not enough historical evidence to warrant assessment.
9 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
11-13 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
145 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
149B GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
149A GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2-6 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
8-10 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
12-14 GLENLYON ROAD	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Low architectural interest.
102 HENKEL STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
98 HENKEL STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
3-5 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
7B-9B HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
7-9 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
7A-9A HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
11 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
11A HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
17-19 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19A HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
21 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
27 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
29 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
31 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
35A HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
35 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
93 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
95 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
97 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
99 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
1/101 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
4 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
6 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1/8 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
101/10-14 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20-22 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
24 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
30 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
32 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
34 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
36 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
38 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
40 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
42 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
44 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
46 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
48 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
50 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
52 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
54 HOPE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
6 ILHAN LANE	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
11 LESLIE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13-19 LESLIE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
23-25 LESLIE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
23A-25A LESLIE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27 LESLIE STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
5 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
5-7 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
23 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
25 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
27 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
4 LITTLE GOLD STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
17 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
19 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
21 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
23 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
33 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
35 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
37 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
39 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
6 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
8-10 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12B LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12A LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14A LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
22 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
24 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
26 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
34 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
36 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
38 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
40 LOBB STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
59 LUSCOMBE STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
1-31 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
33 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
6 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
8 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
10 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
12-32 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
34 LUX WAY	BRUNSWICK	Not recommended for further investigation.	- Late example of the type.
1 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
267 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
269 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
271 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
275A LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
275 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
277 LYGON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1B MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17A MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
17 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
19 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
21 MANALLACK STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Demolished.
7 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15-17 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
2 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
6-8 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
10 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
12 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
14 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
14C MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
14D MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
16 MCIVER STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
6 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
10 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
22 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
24 MERRI STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
3 MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9 MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
11 MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11B MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11A MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13B MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13C MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13A MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 MERRIFIELD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
7 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
4-6 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
8 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
18-20 MICHAEL STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2A MITCHELL STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
2B MITCHELL STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
170A MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
170B MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
170C MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
170D MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
172-186 MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
188 MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
196-198 MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
200 MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
202 MORELAND ROAD	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
3 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
17 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
19 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
21 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
23 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
14 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
16-18 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
20 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
22-24 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
26-28 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
32 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
34-36 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
38 OVENS STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
34 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
36 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
38 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
40 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
42 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
44 OVEREND STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
699 PARK STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
701 PARK STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 PERCY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
6 PERCY STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
8 PERCY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
40-52 PERCY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
54-84 PERCY STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
8-10 PEVERIL STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
12 PEVERIL STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
14 PEVERIL STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
16 PEVERIL STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
18 PEVERIL STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
20 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
22-28 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
28A PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
30 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
34 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
36A PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
36 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
44C PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
44A PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
44B PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
56 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
58 PHOENIX STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1A PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
1 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
3 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
7 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
6 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
8 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Demolished.
10 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
12 PITT STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
1 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
3 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
9 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
11 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
13 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
15-17 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
19 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
21 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
23 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
25-27 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
29-31 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2-4 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
6 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
10-12 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
14-16 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18-20 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
20 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
22 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
24 PRENTICE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1-3 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
5-7 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
9-11 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2-4 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
6 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8 PROWSE STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
8A RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
10A RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
10 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16A RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
18A RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
22A RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
22 RAILWAY PLACE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
10-12 ROSSER STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
1-11 RUSSELL STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1 SAXON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
2 SPARTA PLACE	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 SPARTA PLACE	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
6 SPARTA PLACE	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
8 SPARTA PLACE	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1-5 STALEY STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
739 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
741 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
743-745 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
747 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
749-751 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
753-755 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
757-759 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
761-763 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
765-767 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
771 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
775-781 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
783-787 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
789 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
789A SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
791 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
793-795 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
797-801 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
801A SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
803-805 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
212 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
340-346 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
348-354 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
740 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
740-742 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
744 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
760A SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance.
760-774 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
762-772 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
774 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
778-784 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
788 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
800 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
802-804 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
802A-804A SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
802B-804B SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
806 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
808 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
816 SYDNEY ROAD	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
1 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Late example of the type.
3-7 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9-29 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
31 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
33 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
35 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
37-39 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
4 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
6-8 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
10-16 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
18-20 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
22-24 SYME STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3A TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
3 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
23 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
27 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
29 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
57 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
59 TALBOT STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1-3 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
5 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9-15 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
17-19 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
21 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Typical example of the type.
23-25 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27A TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
27 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
29 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
31 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
33 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
39-43 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
45-49 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
51-53 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
55-61 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
4-6 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
8 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
10-18 TINNING STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
35 TRAFFORD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
36 TRAFFORD STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
38 TRAFFORD STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1C TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1D TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1B TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1E TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1A TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2A TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2B TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
6-8 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
10 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
12 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
14 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
16 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
20 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
22 TRIPOVICH STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
7 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
9-11 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
13 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13A UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
2 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
16 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
20-28 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Typical example of the type.
32A UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
34 UNION STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
261-271 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
293-295 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
297 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
299-305 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
317 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
319 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
321-323 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
327 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
329 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
331 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
337 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
339 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
341 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
347 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
349-351 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
353 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
355-371 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
373-375 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
377 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
379 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
379A VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
381-385 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
387 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
389-395 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
389A-395A VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
397 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
399-401 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
403 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
405 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
407-409 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
411-413 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
415-417 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
419 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
421 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
423 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
138A VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
138 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
140 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
142 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
144 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
146 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
148 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
150-152 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
154-158 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
160B VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
160A VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
160 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
162 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
164 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
164A VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
166-168 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
238 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
240 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
242 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
244 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
246 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
248 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
250 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
252-254 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
256-260 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
262 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
264 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
266 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
268 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
270-272 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
274 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
276 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
278 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
280 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
282 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Late example of the type.
288-290 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
336 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
338-340 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
342-348 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
368-370 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
372-378 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
384 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
386-388 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
390 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
392-394 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
396 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
400 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
430-436 VICTORIA STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
40 WATSON STREET	BRUNSWICK	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1 WENDEL STREET	BRUNSWICK	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
5-11 WENDEL STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13-23 WENDEL STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1 WEST STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 WEST STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
4 WEST STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
1-5 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
7-9 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
11 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
13 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
15-17 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
19 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
21 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
23 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
25 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
41 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
53-55 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
57-59 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
61 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
63 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
71 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
73-75 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
77-81 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
83 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
83A WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
85 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
153 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
40 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
42 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
44-46 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
48-54 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
56 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
58-60 WESTON STREET	BRUNSWICK	Not recommended for further investigation.	- Does not exhibit any heritage elements.
7 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
9 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
11 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
13 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
15 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
19 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
23 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
25 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
27 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
29 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
31 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
35 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
37 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
39 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
28 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
32 WILKINSON STREET	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
3 WILLIAM STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
5 WILLIAM STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 WILLIAM STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9 WILLIAM STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 WILLIAM STREET	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
7 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
9-13 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
11 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
13 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15-21 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
15 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
25 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
6-8 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
10 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
12 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
14-16 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
18 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Low intactness and integrity.
22 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Low architectural interest.
26 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
28 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
30 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
32 WILSON AVENUE	BRUNSWICK	Not recommended for further investigation.	- Recent redevelopment.
22 AINTREE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
15 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
53-57 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
16C ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16E ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16D ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16A ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16B ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
20 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
26 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
32 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
38 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
40 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
42 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
50 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
88 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
90 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
92-96 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
98 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
100 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
102 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
104 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
106-110 ALBERT STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
82A ALBION STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
82 ALBION STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
9 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
13 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
17 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
19 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
21 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
23 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
25 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
27 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
29 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
20 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
30 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
32 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 ARNOLD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
153 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2A BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4-6 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8-10 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
14 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
16 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
22 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
24 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
26 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
140 BARKLY STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
2 BILL BARRY CLOSE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4 BILL BARRY CLOSE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
5 BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
7 BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11 BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4B BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4A BLUESTONE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
219A BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
221D BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
221E BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
221A BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
221C BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
221B BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
126A BLYTH STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
5-9 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7-9 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7A-9A BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
15 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
21 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
85-89 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
95-101 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
103 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
105 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2A BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2D-2E BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2B BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2C BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2F-2G BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
58A BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
58 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
58B BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
60 BRUNSWICK ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
3A CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
5-13 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9B CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9D CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9C CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9A CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9E CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9G CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9F CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
17 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
19 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
21 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
23 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
30 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
30A CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
32 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
34 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
36 CLARKE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
91 COCOA JACKSON LANE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
93 COCOA JACKSON LANE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1A CROSS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 CROSS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1B CROSS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
3 CROSS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
5 CROSS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
205 EDWARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
162A EDWARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
162 EDWARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1 ELM GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 ELM GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 ELM GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
7 ELM GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 ELM GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
22 FRENCH AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
9 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
11 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
13-17 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
19-21 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
23 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
25 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
33 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
35-37 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
39 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
4 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
6 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
8 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
10 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
12 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
14 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
16-18 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
22-26 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
28-30 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
32 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
34 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
38-40 GALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
GAMBLE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
257A GLENLYON ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
257B GLENLYON ROAD	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 HOLMES STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 HOLMES STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
7 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
9 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
13 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
17 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
19 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
21 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
23 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
25 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
27 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
6 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
8 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
20 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 IVORY WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
6 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
8 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10-14 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18 JENKIN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
43 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
45 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
47 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
49 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
51 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
54-64 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
80 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
82 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
98-100 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
102 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
104 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
106 JOHN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
1 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
3 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
5 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
9 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
11-13 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
15-17 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
19-21 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
23 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
25 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
27-29 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2-4 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2A KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2B KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2C KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
6-32 KIRKDALE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2-4 LEE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
12 LEE STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
20 LEINSTER GROVE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
9 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
11 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
13 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
19 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
21 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
4 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
6 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
20 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
22 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
24 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
26 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
28 LEYDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
13 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
13A LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
15 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
17 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
27 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
29 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
29-37 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
31 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
35 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
37 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
14 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
16 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
16A LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
18A LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18B LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
20 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
20A LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
30 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10 LINDEN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 LITTLE MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 LITTLE MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
13 LITTLE MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
10 LITTLE MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12-16 LITTLE MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
35A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
35 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
41 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
43-49 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
121 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
123-127 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
137 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
139 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
141-149 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
151 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
151B LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
151A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
153 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
155 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
157 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
159 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
161 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
163 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
167 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
169 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
171 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
173 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
175-177 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
179-189 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
191 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
191-193 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
195-197 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
245-247 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
245A-247A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
249 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
251-265 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
251 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
253 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
255 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
257 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
259 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
261 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
263-265 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
279 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
281 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
283 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
285 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
287A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
287 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
289 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
291 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
293 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
295 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
305 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
307 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
323 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
325 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
327 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
329 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
331-335 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
341 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
343A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
343 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
345 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
347 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
349 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
351-353 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
355 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
363C LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
363 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
363B LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
365A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
365 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
367 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
369 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
371 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
383 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
385A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
385 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
387 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
387A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
389 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
391 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
393 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
411 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
413 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
415 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
415 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
415 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
421 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
423 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
425-427 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
441 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
445 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
447A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
447 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
449 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
449A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
451 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
453 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
457-459 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
461 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
463 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
465 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
467-469 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
471 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
473-475 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
477 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
479 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
481 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
483 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
483A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
499-511 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
6 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10-12 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14-16 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
36 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
116 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
120-122 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
124-126 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
142 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
142A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
144 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
146-148 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
158-160 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
158A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
162 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
164 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
166 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
168 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
170 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
170A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
172-174 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
176 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
178C LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
178 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
178B LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
178A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
180 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
182 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
184 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
186 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
188 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
202 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
208 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
210 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
212 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
214 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
218 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
220 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
220A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
222 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
224 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
226 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
228 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
230 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
232 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
232A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
234 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
236 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
238 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
240-250 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
294 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
296A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
296 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
298 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
300-302 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
304-310 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
312-314 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
316 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
318A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
326-328 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
336 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
338 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
352 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
354 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
356 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
360A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
360B LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
362-366 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
368 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
370 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
372 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
374 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
380 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
382-386 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
388-390 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
390A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
392 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
394 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
396 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
408-432 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
408 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
412 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
414 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
418 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
434A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
434E LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
434D LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
436 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
438 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
440 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
442 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
444 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
444A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
446 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
446A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
448-450 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
452-456 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
458-460 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
458 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
464 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
468 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
472 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
474-494 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
496 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
496A-498A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
498 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
524A LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
524 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
526 LYGON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
6 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
8 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
20 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
30 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
32 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 MARY MOODIE WAY	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
17 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
17A MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Not enough historical evidence to warrant assessment. - Low architectural interest.
19-21 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
27 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
29 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
31 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
33 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
35 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
37 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
41 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 MILLER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
1 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
1A-5A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
3 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
5 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
7 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
9 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
11 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
13 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
15 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
17 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
19 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
21-23 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
25 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
27 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
31 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
39 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
41 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
43 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
45 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
47 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
55 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
65 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
67B NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
67C NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
67A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
69 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
71 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
71C NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
73 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
75A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
75 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
77 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
81 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
83 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
85 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
87 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
89A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
89 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
91-93 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
95 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
109 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
111 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
115 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
119-121 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
123 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
125 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
129 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
131 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
133-135 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
137-141 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
151 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
153A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
153 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
155 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
157 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
159 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
161 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
163 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
165 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
167-171 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
173 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
175 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
177 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
179 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
181 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
183 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
185 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
187 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
189 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
191 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
191A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
193-195 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
199 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
201 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
203 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
205 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
207 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
209 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
211 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
213 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
219 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
233 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
235 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
239 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
241 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
243 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
245 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
247 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
249 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
251 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
253 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
44 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
46 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
48 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
50-52 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
54 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
56 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
56A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
58 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment. - Low intactness and integrity.
60 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
62 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
64 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
66 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
68 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
70 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
72A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
72 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
74 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
76 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
78 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
80 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
82 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
84 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
86 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
90 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
92 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
98 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
100 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
102 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
104 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity. - Theme or place type already well represented by better examples.
106 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
108A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Typical example of the type.
108 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
110-112 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
114A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
114B NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
114 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
116A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
116 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
118 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
120 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
122 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
124 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
126A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
126B NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
126C NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Comparable with contributory places in a precinct but no precinct can be formed in this area.
128 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
128A-130A NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
130 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
132 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
136 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
138 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Demolished.
140 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
142 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
144 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
146 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
152 NICHOLSON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
8 NOEL STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
1-9 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
11 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
13 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
13A OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
15 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
17 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
19 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
21 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
23 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
25 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
27 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
29 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
1/31-33 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
4-8 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
10 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
12A OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
18 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
20 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
22 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
24 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
26 OCONNOR STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples. - Unlikely to satisfy the threshold for local significance, as a group of similar places.
35 OVEREND STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
37 OVEREND STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1-5 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
21-23 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
25 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
27 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
29 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
31 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
33-35 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
36 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
38 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
40 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
42 PIERA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
9 RICKARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11 RICKARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 RICKARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
4 RICKARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
6 RICKARD STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
21 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
23 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
25 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
27 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
29 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
31 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
33 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
35 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
37 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
39 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
41 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
43 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
45 ROBERTS STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
22 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
24 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
26 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
28 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
30 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
32 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
34 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
36 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
38 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
40 RYAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
19 SEDGMAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
20 SEDGMAN STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
21-31 ST PHILLIP STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
199 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
201 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
209 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
211 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
213 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
215 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
217 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
219 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
221 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
223 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
225 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
227 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
229 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
231 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
233 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
235 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
237 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
239 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
241 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
243 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
245 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
247 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
249 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
251 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
253 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
255 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
269 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
130B STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
130A STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
246A STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
246 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
248 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
248A STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
250A STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
250 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
252 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
252A STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
254 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
256 STEWART STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1A SUMNER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
1B SUMNER STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
12 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
14 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
16 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
18 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
20 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
22 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
24 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
26 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
28 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
30 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
32-36 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
38 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
40 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
42 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
44 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
46 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
50 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
108 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
110 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
112 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low intactness and integrity.
114 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
116 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
118 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment. - Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
120 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment. - Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
122A VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment. - Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
122 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment. - Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
124 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
126 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
128 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
130 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
132 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
134 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
136 VICTORIA STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
3 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
5 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
7 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
11-19 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4A VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
4B VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
6 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
8 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
10A VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
10B VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
14 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
16 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
18 VILLAGE AVENUE	BRUNSWICK EAST	Not recommended for further investigation.	- Recent redevelopment.
2-10 WEIGALL STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
12-36 WEIGALL STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Does not exhibit any heritage elements.
155 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
157 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
159 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
120 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
122 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
124 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
126 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
132-134 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
136-138 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
140 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
142-144 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
146 WESTON STREET	BRUNSWICK EAST	Not recommended for further investigation.	- Low architectural interest.
81D BELL STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
81A BELL STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
93 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
95 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
97 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
99-105 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
107-121 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
123 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
125 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
127 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
129 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
131 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
133 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
137-141 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
68-80 BELL STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
114 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
116 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
126-130 BELL STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
130 BELL STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
136-144 BELL STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
146 BELL STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
148 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
150 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
152 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
154 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
156 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
158 BELL STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
3 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
5 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
7 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
2 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
4 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
6 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
8 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
10 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
12 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
14 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
16 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
18 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
20 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
22 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
24 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
26 BLACKWOOD CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
2F CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2E CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2A CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2C CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2G CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2D CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2B CAMPBELL STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
1 CHAMP STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1C CHAMP STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 CHAMP STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
9 CHAMP STREET	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
8 CHAMP STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
10 CHAMP STREET	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
1 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
3 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
5 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
7 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
9 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
11 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
13 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
15 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
17 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
19 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
21 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
23 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
25 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
27 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
2 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
4 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
6 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
8 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
10 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
12 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
14 CONTE CLOSE	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 HARDING STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
3 HARDING STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
5 HARDING STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
7 HARDING STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
11-17 HARDING STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
2 HARDING STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
4 HARDING STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
6 HARDING STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
8 HARDING STREET	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
2 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
4 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
6 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
8 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1/10 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
12-14 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
16 HUDSON STREET	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
18 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
20 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
22 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
30-32 HUDSON STREET	COBURG	Not recommended for further investigation.	- Late example of the type. - Low architectural interest.
34 HUDSON STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
36 HUDSON STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
40 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
42 HUDSON STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
46 HUDSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 HUNT STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
3-5 HUNT STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
7 HUNT STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
9 HUNT STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
3 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
11 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
13 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
15 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
17 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
19 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
21 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
23 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
25 INCA WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
3 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
7 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
9 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
11 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
13 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
15 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
17 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
19 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
21 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
6 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
8 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
10 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
12 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
14 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
16 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
18 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
20 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
22 INDUSTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2A LOBB STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
18 LOBB STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
1B LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
1C LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
1A LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
3 LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
2-24 LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
26-36 LOUISA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Of some historical interest.
2 MAIN STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
2A MOORE STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
189-195 MORELAND ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
1 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
1A-1B MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
3A MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
3 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
5 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
7 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
11 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
13 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
15 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
17 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
19 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
21-25 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
33 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
35 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
2A MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
2 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
4A MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
4 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
6 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
6A MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
8 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
44 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
46-50 MUNRO STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
1 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
25 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
35 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
37 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
39 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
41 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
43 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
45 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
18 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
22 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
24-26 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
28 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
30 PENTRIDGE BOULEVARD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
2C ROGERS STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
2A ROGERS STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
14A ROSS STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
66 ROSS STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
68 ROSS STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
70 ROSS STREET	COBURG	Not recommended for further investigation.	- Low architectural interest.
82 RUSSELL STREET	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
2 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
4 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
6 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
8 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
10 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
12 SACRAMENTO WAY	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 SENTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 SENTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2 SENTRY LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
7 STOCKADE AVENUE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
45 STOCKADE AVENUE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
51 STOCKADE AVENUE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 SUCCESS LANE	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
1-3 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
35-39 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
41-43 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
47 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
49 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
51 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
53 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
55-57 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
59A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
59 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
61 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
61A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
63A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
63 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some historical interest. - Unlikely to satisfy the threshold for local significance.
65 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
67 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
69 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
71 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
73 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
83 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
83-85 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
85 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
95-97 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
99 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
101 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
103 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
167-169 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some architectural interest. - Unlikely to satisfy the threshold for local significance.
171-175 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
177-181 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
183-185 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some architectural interest. - Unlikely to satisfy the threshold for local significance.
187-191 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Of some architectural interest. - Unlikely to satisfy the threshold for local significance.
193 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
195 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
197 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
199 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
201 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
203-205 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
207-211 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
213 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
215-217 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
219-221 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
223 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
225-227 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
229 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
233 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
235 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
241 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
243 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
245 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
247 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
249 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
251 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
259-263 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
265 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
279-281 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
283-285 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
287 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
289-291 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
293-295 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
297-301 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
303-305 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
307-309 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
311 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
327-333 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
341-345 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
347-351 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
347 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
353 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
355-365 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
369 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
371 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
373 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
375 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
377-379 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
381 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
383 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
393 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
395 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
397 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
399 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
401 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
403-405 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
407 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.

Address		Stage 1 findings and recommendations	
Street address	Locality	Stage 1 recommendation	Rationale for places not recommended for further investigation in Stage 2
407A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
409-413 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
427 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
429 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
435 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
441-449 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
451 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
451B SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
451A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
453 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
457 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
459 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
461-463 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
461 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
463 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
465 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
469 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
471-475 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
477 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
479 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
481-483 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
485 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
485A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
487 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
489 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
511-517 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
519-537 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
539 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
541 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
547 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
551-553 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
555 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
565-579 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
583 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
585 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
587 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
591 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
595 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
599A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
601 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
603 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
605-611 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
613-625 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance.
629-643 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
647 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
649-651 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
653 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
683 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
693 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
695 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
697 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
701-715 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
717 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
719 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
721 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
723 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
731-735 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
36 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
38 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
40 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
42 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
44 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
46 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
48 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
48-52 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
54 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
54-56 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
58-60 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
62 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
64 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest.
66 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
68 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
70 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
72 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
74 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
76 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
78 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
80 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
82 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
168 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
170 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
182 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
184 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
186 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
188 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
200-216 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
218 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
228-238 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
240 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
250 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
252 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
254 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
256-264 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
266-268 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
270 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
272 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
274-276 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
276 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
278 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
280 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
282 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
284 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
286 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
288 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
290-292 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
294-296 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
300-304 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
308 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
312-318 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
328 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
330 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
332 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
334 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
336 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
338-342 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
344-346 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
348 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
350 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
352 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
352A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
354 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
356 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
358 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
360 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
362 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
364 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
366 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
368 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
370 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
372 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
374A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
376-380 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
382-384 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
386 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
388 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
390 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
392 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
392A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
394 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
396 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
398 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
400 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
402-404 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
406-408 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
412 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
414 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
416 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
418 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
422 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
424 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
426 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
428 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
430 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
432 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
434 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
444-446 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
450 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
452 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
454 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
456-458 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
460 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
462-464 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
466-468 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
472 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
474 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
476 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
482-484 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
486-488 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
502 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Unlikely to satisfy the threshold for local significance, as a group of similar places.
520 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
520A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
520B SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
560A SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
560 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
590 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
592 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
594 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
596 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
598-608 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
618 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
618-620 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
622 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Recent redevelopment.
624 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
626 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low intactness and integrity.
630 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
632 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
634 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
636 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
638 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
640-642 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
646-648 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
646 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
650 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
652-660 SYDNEY ROAD	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
11 URQUHART STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
15 URQUHART STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
19 URQUHART STREET	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
27 URQUHART STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
29 URQUHART STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
31 URQUHART STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
5 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
11 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
13 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
15 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
19 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
21 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
2 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
4 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
8 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
10 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
12 VIA ROMA	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
23 VICTORIA STREET	COBURG	Not recommended for further investigation.	- Of some historical interest. - Late example of the type.
12 VICTORIA STREET	COBURG	Not recommended for further investigation.	- Of some historical interest. - Late example of the type.
28 VICTORIA STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 WALKER STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1 WARDENS WALK	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
3 WARDENS WALK	COBURG	Not recommended for further investigation.	- Recent redevelopment.
5 WARDENS WALK	COBURG	Not recommended for further investigation.	- Recent redevelopment.
7 WARDENS WALK	COBURG	Not recommended for further investigation.	- Recent redevelopment.
4 WARDENS WALK	COBURG	Not recommended for further investigation.	- Outside the scope as the site is covered by VHR.
33-49 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
51 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
55-63 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
55 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
57 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.

Address		Stage 1 findings and recommendations	
Street address	**Locality**	**Stage 1 recommendation**	**Rationale for places not recommended for further investigation in Stage 2**
59 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
61 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
63 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
54 WATERFIELD STREET	COBURG	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
1 WILSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
1A WILSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
3 WILSON STREET	COBURG	Not recommended for further investigation.	- Recent redevelopment.
5 WILSON STREET	COBURG	Not recommended for further investigation.	- Does not exhibit any heritage elements.
10 GAFFNEY STREET	COBURG NORTH	Not recommended for further investigation.	- Low architectural interest.
737-757 SYDNEY ROAD	COBURG NORTH	Not recommended for further investigation.	- Does not exhibit any heritage elements.
662 SYDNEY ROAD	COBURG NORTH	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
664-716 SYDNEY ROAD	COBURG NORTH	Not recommended for further investigation.	- Low architectural interest.
718-724 SYDNEY ROAD	COBURG NORTH	Not recommended for further investigation.	- Does not exhibit any heritage elements.
726 SYDNEY ROAD	COBURG NORTH	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
259A GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Formed part of a recent heritage study, and does not warrant further investigation as part of this study.
259 GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Low architectural interest. - Not enough historical evidence to warrant assessment.
252A GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
252B GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
252D GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
252C GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
252 GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
254 GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Theme or place type already well represented by better examples.
256-258 GLENLYON ROAD	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
16 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
18 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
20 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
101/22 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
26 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
30B NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
30 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
34-36 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Low intactness and integrity.
38 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
40 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.
42 NICHOLSON STREET	FITZROY NORTH	Not recommended for further investigation.	- Recent redevelopment.

I.1 Stage 1 list of places that are outside of HO and not recommended for further investigation in Stage 2

I.2 List of places recommended changes in Stage 2

All properties reviewed in Stage 2 and recommended for changes to the current Heritage Overlay status, or not recommended for inclusion in the HO, are included in one of the following tables:

- **Appendix I.2.1**:
  - Properties assessed as potential individually significant places, with any changes recommended to the HO status (**Table I.1**).
  - Properties assessed as potential individually significant places, not recommended for inclusion in the HO (**Table I.2**).
- **Appendix I.2.2**:
  - Properties assessed as part of potential precincts or serial listing, with any changes recommended to the HO status (**Table I.3**).
  - Properties assessed as part of potential precincts or serial listing, not recommended for inclusion in the HO (**Table I.4**).
- **Appendix I.2.3**:
  - Properties within current HO149 Sydney Road (Brunswick) Precinct, with any changes recommended to the HO status (**Table I.5–I.8**).

Where multiple addresses relate to a single parcel, these are presented as individual rows. Within each table, properties are ordered alphabetically by street name, and then by odd and even numbers.

I.2.1 Properties assessed as potential individually significant places

Table I.1. Properties assessed as potential individually significant places, with any changes recommended to the current HO (22 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	274 Barkly Street, Brunswick	Former clothing factory, 274–274A Barkly Street, Brunswick	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
2	274A Barkly Street, Brunswick	Former clothing factory, 274–274A Barkly Street, Brunswick	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
3	35–37 Tinning Street, Brunswick	Former grain store, 35–37 Tinning Street, Brunswick; HO77	Retain in HO77 with no grading change. Extend the curtilage to include the full property boundary.	- Shows some signs of changes. - Theme or place type already well represented by better examples. - Does not satisfy the threshold for local significance individually.
4	345 Victoria Street, Brunswick	Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 345 Victoria Street, Brunswick	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
5	406 Victoria Street, Brunswick	Former Brunswick High School Block A, part 406 Victoria Street, Brunswick	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.
6	280 Lygon Street, Brunswick East	Former East Brunswick Club Hotel, 280 Lygon Street, Brunswick East; HO1	Include in the HO as an individually significant place. It was previously Contributory to HO1 Albert Street Precinct.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Makes weak or no direct contribution to a precinct.
7	294 Lygon Street, Brunswick East	Former East Brunswick Club Hotel, 280 Lygon Street, Brunswick East; HO1	Remove from HO1. It is a new parcel created by subdivision of 280 Lygon Street.	- Recent redevelopment. - Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
8	357 Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
9	357A Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
10	357–359 Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
11	359A Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
12	359 Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
13	361A Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
14	361 Lygon Street, Brunswick East	Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level.
15	197 Nicholson Street, Brunswick East	Duplex, 197 Nicholson Street and 37 Victoria Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
16	221 Nicholson Street, Brunswick East	Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.
17	37 Victoria Street, Brunswick East	Duplex, 197 Nicholson Street and 37 Victoria Street, Brunswick East	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
18	24–26 Hudson Street, Coburg	Bob Hawke Community Centre, Part 24–26 Hudson Street (CP160786), Coburg	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.
19	322–324 Sydney Road, Coburg	Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.
20	322 Sydney Road, Coburg	Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
21	322A–324A Sydney Road, Coburg	Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level. - Satisfies Criterion G (social significance) at the local level.
22	323–325 Sydney Road, Coburg	Coburg RSL Club, 323–325 Sydney Road, Coburg	Include in the HO as an individually significant place. It was previously ungraded.	- Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion G (social significance) at the local level.

Table I.2. Properties assessed as potential individually significant places, not recommended for inclusion in the HO (7 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	23–25 Leslie Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
2	23A–25A Leslie Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
3	20–22 Peveril Street, Brunswick	Former furrier's workshop (T E Rose & Son Pty Ltd), part of 20–22 Peveril Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
4	8A Russell Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
5	8 Russell Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
6	10A Russell Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.
7	10 Russell Street, Brunswick	Former ice and cold storage; recording studio, 23–25A Leslie Street and 8–10A Russell Street, Brunswick	Not recommended for inclusion in the HO.	- Of historical interest. - Low intactness and integrity. - Limited legibility or capacity to demonstrate the important historical use.

I.2.2 Properties assessed as part of potential precincts or serial listing

Table I.3. Properties assessed as part of potential precincts or serial listing, with any changes recommended to the current HO (24 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	824–834 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct; HO243	Retain in HO243 with some changes. Refer to Section 3 of the report, and the citation for the Sydney Road and Moreland Road Precinct.	- Part of an area assessed as a precinct and not recommended. - Of high architectural merit. - Of high historical merit. - Shows some signs of changes. - Retains good integrity. - Minor correction or amendments to the current HO required.
2	3 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
3	5 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
4	7 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
5	9 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
6	11 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
7	101 Nicholson Street, Brunswick East	'Nicholson Terraces'	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
8	103 Nicholson Street, Brunswick East	'Nicholson Terraces'	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
9	105 Nicholson Street, Brunswick East	'Nicholson Terraces'	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
10	107 Nicholson Street, Brunswick East	'Nicholson Terraces'	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
11	6 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
12	8 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
13	10 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
14	12 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
15	14 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
16	16 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
17	18 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
18	20 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
19	22 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
20	24 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
21	26 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
22	28 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
23	30 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.
24	32 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Include in the HO as part of a heritage precinct as a contributory place. It was previously ungraded.	- Part of an area assessed as a precinct. - Satisfies Criterion A (historical significance) at the local level. - Satisfies Criterion D (representativeness) at the local level.

Table I.4. Properties assessed as part of potential precincts or serial listing, not recommended for inclusion in the HO (97 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	2 Peveril Street, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Low intactness and integrity.
2	4 Peveril Street, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Low intactness and integrity.
3	6 Peveril Street, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Low intactness and integrity.
4	829A Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
5	829 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
6	831 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
7	833 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
8	835 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
9	837 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
10	839 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
11	841 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
12	843–851 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
13	853–857 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low historical interest. - Low architectural interest.
14	859 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low historical interest. - Low architectural interest.
15	861 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low historical interest. - Low architectural interest.
16	863 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
17	865 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
18	867 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
19	869 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
20	871 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low historical interest. - Low architectural interest.
21	873 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
22	875 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
23	877 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
24	879 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Shows some signs of changes.
25	881 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Shows some signs of changes.
26	820 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.
27	822 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
28	836–838 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Demolished.
29	842 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest.
30	844–846 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.
31	848 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
32	850 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
33	850A Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
34	852 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.
35	854 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
36	856 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
37	858 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity. - Low architectural interest.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
38	860 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
39	862 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
40	862A Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
41	864 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
42	866 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
43	868 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
44	870–872 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.
45	874–876 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.
46	878B Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
47	878A Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.
48	878 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest. - Low historical interest.
49	882–890 Sydney Road, Brunswick	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.
50	37–39 Weston Street, Brunswick	Weston Street industrial buildings serial listing	Not recommended for inclusion in the HO.	- Part of a group assessed as a serial listing. - Late example of the type. - Would not satisfy the threshold for local significance individually. - Retains good integrity.
51	41 Weston Street, Brunswick	Weston Street industrial buildings serial listing	Not recommended for inclusion in the HO.	- Part of a group assessed as a serial listing. - Theme or place type already well represented by better examples. - Retains good integrity. - Would not satisfy the threshold for local significance individually.
52	45–49 Weston Street, Brunswick	Weston Street industrial buildings serial listing	Not recommended for inclusion in the HO.	- Part of a group assessed as a serial listing. - Theme or place type already well represented by better examples. - Retains good integrity. - Would not satisfy the threshold for local significance individually.
53	51 Weston Street, Brunswick	Weston Street industrial buildings serial listing	Not recommended for inclusion in the HO.	- Part of a group assessed as a serial listing. - Theme or place type already well represented by better examples. - Retains good integrity. - Would not satisfy the threshold for local significance individually.
54	67–69 Weston Street, Brunswick	Weston Street industrial buildings serial listing	Not recommended for inclusion in the HO.	- Part of a group assessed as a serial listing. - Late example of the type. - Would not satisfy the threshold for local significance individually. - Retains good integrity.
55	1 Linden Street, Brunswick East	Linden Street, Brunswick East Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Low intactness and integrity. - Located on the edge of a precinct.
56	97 Nicholson Street, Brunswick East	'Nicholson Terraces'	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
57	99 Nicholson Street, Brunswick East	'Nicholson Terraces'	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
58	7 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
59	9 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
60	11 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
61	13 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
62	15 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
63	17 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
64	19 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples.
65	2 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples. - Located on the edge of a precinct.
66	4 Piera Street, Brunswick East	Piera Street, Brunswick East Precinct.	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct. - Makes weak or no direct contribution to a precinct. - Theme or place type already well represented by better examples. - Located on the edge of a precinct.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
67	1–3 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.
68	5 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity.
69	7 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
70	9 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
71	11–13 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
72	15 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
73	17–19 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
74	21 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
75	25 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low architectural interest.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
76	2–4 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
77	6 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area. - Shows some signs of changes.
78	10A Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
79	10 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
80	12 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
81	14 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
82	16 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
83	18 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
84	20 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
85	22 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
86	24 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Recent redevelopment.
87	24A Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Recent redevelopment.
88	26 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Recent redevelopment.
89	28–30 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Low intactness and integrity. - Would not satisfy the threshold for local significance individually.
90	32 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
91	34 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Shows some signs of changes.
92	36 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Shows some signs of changes.
93	38 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Recent redevelopment.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
94	40 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
95	42 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
96	44 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
97	46 Sydney Road, Coburg	Sydney Road and Moreland Road Precinct	Not recommended for inclusion in the HO.	- Part of an area assessed as a precinct and not recommended. - Would not satisfy the threshold for local significance individually. - Comparable with contributory places in a precinct but no precinct can be formed in this area. - Shows some signs of changes.

I.2.3 Properties reviewed in association with HO149

The following table contains details relating to the following properties:

- 38 properties recommended for changes to the current heritage gradings (**Table I.5**)
- 79 properties recommended for removal from the precinct (**Table I.6**)
- 23 properties currently included in individual HOs including (**Table I.7**):
  - 22 properties covered by HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248 recommended for incorporation into HO149
  - 1 property covered by HO299 considered for incorporation into HO149 and recommended to be retained as an individually significant place
- 26 properties recommended for addition to HO149 (**Table I.8**).

Review of HO149 recommended that 488 properties are retained in HO149 with no changes to the grading. These properties are not included in the following table.

Table I.5. properties recommended for changes to the current heritage gradings (38 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	253 Albert Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Significant.	- High integrity. - Good example of the type. - Of high historical merit.
2	1/2A Michael Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Significant to Contributory.	- Multiple addresses exist for same parcel or place. - Complimentary element or addition to a place contributory to a precinct. - Shows some signs of changes. - Of historical interest.
3	7 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
4	47 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Comparable with contributory places in a precinct. - Typical example of the type. - Of historical interest. - Shows some signs of changes.
5	81 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Ungraded to Contributory.	- Comparable with contributory places in a precinct. - Typical example of the type. - Of historical interest.
6	83 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Comparable with contributory places in a precinct. - Shows some signs of changes. - Retains good or fair integrity.
7	163A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Significant.	- High integrity. - Of high historical merit. - Of high architectural merit.
8	101/163 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from	- Low intactness and integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
			Contributory to Non-contributory.	
9	169 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Shows some signs of changes. - Comparable with contributory places in a precinct.
10	259 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low architectural interest. - Late example of the type.
11	259A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low architectural interest. - Late example of the type.
12	345 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Ungraded to Contributory.	- Comparable with contributory places in a precinct. - Shows some signs of changes. - Of historical interest.
13	371 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Good example of the type. - Retains good integrity.
14	399 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
15	409–411 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Significant to Contributory.	- Good example of the type. - Of architectural interest. - Comparable with contributory places in a precinct.
16	413–419 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Significant to Contributory.	- Good example of the type. - Of architectural interest. - Comparable with contributory places in a precinct.
17	477 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
18	477A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
19	483 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
20	609 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
21	633 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Shows some signs of changes. - Retains good integrity. - Comparable with contributory places in a precinct.
22	663 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Shows some signs of changes. - Comparable with contributory places in a precinct.
23	74–78 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Secondary or rear portions are intact and contributory to significance of a precinct.
24	172 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity. - Recent redevelopment.
25	174–176 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity. - Recent redevelopment.
26	246A–254A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
27	246–254 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
28	256 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
29	308 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Shows some signs of changes. - Retains good integrity. - Comparable with contributory places in a precinct.
30	382 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Significant.	- High integrity. - Of high architectural merit. - Of historical interest.
31	392 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Good example of the type. - Retains good integrity. - Of historical interest.
32	394 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Good example of the type. - Retains good integrity. - Of historical interest.
33	396 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Non-contributory to Contributory.	- Shows some signs of changes. - Comparable with contributory places in a precinct. - Retains good integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
34	400–404 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Significant.	- High integrity. - Of high architectural merit. - Of high historical merit.
35	420–428 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Significant.	- High integrity. - Of high architectural merit. - Of high historical merit.
36	534 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
37	600 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Low intactness and integrity.
38	682–688 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Retain in HO149 with a change to the grading from Contributory to Non-contributory.	- Does not exhibit any heritage elements.

Table I.6. Properties recommended for removal from the precinct (79 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	251 Albert Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Typical example of the type. - Theme or place type already well represented by better examples. - Located on the edge of a precinct.
2	278–282 Albert Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Low architectural interest. - Makes weak or no direct contribution to a precinct.
3	194A Albion Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Low architectural interest. - Makes weak or no direct contribution to a precinct.
4	194 Albion Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Low architectural interest. - Makes weak or no direct contribution to a precinct.
5	276A Barkly Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
6	276 Barkly Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
7	22 Black Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
8	1/1 Curtis Place, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
9	1 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
10	17–21 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
11	23 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Good example of the type. - Retains good integrity. - Comparable with contributory places in a precinct but no precinct can be formed in this area.
12	51 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
13	53 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
14	55 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
15	57 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
16	59 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
17	1/61–67 David Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
18	4 Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
19	4A Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
20	6 Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
21	6A Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
22	8 Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
23	8A Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
24	10 Edward Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
25	1 Frith Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Low architectural interest. - Makes weak or no direct contribution to a precinct.
26	15–17 Frith Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
27	23–27 Frith Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
28	29 Frith Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
29	1C Hope Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
30	1 Hope Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
31	1B Hope Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
32	1A Hope Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
33	2 Hope Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Low intactness and integrity.
34	3A Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
35	3 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
36	5 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
37	7 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
38	9 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
39	11 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
40	13 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
41	15 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
42	17 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
43	4 Merri Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
44	2 Saxon Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Low intactness and integrity. - Typical example of the type.
45	4 Saxon Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Low historical interest. - Low architectural interest.
46	8 Saxon Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Recent redevelopment.
47	22 Saxon Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
48	2A Staley Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
49	2C Staley Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
50	2B Staley Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
51	1C Stewart Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
52	1D Stewart Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
53	1E Stewart Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
54	1B Stewart Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
55	2 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
56	4 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
57	6 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
58	20 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
59	275 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
60	283 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Located on the edge of a precinct. - Does not exhibit any heritage elements.
61	287–291 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Low architectural interest.
62	292 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Makes weak or no direct contribution to a precinct.
63	294 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
64	296–298 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
65	302 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Located on the edge of a precinct. - Recent redevelopment.
66	316 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Low architectural interest. - Located on the edge of a precinct.
67	316A Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Low architectural interest. - Located on the edge of a precinct.
68	318 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Low architectural interest. - Located on the edge of a precinct.
69	320 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Low architectural interest. - Located on the edge of a precinct.
70	320–322 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Low architectural interest. - Located on the edge of a precinct.
71	324 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
72	326 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
73	326A Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
74	328 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
75	330 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
76	332 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Contributory to the precinct.	- Makes weak or no direct contribution to a precinct. - Located on the edge of a precinct.
77	334 Victoria Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Low intactness and integrity. - Located on the edge of a precinct.
78	251 Albert Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Low historical interest. - Typical example of the type. - Located on the edge of a precinct.
79	278–282 Albert Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Remove from HO149. It was previously Non-contributory to the precinct.	- Does not exhibit any heritage elements. - Located on the edge of a precinct.

Table I.7. Properties covered by an existing HO recommended for incorporation into HO149 (23 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	1 Dawson Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO155 into HO149 as a Significant place. The address is 1-3 Dawson Street.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
2	3 Dawson Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO155 into HO149 as a Significant place. The address is 1-3 Dawson Street.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
3	10 Dawson Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO61 into HO149 as a Significant place. The address is 10-14 Dawson Street.	- Contributes to the significance of a precinct. - Late example of the type. - Of historical interest.
4	14 Dawson Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO61 into HO149 as a Significant place. The address is 10-14 Dawson Street.	- Contributes to the significance of a precinct. - Late example of the type. - Of historical interest.
5	16 Dawson Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO142 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
6	3–5 Frith Street, Brunswick	HO149 Sydney Road Brunswick Precinct; HO299	Retain in HO299 with no change.	- Part of an area assessed as a precinct. - Located on the edge of a precinct. - Of high historical merit. - Of high architectural merit. - High integrity. - Unusual place type in a precinct.
7	30 Ovens Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO167 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - Shows some signs of changes. - Of high historical merit.
8	203 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO151 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
9	261–289 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO149 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
10	337–341 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO156 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
11	339 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO156 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
				- Of high historical merit. - Of high architectural merit.
12	341 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO156 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
13	387 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO158 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high architectural merit.
14	389 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO158 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high architectural merit.
15	491 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO162 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
16	503 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO163 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high architectural merit.
17	523 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO167 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - Shows some signs of changes. - Of high historical merit.
18	525 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO167 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - Shows some signs of changes. - Of high historical merit.
19	527 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO167 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - Shows some signs of changes. - Of high historical merit.
20	707 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO170 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
21	709 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO170 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.
22	270 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO154 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
23	430–436 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporate existing HO160 into HO149 as a Significant place.	- Contributes to the significance of a precinct. - High integrity. - Of high historical merit. - Of high architectural merit.

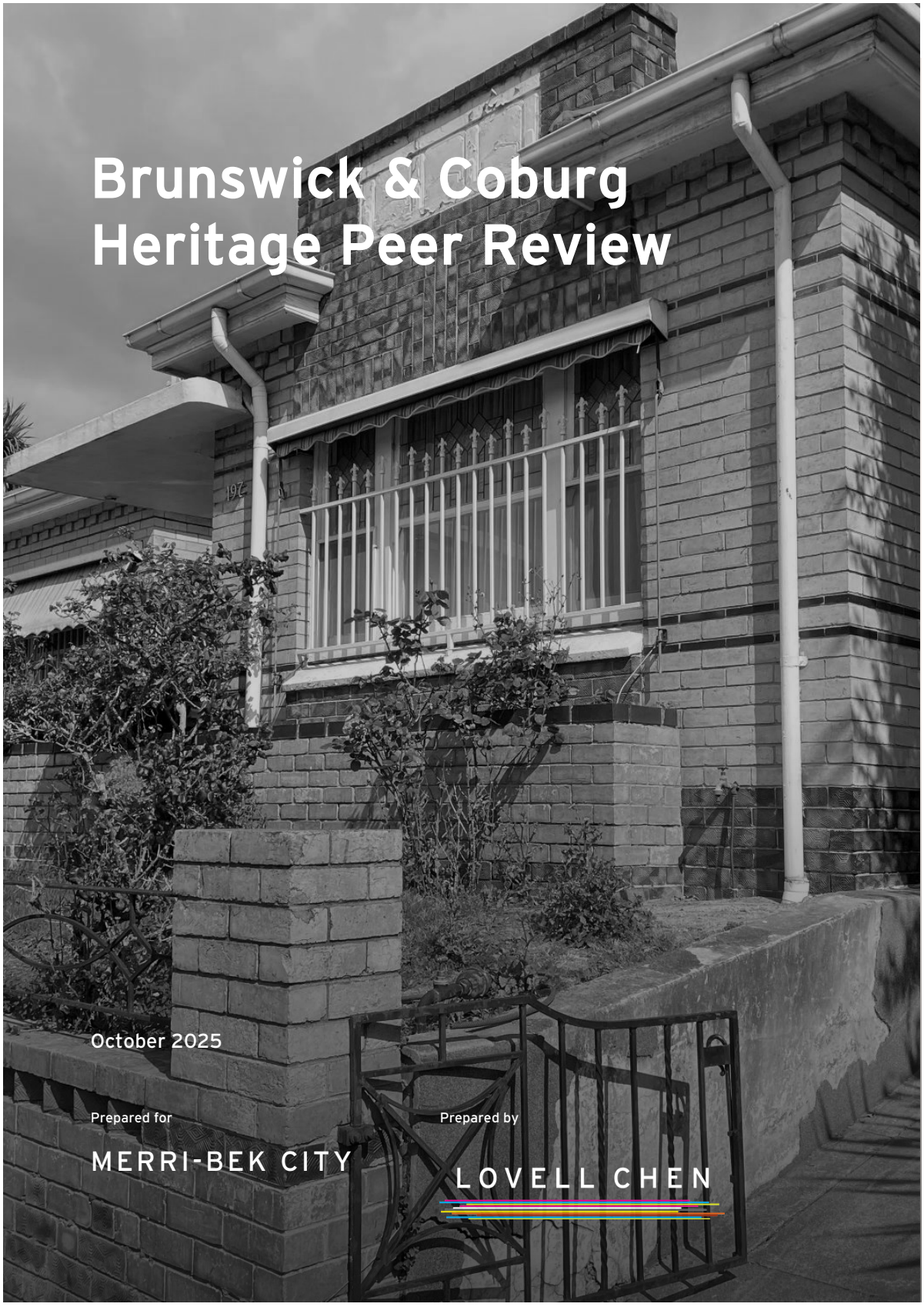
Table I.8. Properties recommended for inclusion in HO149 (26 addresses).

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
1	183 Albion Street, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Recent redevelopment.
2	15 De Carle Lane, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Multiple addresses exist for same parcel or place. - Comparable with contributory places in a precinct. - Of historical interest. - Low architectural interest. - High integrity.
3	699 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Comparable with contributory places in a precinct. - Of historical interest. - Shows some signs of changes. - High integrity.
4	701 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Comparable with contributory places in a precinct. - Of historical interest. - Shows some signs of changes. - High integrity.
5	703 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Low architectural interest. - Theme or place type already well represented by better examples.
6	705 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Low architectural interest. - Theme or place type already well represented by better examples.
7	713–737 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - High integrity. - Of historical interest.
8	706 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Recent redevelopment.
9	708 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Recent redevelopment.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
10	710 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Low intactness and integrity.
11	712 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Non-contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Low intactness and integrity.
12	714 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
13	716A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
14	716 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
15	718 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
16	720 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
17	722 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
18	724A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
19	724 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
20	726 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
21	728 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
22	730 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
23	732 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
24	732A Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Shows some signs of changes. - Of historical interest. - Comparable with contributory places in a precinct. - High integrity.
25	734 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Of historical interest. - High integrity.

	Street address	Relevant assessment / HO reference	Stage 2 recommendation	Rationale for proposed grading changes or rejection
26	736 Sydney Road, Brunswick	HO149 Sydney Road Brunswick Precinct	Incorporated in HO149 as a Contributory place (previously ungraded address).	- Part of the proposed extension to the precinct. - Of historical interest. - High integrity.


Brunswick & Coburg
Heritage Peer Review
October 2025
Prepared for
MERRI-BEK CITY
Prepared by
LOVELL CHEN

ACKNOWLEDGEMENT OF COUNTRY

This report was prepared on the lands of the Wurundjeri Woi-wurrung people who have been custodians of this land for thousands of years. We acknowledge their stories, connection to land, water and culture which is embedded in Country. We pay our respects to their Elders past and present and acknowledge that this report includes a post-contact history that forms only a small part of the ongoing story.

The City of Merri-bek is located on the lands of the Wurundjeri Woi-wurrung people, who are, and have always been the custodians of this land. We pay our respects to the Elders past and present, and acknowledge the stories, traditions and cultures of all Aboriginal and Torres Strait Islander people.

Quality Assurance Register

The following register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our certified quality management system.

Project no.	Issue no.	Description	Issue date	Approval
20250949	A	Draft peer review	24/10/2025	KG
20250949	B	Final peer review	17/11/2025	KG

Referencing

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Executive summary

This peer review has been prepared by Lovell Chen for Merri-bek City Council (Council) and is an independent peer review of the *Brunswick and Coburg Activity Centre Heritage Study* (the study), prepared for Council by GML Heritage in 2025.

The areas assessed in the *Brunswick and Coburg Activity Centre Heritage Study* are undergoing significant change. They are currently subject to review under the Victorian State Government's planning reforms and are identified in the Government's Activity Centres Program (Brunswick and Coburg Train and Tram Station Activity Centres, centred on Sydney Road).

The focus of this peer review is on the GML Heritage Stage 2 detailed assessments report, which was completed in June 2025. Amongst other things, the Stage 2 study includes recommendations for amendments to the Heritage Overlay (HO) in the Merri-bek Planning Scheme, including the introduction of new individual HO places and precincts and changes to three existing HO precincts. The study reports contain extensive documentation in support of the recommended changes.

The peer review project aims to ensure the GML Heritage study aligns with Planning Practice Note 1 *Applying the Heritage Overlay* (August 2018) (PPN01) and with best-practice heritage planning by reviewing the study's methodology and evidence base, verifying statements of significance, and providing clear recommendations. The peer review included limited historical and comparative research and targeted fieldwork.

The peer review has found that the study prepared by GML Heritage adopts a methodology and approach that is consistent with best practice heritage planning and the requirements of the relevant planning practice note, PPN01.

The work to support the study, including historical research, fieldwork and assessment of significance, has all been undertaken using appropriate methodologies and the study reporting is clear and of a high standard.

The majority of the GML Heritage study's findings and recommendations for new or amended HO controls are agreed and supported by this peer review.

In some instances, the GML Heritage study's recommendations for statutory controls are agreed, but the peer review has recommended changes be made to the associated documentation (heritage citation and/or statement of significance) to more accurately reflect the local heritage significance of the place.

There are also some individual places and precincts where the GML Heritage study's recommendations for new HO controls are not agreed, and the peer review recommends these not proceed. In those cases, the assessment of the peer review is that the relevant places and precincts do not reach the threshold for local significance.

The GML Heritage study makes recommendations for changes to some existing HO precincts and places within the study area, variously including changes to HO mapping, updates to a statement of significance, and changes to place categories (Significant, Contributory and Non-contributory). The majority of GML Heritage's recommended changes are agreed, however some of the recommended changes are not supported by the peer review.

The peer review recommendations are summarised in Table 1.

Table 1 Summary peer review recommendations

GML Heritage study recommendation	Peer review recommendation
Proposed new HO places	
Former clothing factory 274-274A Barkly Street, Brunswick	Apply the HO as a new individual heritage place as recommended by GML Heritage.

GML Heritage study recommendation	Peer review recommendation
	Revise statement of significance.
Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre 345 Victoria Street, Brunswick	Apply the HO as a new individual heritage place as recommended by GML Heritage. Revise the statement of significance.
Former Brunswick High School Block A Part 406 Victoria Street, Brunswick	Apply the HO as a new individual heritage place as recommended by GML Heritage.
Former East Brunswick Club Hotel 280 Lygon Street, Brunswick East,	Apply the HO as a new individual heritage place as recommended by GML Heritage. Revise the statement of significance.
Former Manchester Unity IOOF Albion Hall 357–361A Lygon Street, Brunswick East	Apply the HO as a new individual heritage place as recommended by GML Heritage.
Duplex 197 Nicholson Street and 37 Victoria Street, Brunswick East	Apply the HO as a new individual heritage place as recommended by GML Heritage. Revise the statement of significance.
Former factory; Triple R Radio Station 221 Nicholson Street, Brunswick East	Recommend the HO not be applied.
Bob Hawke Community Centre Part 24–26 Hudson Street, Coburg	Recommend the HO not be applied.
Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl) 322-324A Sydney Road, Coburg	Recommend the HO not be applied.
Coburg RSL Club 323-325 Sydney Road, Coburg	Recommend the HO not be applied.
Proposed new HO precincts	
Linden Street, Brunswick East Precinct 3–11 Linden Street, Brunswick East	Apply the HO as a new heritage precinct as recommended by GML Heritage
Nicholson Terraces 97-103 Nicholson Street, Brunswick East	Recommend the HO not be applied.
Piera Street, Brunswick East Precinct 6-32 Piera Street, Brunswick East	Recommend the HO not be applied.

GML Heritage study recommendation	Peer review recommendation
Proposed amendments to existing HO precincts	
HO149 Sydney Road Precinct	• Amend the HO149 citation and statement of significance to remove references to post-war period as being of significance. • Amend the gradings of four properties (163A, 382, 400-404 and 420-428 Sydney Road) to significant as recommended by GML Heritage. • Retain the current non-contributory grading of the following properties: 10 Dawson Street, 713-737 Sydney Road (part, 1980s section), 261-267 Albert Street, 528A Sydney Road, 371 Sydney Road, and 392-396 Sydney Road. • Amend HO149 to include existing individual HOs fronting Sydney Road. • Amend the recommended precinct boundaries to include the Brunswick Town Hall, and delete HO153 from the HO. • Retain HO61 and HO155 as individual places in the Heritage Overlay. • Do not apply the HO to 10 Dawson Street (Brosnan Centre building, demolished). • Make changes to the precinct boundaries to remove non-contributory buildings, and contributory buildings as per the GML Heritage recommendations with one exception (251 Albert Street). • Retain 251 Albert Street as a contributory property in HO149. • Retain the existing boundaries of HO149 at the northern end. • Retain HO170 as an individual HO, and make corrections to mapping to ensure the whole of the interwar building is included.
HO1 Albert Street Brunswick Precinct	Make the changes recommended by GML Heritage to the precinct boundaries, to exclude 280-292 and 294 Lygon Street, Brunswick East.
HO77 Frederick Street Precinct	Retain 35-37 Tinning Street as a contributory property in the HO77 Frederick Street Precinct with no change to the mapped extent.

1.0 Introduction

We respectfully acknowledge that the municipality of Merri-bek is located on the lands of the Wurundjeri Woi-wurrung people.

1.1 Background

This report has been prepared for Merri-bek City Council (Council) and is an independent peer review of the *Brunswick and Coburg Activity Centre Heritage Study* (the study), prepared for Council by GML Heritage in 2025.

By way of context, it is noted that the areas assessed in the *Brunswick and Coburg Activity Centre Heritage Study* are undergoing significant change. They are currently subject to review under the Victorian State Government's planning reforms, and are identified in the Government's Activity Centres Program (Brunswick and Coburg Train and Tram Station Activity Centres, centred on Sydney Road).[1]

The GML Heritage study was undertaken in two stages, with Stage 1 preliminary assessment undertaken in March-June 2024. The focus of this peer review is on the Stage 2 Final Report, which was completed in June 2025.

Amongst other things, the Stage 2 study included recommendations for amendments to the Heritage Overlay (HO) in the Merri-bek Planning Scheme, including the introduction of new individual HO places and precincts as well as a series of changes to existing HO precincts, the Sydney Road Precinct (HO149), the Albert Street Brunswick Precinct (HO1) and the Frederick Street Precinct (HO77). The study reports contain extensive documentation in support of the recommended changes.

1.2 Purpose

The peer review project aims to ensure the heritage study aligns with Planning Practice Note 1 *Applying the Heritage Overlay* (August 2018) (PPN01) and with best-practice heritage planning by reviewing the study's methodology and evidence base, verifying statements of significance, and providing clear recommendations.

The peer review comprises:

- Review of the study methodology and overall approach
- Review of the study findings including recommendations for:
  - Proposed new individual HO places
  - Proposed new HO precincts
  - Amendments to existing HO precincts.

1.3 Methodology

The peer review involved a detailed desktop review of the GML Heritage study reports.

As an initial stage, a high-level review of the methodology and findings was undertaken to understand the scope of the study and approach.

Following this, a more detailed review was undertaken of the study's assessments and recommendations. This stage involved limited and focused historical research and comparative analysis, including accessing some of the historical and comparative references from the GML Heritage study, as well as historical aerial photography and maps and plans.

1 https://engage.vic.gov.au/project/activity-centres-program/page/merri-bek, accessed 16 November 2025.

Targeted fieldwork was also undertaken, and this was an important input to the peer review. The fieldwork was all undertaken from the public domain (typically the street frontage) and none of the sites were accessed, nor were any interiors inspected.

The findings and recommendations of the peer review were then developed based on the fieldwork and desktop review work.

2.0 GML Heritage study methodology

Section 2 of the GML Heritage Stage 2 report (*Stage 2 Detailed assessment: Approach and methodology*) describes the approach and methodology adopted. The introduction to section 2 notes in overview that:

> *The study has been prepared in accordance with Planning Practice Note 1—Applying the Heritage Overlay (DELWP) (PPN01) and the Australia ICOMOS Burra Charter, 2013 (the Burra Charter).*[2]

Table 2 provides peer review comment on some aspects of the GML methodology.

Table 2 Peer review comments on GML Heritage study methodology

GML Heritage study reference (study heading)	Aspect of methodology	Peer review comment
2.1 Establishing significance levels for individual places and places in precincts	Section 2.1 of the study confirms that significance levels definitions (Significant, Contributory and Non-contributory) were adopted from Planning Scheme Amendment C208more, being: • *Significant heritage places are places of State, municipal or local cultural heritage significance that are individually important in their own right.* • *Contributory heritage places are places that contribute to the cultural heritage significance of a precinct. They are not considered to be individually important however when combined with other heritage places, they play an integral role in demonstrating the cultural heritage significance of a precinct.* • *Non-contributory heritage places are places within the heritage precinct that have no identifiable cultural heritage significance. They are included within the Heritage Overlay because any development on the place may impact on the cultural heritage significance of the precinct or adjacent 'significant' or 'contributory' heritage places.*[3]	These definitions (for Significant, Contributory and non-contributory places) have similarities with definitions for heritage categories or gradings found in other planning schemes or as adopted by other councils, including those in the Melbourne Planning Scheme (refer to the incorporated document Heritage Places Inventory March 2022) and those adopted by the City of Boroondara (https://www.boroondara.vic.gov.au/services/planning-and-building/heritage/boroondara-heritage-overlay-and-heritage-grading-map#toc-heritage-gradings-).

2 GML Heritage, *Brunswick and Coburg Activity Centre Heritage Study Stage 2: Final Report*, June 2025, section 2, pp. 8-15.

3 GML Heritage, *Brunswick and Coburg Activity Centre Heritage Study Stage 2: Final Report*, p. 8.

GML Heritage study reference (study heading)	Aspect of methodology	Peer review comment
2.3 Fieldwork	GML Heritage's approach to fieldwork is described at Section 2.3 of the study. In summary, the fieldwork was mostly undertaken from the public domain with some on-site and internal inspections by arrangement where this was considered to be warranted.	The methodology for the fieldwork is consistent with accepted practice.
2.4.1 History	GML Heritage's approach to historical research and area and place histories for the study is explained at 2.4.1 of the study. In summary, this included the development of study area and locality histories, consideration of the themes in Council's 2020 City of [Merri-bek] Thematic History (prepared by Extent Heritage, 2020) and development of histories for places or precincts under assessment.	The methodology for the historical research and history preparation is consistent with accepted practice. The development of the additional study area and locality histories is acknowledged, noting that these are brief and provide a general overview only rather than adding materially to the 2020 Thematic History.
2.4 Detailed Assessment	Section 2.4 of the study describes GML Heritage's approach to the task of assessment. This section of the study explains the structure of the citations, what information is provided and how it is presented, as well as the process of assessment, the format of the statements of significance and other matters such as mapping and scheduling. Key aspects of the assessment and documentation processes are identified and explained under the following headings: *2.4.1 History* *2.4.2 Description and integrity* *2.4.3 Comparative analysis* *2.4.4 Assessment against criteria* *2.4.5 Statement of significance* *2.4.6 Mapping and curtilages* *2.4.7 Statutory recommendations.*	The methodology as set out by GML Heritage is consistent with the requirements and guidance provided in PPN01. All aspects identified are relevant and are well explained.

3.0 Stage 2: Detailed Assessment (GML Heritage study criteria assessment and recommendations)

The following section provides a review by Lovell Chen of the GML Heritage study's detailed assessments and recommendations for precincts and individual places.

The peer review comments are based on a review of the documentation provided at *Appendix D – Individual place citations and statements of significance*, *Appendix F – Precinct citations and statements of significance* and *Appendix H – Amended HO149 citation and statement of significance*.

The following are addressed in turn:

- General comment on heritage citations and statements of significance: structure and content
- Proposed additional individual HO places
- Proposed new HO precincts
- Amendments to existing HO places.

3.1 General comment on heritage citations and statements of significance: structure and content

The heritage citations and statements of significance in the GML study (Appendices D, F and H) include the following:

- Statement of significance, in the what/how/why format
- Curtilage map
- History (locality and place history)
- Description and integrity
- Comparative analysis
- Assessment against criteria
- References
- Recommended management (i.e. recommendations for inclusion in the Heritage Overlay)
- Planning Scheme controls.

The heritage citations are variously illustrated through the use of current and historical photographs as well as illustrations and maps and plans.

Peer review comment

The format and content in the detailed assessments (citation and statements of significance) provide an appropriate level of detail to inform the assessment of significance.

The comparative analysis generally includes appropriate examples which relate to the places under assessment and which help to place them in context and consider significance as is required by PPN01.

The approach to the application of the assessment criteria was also generally sound, although in specific cases the finding that a threshold of local heritage significance against the relevant criterion/criteria is reached was questioned. Refer to the peer review comments and recommendations for specific places and precincts at sections 3.2 and 3.3 .

As an overview comment, the places recommended for the HO in the GML Heritage study were assessed as satisfying one or more of criteria A (historical), D (representative) and G (social). No findings were made against criteria B, C, E (other than as related to the Sydney Road Precinct), F and H.

Brief peer review comments on the application of these three key criteria (A, D and G) in the study are provided in Table 3. As noted, more detailed peer review comments on the GML Heritage assessment of specific places and precincts are provided at sections 3.2 and 3.3.

Table 3 Assessment against criteria - general comments

Criterion	Application in the GML Heritage study	Peer review comment
Criterion A Importance to the course or pattern of our cultural or natural history (historical significance)	All places recommended for individual HOs or as new HO precincts were identified as being of historical significance.	The peer review found that the threshold for local significance against criterion A was not met in all cases. An association with a recognised historical theme, even where that theme is of significance in the municipality, is not always indicative of historical significance. The question is how well each place demonstrates or has a clear association with that theme to be considered important. In other words, a place should not just be associated with a historical theme/phase/activity etc of importance, it should be of importance for that association. As an example, a place may be associated with an owner / family or broader migrant or cultural group which can be related to a significant theme in the history of the municipality. Such associations may be part of the history or story of the place, but not necessarily of heritage significance. In other cases, the association may not be as important (or demonstrated as well) in the case of the subject place when compared other examples.
Criterion D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).	The majority of places recommended for individual HOs or new precincts have been identified as being of representative significance.	Some places identified as satisfying this criterion represent a clearly defined class of place (hotel, school, or cottage row for example) and the fabric demonstrates the typical characteristics of the class. The application of Criterion D and the establishment of a threshold for local significance threshold were queried in a small number of cases.
Criterion G	Criterion G (social value) is attributed for a small number of places	One of the Stage 2 exclusions references social value assessment (at section 1.4.1):

Criterion	Application in the GML Heritage study	Peer review comment
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 (social significance).		*The following tasks were beyond the scope of Stage 2:* *Social value consultation with stakeholders. Assessment of social significance (Criterion G) considered guidance provided in recent planning panel reports and The Victorian Heritage Register Criteria and Threshold Guidelines.* The reference to panel reports implies an appreciation of the need for social value assessment against Criterion G to provide evidence to support the findings, including, as relevant, engagement with the relevant community or cultural group. The Panel for Amendment C405melb was clear on this issue, stating that it 'is inappropriate to conclude that a place is of local social significance without a detailed investigation of whether a place has social significance'.[4] On this basis, as a matter of principle, the attribution of local social value for individual places in the study is likely to be questioned without more detailed investigation and evidence.

3.2 Proposed new individual HO places

The citations and statements of significance for proposed new HO places are included at Appendix D of the GML study.

Table 4 summarises the study findings and provides a peer review comment and Lovell Chen's recommendation for each of the proposed new HOs.

Table 4 Proposed new individual HO places – peer review comments and recommendations

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Former clothing factory 274-274A Barkly Street, Brunswick	*Criterion A:* As a small post-war textile factory; for associations with post-war Jewish migrants	Meets Criterion A (historical significance) for its association with and providing evidence of the textile and clothing industry in the post-war period.	Apply the HO as a new individual heritage place.

4 Melbourne Planning Scheme Amendment C405melb, Carlton Heritage Review & Punt Road Oval Heritage Review, Panel Report, 29 November 2022, p. 36.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
1964	and role of this community in Melbourne's clothing trade *Criterion D:* As a highly intact small-scale post-war clothing factory building associated with Merri-bek's textile and clothing industry	Meets Criterion D (representativeness) as a broadly intact example of its type which compares well to other examples in the HO. The claim for historical significance against Criterion A based on associations with specific Jewish and Italian migrant owners and occupants is not supported. It is not clear that a single building could demonstrate a broader historical theme of 'Jewish migrants in the development of Melbourne's clothing trade', nor is the association with an individual Italian-born clothing manufacturer John Palermo (even at 40 years) of historical significance, either under Criterion A or H.	Revise statement of significance to remove reference to the post-war Jewish migrants and role of this community in Melbourne's clothing trade under Criterion A.
Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre 345 Victoria Street, Brunswick 1938, 1948	*Criterion A:* As a memorial hall for RSL (1938-1996); for later association with the Pontian community (1996-2023) and signage and olive trees from this occupation are evidence of important historical theme and multicultural nature of Merri-bek. *Criterion D:* As a highly intact purpose-built hall and RSL Clubrooms designed in interwar Moderne style, with retained features.	Criterion A (historical significance) is met on the basis of the historical association with the RSL Brunswick sub-branch. The relatively brief and recent association with the Pontian Community of Melbourne over a 17-year period is of interest as a later use but is not considered of historical significance. Recognising there is physical evidence of the association, that in itself does not elevate the association to historical significance at the local level. This aspect of the history is better acknowledged in the history section of the citation. Criterion D (representative significance) is met as an example of a clubrooms/hall building in an interwar Moderne style. This is while recognising the building has undergone a series of alterations, some of which detract from its presentation and legibility, notably the overpainting to Victoria Street.	Apply the HO as a new individual heritage place. Revise the statement of significance to remove attribution of significance on the basis of the Pontian community association.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Former Brunswick High School Block A Part 406 Victoria Street, Brunswick 1963-68	*Criterion A:* demonstration of expansion of education in municipality in post-war period, only surviving post-war secondary school building, long-term operation as a school (1964-1999). *Criterion D:* highly intact example of a new multi-storey school building typology/post-war secondary school architecture by Public Works Department, one of few remaining in Melbourne	Criterion A (historical significance) is demonstrated. Criterion D (representative significance) is demonstrated.	Apply the HO as a new individual heritage place.
Former East Brunswick Club Hotel 280 Lygon Street, Brunswick East	*Criterion A:* as a fine example of an Italianate style hotel built in 1880s boom period, reflecting working class population and industrial development in Brunswick East; for continued role as entertainment venue. *Criterion D:* as a fine example of a substantial three-storey hotel building built in the highly ornate Victorian Italianate style, with typical characteristics of the typology.	In relation to Criterion A (historical significance), this is met, however aspects of the assessment are queried. The first sentence 'The former East Brunswick Club Hotel, Brunswick East, is of historical significance as a fine example of an Italianate-style hotel built during Melbourne's property boom of the 1880s.' is agreed. A further statement could be made to reference the importance of hotels in Brunswick in the nineteenth and twentieth centuries. The other claims for significance under Criterion A are not considered to be substantiated. The hotel does not demonstrate *the sizable working-class population and industrial development of the suburb at that time*. It is of a standard typology found across Melbourne. The hosting of live music and other events is not unusual for a hotel and does not 'contribute to historical significance'. Criterion D (representative significance) is demonstrated and the reasons given are agreed.	Apply the HO as a new individual heritage place. Revise the statement of significance as per the peer review comments.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Former Manchester Unity IOOF Albion Hall 357–361A Lygon Street, Brunswick East 1929-30	*Criterion A:* for its association with the well-established and influential MUIOOF Brunswick branch, demonstration of growth of friendly societies in Depression era, as a social venue and community gathering place (1930-1996), accommodating diverse community groups.	Criterion A (historical significance) is demonstrated. Although there has been change to the ground floor and to the first-floor windows, the overall presentation of the building and the historical use as a hall and community venue remains legible.	Apply the HO as a new individual heritage place.
Duplex 197 Nicholson Street and 37 Victoria Street, Brunswick East 1942	*Criterion A*: as a reflection of suburban development in interwar/World War II (WWII) period, association with Jewish community moving to Brunswick and northwards from Carlton. *Criterion D:* as a refined and highly intact example of a brick duplex pair constructed in WWII period, demonstrating typical characteristics of period, transition from interwar styling to post-war austerity	The duplex is considered to reach a threshold for local heritage significance, but against Criterion E, rather than against criteria A and D. Under Criterion A (historical significance), it is not demonstrated that the duplex is of historical significance as a 'reflection of the suburban development of Brunswick East during the interwar period and years leading into WWII'. A single residence (in this case of atypical design) does not reflect meaningfully on broader developmental themes. Precincts are more suitable to demonstrate such patterns within the municipality. Similarly, the fact that the property had a Jewish owner does not reflect on broader demographic themes or patterns in Brunswick East and is not of historical significance. Criterion D (representative significance) is also not demonstrated. The duplex is of atypical rather than typical design, both in form and detailing. Rather, the idiosyncratic design of the duplex, including the variety and inventive use of brickwork, could be appropriately considered under Criterion E (aesthetic significance) as an unusual and highly distinctive residence of the period.	Apply the HO as a new individual heritage place. Revise the statement of significance to remove reference to criteria A and D. Redraft to address significance against Criterion E.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Former factory; Triple R Radio Station 221 Nicholson Street, Brunswick East c. 1960	*Criterion A: 'for its illustration of the lifecycle of a former industrial building that became redundant after the decline of manufacturing in the area' and as a 'fine representative example of post-war industrial expansion, and the trend of adapting redundant industrial spaces for cultural purposes, as a notable example of a community cultural facility operating from a former industrial space, and for demonstrating the range of cultural pursuits characterising Merri-bek.* *Criterion D:* a highly intact example of a post-war factory building. *Criterion G:* for its direct and strong connection with the community of Triple R's staff, broadcasters and volunteers, who have active and direct association with the building.	Criterion A (historical significance) is not demonstrated. • The repurposing of an existing building ('Illustration of a lifecycle') is not in itself of historical significance. This clearly is a concept that could be applied to a wide range of industrial buildings and places in Merri-bek. The broader historical pattern is of interest but attribution of significance to the adaptive reuse a single building is not considered to be of local heritage significance. • The occupation of the building by Triple R is of recent origins and is not of historical significance. The analysis appears to conflate the importance of Triple R as a cultural institution in Melbourne with a concept of historical significance of the station's current premises. • Aside from the current use, the building is not considered of historical value as a 'fine representative example' of what is a very broad theme ('post-war industrial expansion'). • Potential significance as an example of a post-war factory building is more appropriately considered under Criterion D. Criterion D (representative significance) is not demonstrated. The citation includes limited comparative analysis on post-war factory buildings as a typology (the two examples given have both been adapted for 'creative' purposes). Based on the comparative analysis in this study for the other recommended post-war industrial building (274-274A Barkly Street, Brunswick), this building does not appear to satisfy the threshold for local heritage significance under this criterion. The building appears as a simple post-war factory building, but not as an important example of the type in the municipality. The other focus in the comparative analysis is on community radio stations, which is challenging as a place typology – these are not	Recommend the HO not be applied.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
		purpose-built and are not a building type *per se.* Additionally, premises change over time. Criterion G (social significance) is not demonstrated. In this case, the value of Triple R as a community radio station and as an important cultural presence in Melbourne has been conflated with the value of the current premises.	
Bob Hawke Community Centre Part 24–26 Hudson Street, Coburg 1986	*Criterion A:* for its provision of welfare to senior citizens, in particular non-English speaking migrant groups, demonstrates the Federal government shift towards multiculturalism, advocated by then prime minister, Bob Hawke. *Criterion D*: as an example of a Post-modern style late twentieth-century community facility, reflecting evolving approaches to community and multicultural spaces, and government initiatives to embrace contemporary architectural influences to signify shifting government agenda. *Criterion G:* of social significance to the local community of Coburg as a place of meeting and social activities for Coburg's senior citizens for over 30 years.	The finding that Criterion A (historical significance) is met at a local level is based on a combination of two historical themes (elderly/senior citizens welfare and post-war migration). Even considering the interest that is derived from these documented associations however, the ability of the building to reflect meaningfully on them is limited. While its origins as a community facility are clear, there is little in the presentation of the building that reflects on the more specific associations. On this basis the place is not considered to meet the threshold for local historical significance. Criterion D (representative significance) is not demonstrated. The Post-modern style is employed in an understated manner when compared to other examples and the building's *importance* in demonstrating the key characteristics of that style is not clearly demonstrated. The discussion of the shift away from Modernism towards Post-modernism and a more 'human' response in this period including for government and community buildings is accepted. However, the suggestion that this particular building is of heritage significance for its ability to reflect on *government initiatives to embrace contemporary architectural influences to signify shifting government agenda* is not substantiated. The communities identified under Criterion G (social significance) – 'local community of Coburg' and 'Coburg's senior citizens' – are broad and there is no analysis of attachment to the place itself.	Recommend the HO not be applied.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl) 322-324A Sydney Road, Coburg 1920-21, 1961, 1981	*Criterion A:* for the three phases of use, including broader narrative of evolution/adaptation from picture theatre to bowling alley; as a reflection of post-war leisure boom and expansion of tenpin bowling in 1960s, and for reflecting the adaptation/reuse of existing buildings by multicultural communities in Merri-bek. *Criterion D:* as an externally intact example of a bowling centre designed by bowling centre architect Thomas Berman, and as a fine representative example of post-war leisure architecture. *Criterion G*: of social significance to the Vizzinesi community and wider Italian community in Merri-bek and beyond.	The subject site presents as an evolved building, with the overall form dating from the picture theatre use, cladding to front and side elevation dating to the bowling alley use, and signage relating to the social club use. Criterion A (historical significance): the construction of the building as a picture theatre is noted, however, the level of alteration is such this original use is no longer demonstrated in a meaningful way. Likewise, the building as a reflection of the 'post-war recreation boom' for the bowling alley use is not readily appreciated, nor (beyond the front signage) is the adaption of the building for a multicultural community for use as social club. Criterion D (representative significance) is not demonstrated. As an example of a post-war bowling alley, the building does not demonstrate the key characteristics of this typology. Post-war bowling alleys were typically low-scale Modernist structures, with an emphasis on horizontality reflecting the arrangement of bowling lanes. At the subject site, the adaptation of the former theatre retained the form of the large 1920s hall and the verticality of its front elevation, with screening to obscure the interwar detailing. As such, the post-war bowling alley use is not clearly legible. Post-war recreational architecture is a broad category, and the characteristics of this as a typology have not been demonstrated in the citation. Criterion G (social significance). The use of the building as a social club since 1979 is indicated by the signage on the main elevation, however no evidence has been put forward of investigations into potential social value as related to the use and whether that would meet the threshold of local heritage significance.	Recommend the HO not be applied.
Coburg RSL Club 323-325 Sydney Road, Coburg 1956, c. 1981	*Criterion A:* as a memorial hall and RSL clubrooms, with continuing association (from 1956) with Coburg RSL Sub-	This building has two street frontages, with the now rear elevation to Hunt Street the original main entry. Both the Hunt Street and Sydney Road presentations have been substantially altered.	Recommend the HO not be applied.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
	Branch, which is the oldest continuously operating RSL Sub-Branch in Melbourne, formed in 1918. *Criterion G*: to the Coburg veterans' community for the enduring and active role it played at this site for nearly 70 years.	As an aside, the Hunt Street elevation is constructed of red brick, not cream brick. Criterion A (historical significance) as a memorial hall and RSL clubrooms is not met. Acknowledging that the Coburg sub-branch of the RSL has been in operation since 1918, the club occupied space at the Coburg Town Hall for nearly 40 years before the establishment of its own premises at the subject site. Criterion G (social significance): It may be that the Coburg RSL sub-branch members have a strong connection to the place, however no evidence has been put forward of investigations into potential social value and whether that would meet the threshold of local heritage significance.	

3.3 Proposed new HO precincts

The citations and statements of significance for new HO precincts are included at Appendix F to the GML study. Table 5 provides peer review comments and recommendations.

Table 5 Proposed new HO precincts – peer review comments and recommendations

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Linden Street, Brunswick East Precinct 3–11 Linden Street, Brunswick East c. 1890	*Criterion A*: tangible evidence it provides of the late nineteenth century residential development in Brunswick East, associated with the growth of industries; the modest buildings demonstrate speculative developments associated with accommodating the growing workforce. *Criterion D*: as a row of detached timber Victorian-era cottages that is largely intact, which is set apart from other examples by unusual use of alternating gable and hip roof forms.	While small, this proposed precinct is relatively intact and presents as cohesive. The row is distinctive in its use of alternating roof forms. Both Criterion A (historical) and Criterion D (representative) are established in the documentation.	Apply the HO as a new precinct.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Nicholson Terraces 97-103 Nicholson Street, Brunswick East 1895, 1960s-70s	*Criterion A:* for the tangible evidence they provide of southern European migration to Brunswick East after World War II, illustrate demographic changes in Brunswick East in period and alterations to existing homes in style reminiscent of home countries. *Criterion D:* intact sample of Victorian-era workers' cottages that were modified by their Italian immigrant owners in the 1960s and 1970s to embody the Mediterranean idiom.	*Note, there are some references in the study to the precinct being 97-107 Nicholson Street. The proposed precinct is 97-103 Nicholson Street.* Criterion A (historical significance) is not met at the local level. While the cultural references are appreciated, these terrace houses would not be elevated to local significance for the reasons given. There are numerous places in the municipality that reflect on the presence and influence of migrants from southern Europe. Similarly, Criterion D (representative significance) is not demonstrated. The alterations to the buildings appear to have been undertaken in an *ad hoc* manner by different owners and it is not agreed that they comprise a significant example / exemplar of an important place type as is suggested. Additionally, there are many examples in the municipality of residences which have undergone change in the post-war period, often by post-war European migrant owners. The HO--listed comparison provided, 223–229 Victoria Street, Brunswick, is a more integrated cohesive example.	Recommend the HO not be applied.

Place	Summary of assessment against criteria (GML Heritage)	Peer review comment	Recommendation
Piera Street, Brunswick East Precinct 6-32 Piera Street, Brunswick East	*Criterion A:* for the tangible evidence of early residential development in Brunswick East, associated with growth of industries. Modest scale and narrow frontages demonstrate the type of speculative development in the area. *Criterion D*: illustrate the types of modest, yet stylish dwellings, characteristics of Victorian Italianate style. Of note as an unusually long row of attached cottages, present as a cohesive group.	This row comprises a housing type that is well represented in the municipality. The legibility of the row as a single development is diminished by the varying levels of intactness and change, including: • Most houses are overpainted • Variety of roofing materials, including tiles, corrugated metal and slate (both recent and potentially early) • Some windows replaced • Most houses are missing chimneys • Different front fences (including form and materiality) Given the emphasis on the history of the row as a single development and on its cohesion and legibility, with level of alteration, the proposed precinct is not considered to reach the threshold for local significance.	Recommend the HO not be applied.

3.4 Amendments to existing HO precincts - Sydney Road Precinct (HO149)

The HO149 Sydney Road Precinct is a long-established HO precinct of recognised heritage significance. The existing statement of significance, prepared for the former City of Moreland study (2000), identifies the significance of the precinct as being of historical, architectural and social, as a predominantly intact nineteenth and early twentieth century retail and commercial strip, with a large number of buildings of individual significance. The statement notes the location of 'most of Brunswick's key institutional buildings' within the precinct. A number of individually significant buildings within the mapped extent of the precinct currently are subject to individual HOs, including the municipal offices (Brunswick Town Hall) as well as the Brunswick Baths and several churches.

The amended HO149 citation and statement of significance is included at Appendix H to the GML study. The mapped amendments to the precinct are included at Appendix C (section C.2, Figs 3.1-3.5).

A number of amendments have been proposed to the Sydney Road Precinct, including changes to boundaries (addition and removal of properties).

A revised citation and statement of significance are proposed. The revised statement of significance identifies the precinct as of historical, representative, aesthetic and social significance.

Significantly, the period of significance as related to precinct building stock is proposed to be expanded from late nineteenth / early twentieth century to take in a far wider date range (early Victorian -i.e. the mid-nineteenth century through to the post-war period, and up to the 1970s) than at present.

Another proposed change is that the majority of individual HO places are recommended to be incorporated into HO149, aside from the town hall, which is proposed to remain as HO153.

Table 6 provides a list of the key changes proposed for the HO149 Sydney Road Precinct, with peer review comments and recommendations. Note, as of 20 October 2025, the building at 10 Dawson Street has been demolished.

Table 6 Proposed amendments to Sydney Road Precinct (HO149) – peer review comments and recommendations

GML Heritage recommended amendment	Peer review comment	Recommendation
Expand period of significance to post-war period and beyond	This change does not appear to be justified on the analysis in the report The precinct clearly remains of significance as a predominantly nineteenth and early twentieth century retail and commercial strip with some interwar development which can be acknowledged. In contrast the post-war period is not a major developmental theme and those post-war buildings that are present are not particularly distinguished historically or architecturally. They do not add value in a heritage context and many detract. Only a small number of buildings from the post-war period have been identified as contributory to the precinct, with the majority of post-war buildings still identified as non-contributory. References to the post-war period in the citation tend toward the descriptive rather than justifying or explaining the contribution to the significance of the precinct.	Amend the HO149 citation and statement of significance to remove references to post-war period as being of significance
Upgrade of existing contributory places to significant.	This recommendation relates to the upgrading of four existing places within the precinct to a significant grading: • 163A Sydney Road, Cornish Arms Hotel (1923-25). The Cornish Arms Hotel is a substantial hotel building in the precinct, and it reflects the heritage values of the precinct. The documentation in the study supports the recommended grading change. This recommendation is supported. • 382 Sydney Road, Former State Savings Bank (1921). This building is a substantial interwar commercial building on a corner site, addressing both the Sydney Road and Albert Street frontages. The building reflects the heritage values of the precinct, and the documentation in the study supports the recommended grading change. This recommendation is supported.	Amend the gradings of the four properties (163A, 382, 400-404 and 420-428 Sydney Road) to significant.

GML Heritage recommended amendment	Peer review comment	Recommendation
	• 400-408 Sydney Road, Former Manchester Unity Independent Order of Oddfellows Hall (1867 hall, c. 1900s front). The building presents to Sydney Road as an early twentieth century commercial building. The documentation gives details of the 1867 hall structure. The building reflects the heritage values of the precinct, and the documentation in the study supports the recommended grading change. This recommendation to upgrade to significant is supported. • The study recommends internal controls be selectively applied to this property via a reference in the HO schedule entry for the precinct. • 420-428 Sydney Road Former Brunswick Post Office (1908). A two-storey brick post office of early twentieth century, which appears intact. The building reflects the heritage values of the precinct, and the documentation in the study supports the recommended grading change. This recommendation to upgrade to significant is supported.	
Upgrade of post-war or late twentieth century buildings from non-contributory to contributory	This recommendation relates to the upgrading of the non-contributory properties below to contributory: • 10 Dawson Street, 1986 Brosnan Centre, Catholic welfare institution (now demolished) • 713-737 Sydney Road, upgrade of the 1980s extension to the 1940s Don Bosco Hostel (HO170, recommended significant in HO149) • 261-267 Albert Street, a single storey post-war industrial building, overpainted • 528A Sydney Road, two storey concrete commercial building from post-war period • 371 Sydney Road, a two-storey late twentieth century bank building • 392-396 Sydney Road, an altered late twentieth century bank building As noted above, the post-war period and later twentieth century are not considered to contribute to the significance of the HO149 precinct.	Retain the non-contributory grading of these properties.
Include existing individual HOs as part of the precinct	The recommendation to amend the precinct boundaries to incorporate existing individual HOs into HO149 is supported *where these buildings front Sydney Road and form part of the principal streetscape of the precinct.* Where individual HOs do not front Sydney Road and are not included within the boundaries, their incorporation is not supported (see below).	Amend HO149 to include existing individual HOs fronting Sydney Road. Amend the recommended precinct

GML Heritage recommended amendment	Peer review comment	Recommendation
	The study recommends against the inclusion of the Brunswick Town Hall, 219-257 Sydney Road (HO153), however this building is a major presence and contributor to the precinct and should be incorporated.	boundaries to include Brunswick Town Hall, and delete HO153 from the HO.
Expand the HO149 precinct to include properties to Dawson Street. As shown at Fig. 3.2 of the study (below). Figure 1 Detail of Fig 3.2 'Amendments to existing HO curtilage or significance', Source: GML, *Brunswick and Coburg Activity Centre Heritage Study Stage 2: Final Report*, 2025, p. 64	The study recommends amending the precinct boundaries on Dawson Street, to incorporate two existing individual HOs and an existing non-contributory property. The properties are the Brosnan Centre building at 10 Dawson Street (to be upgrade to contributory) and the individually significant Brunswick Baths at 16 Dawson Street (HO61) and St Ambrose's School and Church Hall, 1-3 Dawson Street (HO155). The Brosnan Centre building (10 Dawson Street) has been recommended for inclusion in HO149 as a contributory property. The justification is given that this property is a religious institution of the 1980s which enhances the civic character of the precinct. As noted above, the late twentieth century is not a period of significance for the precinct, and this building does not contribute to HO149. The building has recently been demolished. The extension of the precinct boundaries to include the Brunswick Baths and the St Ambrose's School and Church Hall site is also not supported. These properties are set back from Sydney Road, and are not considered to be closely aligned to the significance of the precinct. The proposed amendment of the precinct boundaries to include the Dawson Street properties is not supported.	Retain HO61 and HO155 as individual places in the Heritage Overlay. Do not apply the HO to 10 Dawson Street (Brosnan Centre building, demolished)
Removal of properties at edge of precinct and boundary realignment. This is shown at Figs 3.1-3.5 in section C.2 Amendments to existing HO recommended.	A number of properties located at the edge of the precinct extent are recommended to be removed from the precinct, with a related realignment of the precinct boundaries. The majority of properties recommended to be removed are existing non-contributory buildings and are either located on side streets or have been subdivided from the rear of properties fronting Sydney Road. The removal of non-contributory properties from the periphery of the precinct is supported, as there will be no change to the heritage values of the place. In a small number of instances, the properties recommended to be removed are existing contributory graded properties. This includes: • Group of buildings at 316-334 Victoria Street, includes contributory properties at nos 318 (graded building	Make changes to the precinct boundaries to remove non-contributory buildings, and contributory buildings, as per the study recommendations with one exception (251 Albert Street). Retain 251 Albert Street in HO149.

GML Heritage recommended amendment	Peer review comment	Recommendation
	replaced), 324, 328, 330 and 332. This a very mixed small-scale commercial streetscape and is located away from Sydney Road. The group does not make a contribution to the heritage precinct and the recommended removal of these properties from the precinct is supported. • 1B-1E Stewart Street, graded contributory but is a recent redevelopment. The recommended removal of these properties from the precinct is supported • 2 Merri Street, altered c. late nineteenth residence. The recommended removal of this property from the precinct is supported. • 2 Hope Street, very altered nineteenth century residence. The recommended removal of this property from the precinct is supported. These recommendations above are supported as the above properties do not contribute to the precinct. One further contributory property is recommended to be removed: • 251 Albert Street, a late nineteenth century residence. This has been recommended to be removed as it is a typical example of the type, at the edge of the precinct and as the theme/place type is well represented. This building is adjacent to an individual Heritage Overlay (HO3), which comprises a pair of nineteenth century cottages. This recommendation is not supported. It appears inconsistent with the retention of the nearby 255 Albert Street, which is a very similar double-fronted Victorian weatherboard dwelling.	
Inclusion of additional properties at north of precinct • East side: nos 706-736 • West side: nos 699-705, 707-737 (includes HO170)	This recommendation relates to the expansion of the precinct at its northern end. On the east side, this recommendation is to include in the HO a row of two-storey interwar shops/residences, and two single c. interwar storey shops as contributory (nos 714-736), plus four non-contributory properties on the east side of Sydney Road (nos 706-712). This recommendation is not supported. The interwar row of shops and residences is very altered, including changes to first floor windows to most shops (only one or two remain intact), and the first floor has been removed at no 722. The interwar buildings at nos 714-736 do not compare well with other interwar/early twentieth century	Retain the existing boundaries of HO149 at the northern end. Retain HO170 as an individual HO and make corrections to mapping to ensure the whole of the interwar building is included.

GML Heritage recommended amendment	Peer review comment	Recommendation
	buildings in the precinct, and as such their inclusion in the precinct is not justified. On the west side, the recommendation is to incorporate the 1940s Don Bosco Youth Centre (existing HO170, no. 707-709) and 1980s addition (contributory, part no. 713-737), a pair of interwar shops (contributory, nos 609 and 701) and two non-contributory properties (nos 703 and 705). The current mapped extent of HO170, for 1940s Don Bosco building) does not cover the full extent of the building and this should be corrected. The recommendation to include the 1980s extension (part no. 713-737) is not supported, the late twentieth century is not an important phase of development in the precinct. The interwar shops at nos 609 and 701 do not compare well to other buildings of the interwar period in the precinct, and the contributory grading is not justified. The extension of the precinct at its northern end is not recommended.	

3.5 Amendments to existing HO precincts - Albert Street Brunswick Precinct HO1 and Frederick Street Precinct HO77

Note in relation to proposed changes to the existing Albert Street Brunswick Precinct (HO1), the study does not include an updated precinct citation and statement of significance for HO1, and Lovell Chen's peer review comments below are based on the recommendations through the study documentation.

The assessment of 35-37 Tinning Street and amended Frederick Street Precinct (HO77) statement of significance is included at Appendix E.

Table 7 provides peer review comments and recommendations on the changes proposed in the GML Heritage study.

Table 7 Proposed amendments to Frederick Street Precinct (HO77) and Albert Street Precinct – peer review comments and recommendations

HO	GML Heritage recommended amendment	Peer review comment	Recommendation
HO1 Albert Street Brunswick Precinct	Amend the boundaries of the precinct to exclude 280-292 and 294 Lygon Street, Brunswick East. The former East Brunswick Club Hotel at 280 Lygon Street is recommended to be included in the HO as an individual place (see 3.2).	This change is supported. The Albert Street Brunswick Precinct is a precinct of nineteenth century houses, including two-storey terrace to Albert Street and single-storey brick terraces to Sedgman Street. The heritage values of the East Brunswick Club Hotel are	Make the recommended changes to the precinct boundaries, to exclude 280-292 and 294 Lygon Street, Brunswick East.

HO	GML Heritage recommended amendment	Peer review comment	Recommendation
		distinct from the values of the HO1 precinct.	
HO77 Frederick Street Precinct	As part of this study, the warehouse at 35-37 Tinning Street was assessed for a potential individual HO. This change was not recommended by the study on the basis it did not reach the threshold for an individually significant place. The recommended change to amend the boundaries of HO77 is to include the whole of the property at 35-37 Tinning Street, to cover the extant railway sidings. This place is recommended to remain as a contributory place in the HO77 precinct. The statement of significance has been amended to acknowledge the historical importance of the warehouse at 35-37 Tinning Street.	The study finding that the warehouse at 35-37 Tinning Street does not reach the threshold for an individual Heritage Overlay is supported. This warehouse of 1887 has been modified, including to its Albion Street frontage and the presentation to Tinning Street, and the addition of corrugated metal upper walls and roof. Although the original bluestone materiality is evident to its east and west elevations, the extent of change diminishes its overall presentation. The retention of the building within the HO77 precinct as contributory is appropriate. Despite alterations, the original form, materiality and function of this building is evident. The amendments to the statement of significance support its retention in the precinct and its heritage value. The recommended change to amend the boundaries of HO77 is to include the whole of the property at 35-37 Tinning Street, including additional railway sidings. This change would also extend the HO to include the full extent later office wing (current partly in the HO). The extension of the precinct boundary is not supported, the historical relationship of the place to the railway line is readily understood through its siting.	Retain 35-37 Tinning Street as a contributory property in the HO77 Frederick Street Precinct with no change to the mapped extent.

4.0 Summary of peer review recommendations

4.1 Proposed new individual HO places

Table 8 Proposed new individual HO places - peer review recommendations

Place	Peer review recommendation
Former clothing factory 274-274A Barkly Street, Brunswick	Apply the HO as a new individual heritage place. Revise statement of significance to remove reference to the post-war Jewish migrants and role of this community in Melbourne's clothing trade under Criterion A.
Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre 345 Victoria Street, Brunswick	Apply the HO as a new individual heritage place. Revise the statement of significance to remove attribution of significance on the basis of the Pontian community association.
Former Brunswick High School Block A Part 406 Victoria Street, Brunswick	Apply the HO as a new individual heritage place.
Former East Brunswick Club Hotel 280 Lygon Street, Brunswick East,	Apply the HO as a new individual heritage place. Revise the statement of significance as per the peer review comments.
Former Manchester Unity IOOF Albion Hall 357–361A Lygon Street, Brunswick East	Apply the HO as a new individual heritage place.
Duplex 197 Nicholson Street and 37 Victoria Street, Brunswick East	Apply the HO as a new individual heritage place. Revise the statement of significance to remove reference to criteria A and D. Redraft to address significance against Criterion E.
Former factory; Triple R Radio Station 221 Nicholson Street, Brunswick East	Recommend the HO not be applied.
Bob Hawke Community Centre Part 24–26 Hudson Street, Coburg	Recommend the HO not be applied.
Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl) 322-324A Sydney Road, Coburg	Recommend the HO not be applied.
Coburg RSL Club 323-325 Sydney Road, Coburg	Recommend the HO not be applied.

4.2 Proposed new HO precincts

Table 9 Proposed new HO precincts – peer review recommendations

Place	Recommendation
Linden Street, Brunswick East Precinct 3–11 Linden Street, Brunswick East	Apply the HO as a new heritage precinct
Nicholson Terraces 97-103 Nicholson Street, Brunswick East	Recommend the HO not be applied.
Piera Street, Brunswick East Precinct 6-32 Piera Street, Brunswick East	Recommend the HO not be applied.

4.3 Amendments to existing HO precinct - Sydney Road Precinct (HO149)

Table 10 Proposed amendments to Sydney Road Precinct – peer review recommendations

Place	Recommendation
HO149 Sydney Road Precinct	• Amend the HO149 citation and statement of significance to remove references to post-war period as being of significance • Amend the gradings of four properties (163A, 382, 400-404 and 420-428 Sydney Road) to significant. • Review the recommendation for internal controls at 400-404 Sydney Road. • Retain the non-contributory grading of the following properties: 10 Dawson Street, 713-737 Sydney Road (part, 1980s section), 261-267 Albert Street, 528A Sydney Road, 371 Sydney Road, and 392-396 Sydney Road. • Amend HO149 to include existing individual HOs fronting Sydney Road. • Amend the recommended precinct boundaries to include the Brunswick Town Hall, and delete HO153 from the HO. • Retain HO61 and HO155 as individual places in the Heritage Overlay. • Do not apply the HO to 10 Dawson Street (Brosnan Centre building, demolished) • Make changes to the precinct boundaries to remove non-contributory buildings, and contributory buildings as per the study recommendations with one exception (251 Albert Street). • Retain 251 Albert Street as a contributory property in HO149. • Retain the existing boundaries of HO149 at the northern end. • Retain HO170 as an individual HO, and make corrections to mapping to ensure the whole of the interwar building is included.

4.4 Amendments to existing HO precincts - Albert Street Brunswick Precinct HO1 and Frederick Street Precinct HO77

Table 11 Proposed amendments to Albert Street Brunswick Precinct and Frederick Street Precinct – peer review recommendations

Place	Recommendation
HO1 Albert Street Brunswick Precinct	Make the recommended changes to the precinct boundaries, to exclude 280-292 and 294 Lygon Street, Brunswick East.
HO77 Frederick Street Precinct	Retain 35-37 Tinning Street as a contributory property in the HO77 Frederick Street Precinct with no change to the mapped extent.

5.0 Conclusion

In summary, this peer review has found that the *Brunswick and Coburg Activity Centre Heritage Study* prepared by GML Heritage adopts a methodology and approach that is consistent with best practice heritage planning and the requirements of the relevant planning practice note, PPN01.

The work to support the study, including historical research, fieldwork and assessment of significance, has all been undertaken using appropriate methodologies and the study reporting is clear and of a high standard.

The majority of the GML Heritage study's findings and recommendations for new or amended HO controls are agreed and supported by this peer review.

In some instances, the GML Heritage study's recommendations for statutory controls are agreed, but the peer review has recommended changes be made to the associated documentation (heritage citation and/or statement of significance) to more accurately reflect the local heritage significance of the place.

There are also some individual places and precincts where the GML Heritage study's recommendations for new HO controls are not agreed, and the peer review recommends these not proceed. In those cases, the assessment of the peer review is that the relevant places and precincts do not reach the threshold for local significance.

The GML Heritage study makes recommendations for changes to some existing HO precincts and places within the study area, variously including changes to HO mapping, updates to a statement of significance, and changes to place categories (Significant, Contributory and Non-contributory). The majority of GML Heritage's recommended changes are agreed, however some of the recommended changes are not supported by the peer review.

Merri-bek City Council

Brunswick and Coburg Activity Centres Heritage Project

Summary of findings and officer recommendations

This report summarises the findings of the technical supporting documents for the Brunswick and Coburg Activity Centres Heritage Project, including the *Brunswick and Coburg Activity Centres Heritage Study, Stage 2 Final Report* and the *Brunswick and Coburg Activity Centres Heritage Study Peer Review* and sets out Council officer recommendations.

1. Purpose and objectives

The purpose of the *Brunswick and Coburg Activity Centres Heritage Project – Summary of Findings and Officer Recommendations* (the Report) is to provide an update on the Brunswick and Coburg Activity Centres Heritage Project (the Project). The Report also summarises the key findings of the supporting technical documents and outlines officer recommendations regarding the implementation of those findings through a planning scheme amendment.

The objectives of this summary are to:

- Provide an overview of the Project and outline the findings of the supporting technical documents including, the *Brunswick and Coburg Activity Centres Heritage Study, Stage 2 Final Report* (GML Heritage, 2025) and the *Brunswick and Coburg Activity Centres Heritage Study Peer Review* (Lovell Chen, 2025).
- Evaluate the findings from each supporting technical document to identify any issues, gaps, and limitations for the Project going forward.
- Record the officer recommendations in response to the findings of the Brunswick and Coburg Activity Centres Heritage Project.
- To support Council's consideration of the Project and any potential planning scheme amendment.

2. Context

The Project was initiated after two Council resolutions in 2023. The first resolution, on 10 May 2023, was to review the built form controls in the Brunswick Activity Centre, which required an assessment of the centre's existing heritage and potential heritage value. The second resolution, on 12 July 2023, related to an investigation into the heritage value of Coburg's shopfronts.

Following these resolutions, Council officers commenced a comprehensive program of work, titled the Brunswick and Coburg Activity Centres Heritage Project, to review of existing and potential heritage properties, places and precincts within the Brunswick and Coburg Activity Centres.

In early 2024, Council engaged the independent heritage consultants, GML Heritage to provide technical heritage expertise and advice for the Project. The purpose of the GML Heritage Study was to assess the appropriateness of the existing Heritage Overlay (HO) within the study area, as well as to investigate places not currently within Merri-bek's HO that are identified as having potential heritage value. The GML Heritage work occurred in two stages:

- Stage 1: Preliminary heritage assessment of all properties within the activity centre boundaries. Stage 1 of the study is not addressed in this Report.
- Stage 2: Detailed heritage investigation and recommendations of places identified in Stage 1.

Council received GML Heritage's final report, *Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* (Stage 2 Report) in June 2025. To ensure the robustness, defensibility and fitness-for-purpose of the study, particularly given its potential use in supporting statutory planning controls, the Stage 2 Report and associated heritage citations underwent an independent peer

review, consistent with standard heritage and planning practice. The peer review was undertaken by Lovell Chen Heritage Consultants, with the *Brunswick & Coburg Heritage Peer Review* (Peer Review) completed in October 2025.

The following sections outline the findings and recommendations of both the Stage 2 Report and the Peer Review and provide officer recommendations on whether to implement any changes to the Merri-bek Planning Scheme through a planning scheme amendment process.

For the avoidance of doubt, the Stage 2 Report provides the primary technical evidence base and strategic justification for any proposed changes to the Merri-bek Planning Scheme, with the Peer Review providing independent confirmation of the study's methodology, conclusions and recommendations.

Study Area

The study area of the Stage 2 Report is undergoing significant change. There is a new and unfolding planning environment across the State, with an emphasis on housing supply, and both Brunswick and Coburg have been identified in the Victorian State Government's Activity Centres Program.

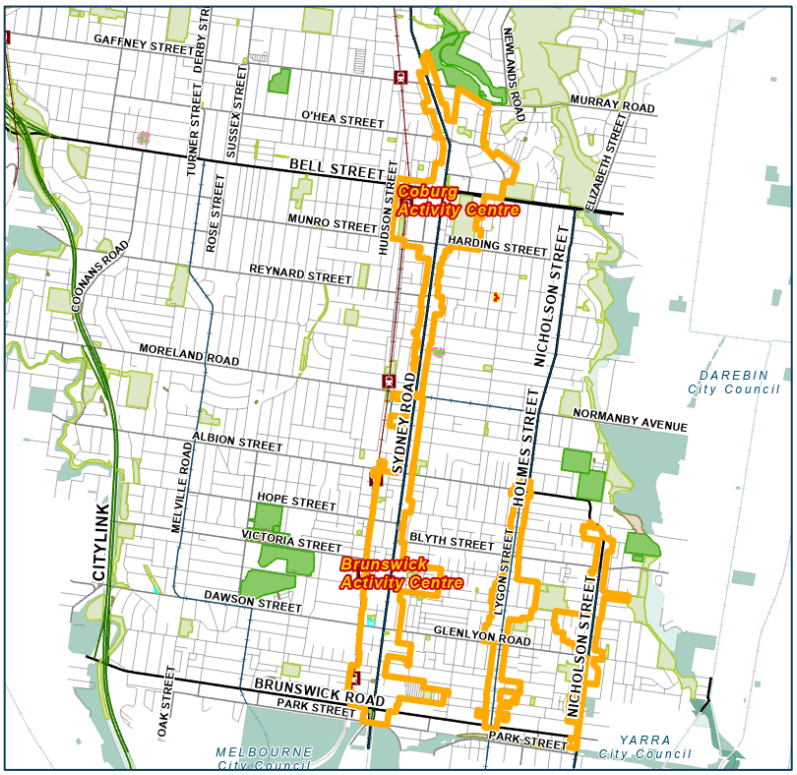


Figure 1: Study Area

3. Consultant reports and recommendations

This section outlines the purpose, findings and recommendations of the Stage 2 Report and the Peer Review.

GML Heritage 2-Stage Report

GML Heritage conducted a review of places within the Brunswick and Coburg Activity Centres boundaries to:

- Investigate properties that are identified as having potential heritage value and not included in Merri-bek's current Heritage Overlay[1] (HO).
- Assess the appropriateness of the existing HOs to ensure:
  - They continue to meet the threshold of local significance.
  - Are accurately mapped.
  - That there are no discrepancies between the HO schedule and the planning scheme maps.

Key findings

The detailed assessment found that the following new individual places and precincts warrant inclusion in the HO.

- New individual places:
  - Former clothing factory, 274–274A Barkly Street, Brunswick.
  - Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 45 Victoria Street, Brunswick.
  - Former Brunswick High School, 406 Victoria Street, Brunswick.
  - Former East Brunswick Club Hotel at 280–292 Lygon Street, Brunswick East (part of HO1 Albert Street Precinct).
  - Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East.
  - Duplex, 197 Nicholson Street and 37 Victoria Street, Brunswick East.
  - Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East.
  - Bob Hawke Community Centre, 24–26 Hudson Street, Coburg.
  - Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg.
  - Coburg RSL Club, 323–325 Sydney Road, Coburg.
- New precincts
  - Linden Street, Brunswick East Precinct: 1–11 Linden Street, Brunswick East.
  - 'Nicholson Terraces': 97–107 Nicholson Street, Brunswick East.
  - Piera Street, Brunswick East Precinct: 7–19 and 2–32 Piera Street, Brunswick East.

The following places and precincts were fully assessed and found not to warrant inclusion in the HO individually, nor as a precinct or serial listing.

- Individual places

[1] Heritage Overlay: A planning control that applies to places of identified cultural heritage significance and requires development to be assessed for its impact on heritage values.

    - Former furrier's workshop at 20–22 Peveril Street, Brunswick.
    - Former ice and cold storage; and recording studio at 23–25A Leslie Street and 8–10A Russell Street, Brunswick.
    - Bluestone warehouse at 35–37 Tinning Street, Brunswick (part of HO77 Frederick Avenue Precinct).
- Precinct and serial listing[2]:
    - Sydney Road and Moreland Road Precinct including individually significant places covered by HO243, HO362 and HO498, at 815–881 and 820–890 Sydney Road, Brunswick, and 1–33 and 2–32 Sydney Road, Coburg.
    - Weston Street industrial buildings serial listing at 37–39, 45–49, 51, 67–69 Weston Street, Brunswick.

HO149 Sydney Road (Brunswick) Precinct and 12 associated individual HOs were also reviewed. A revised, consolidated citation, statement of significance and curtilage map for HO149 were prepared.

GML Heritage recommendations

GML Heritage recommended that the findings of the *Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* be implemented through a planning scheme amendment to the Merri-bek Planning Scheme, including:

- Addition of the above 10 new individual places and three precincts of local heritage significance to the HO in the Merri-bek Planning Scheme.
- Updates to the Schedule to Clause 43.01 to reflect these additions and apply specific controls where recommended, in line with *Planning Practice Note 1: Applying the Heritage Overlay* (PPN01).

Amendments to existing HOs, such as updates to reflect revised boundaries, identification of additional places, corrections to citations, assessment of intactness and integrity, and application of heritage gradings during the detailed assessment, were also recommended for:

- HO1 – Albert Street Brunswick Precinct.
- HO77 – Frederick Street Precinct.
- HO149 – Sydney Road Brunswick Precinct:
    - Incorporating: HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, HO170, and HO248.
- HO243 – Former Alhambra Theatre.

Lovell Chen Peer Review

Lovell Chen were engaged to conduct an independent peer review of GML Heritage's Stage 2 Report. The Peer Review was comprised of the following:

- A review of the Stage 2 Report's methodology and overall approach.
- A review of the Stage 2 Report's findings, including recommendations for:
    - Proposed new individual HO places.
    - Proposed new HO precincts.
    - Amendments to existing HO places.

[2] Serial heritage listing: A heritage listing that applies to a group of related places assessed collectively due to shared heritage values, with each place contributing to the significance of the whole.

Key Findings

Lovell Chen found the following about the methodology and approach of the Stage 2 Report:

- Significance levels (Significant, Contributory, and Non-contributory) are generally consistent with other versions of heritage categories or gradings.
- The Study's adopted methodologies for both the fieldwork and historical research are consistent with accepted practice.
- The format and content in the detailed assessments (citation and statements of significance) provides an appropriate level of detail to inform the assessment of significance.
- The comparative analysis generally includes appropriate examples which relate to the places under assessment, and which help to place them in context and consider significance as is required by PPN01.
- The approach to the application of criteria was generally sound, although in some cases the finding that a threshold of local heritage significance against the relevant criterion/criteria is reached was questioned.

Lovell Chen recommendations

Lovell Chen recommended to:

- Apply the following as a new individual place of heritage significance:
    - Former clothing factory, 274–274A Barkly Street, Brunswick.
    - Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 45 Victoria Street, Brunswick.
    - Former Brunswick High School, 406 Victoria Street, Brunswick.
    - Former East Brunswick Club Hotel at 280–292 Lygon Street, Brunswick East (part of HO1 Albert Street Precinct).
    - Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East.
    - Duplex at 197 Nicholson Street and 37 Victoria Street, Brunswick East.
- Apply the following as a new precinct of heritage significance:
    - Linden Street, Brunswick East Precinct: 1–11 Linden Street, Brunswick East.
- Not apply an individual heritage overlay to the following places:
    - Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East.
    - Bob Hawke Community Centre, 24–26 Hudson Street, Coburg.
    - Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg.
    - Coburg RSL Club, 323–325 Sydney Road, Coburg.
- Not apply a heritage overlay to these precincts:
    - 'Nicholson Terraces': 97–107 Nicholson Street, Brunswick East.
    - Piera Street, Brunswick East Precinct: 7–19 and 2–32 Piera Street, Brunswick East.
- Amend the following existing precincts:
    - HO149 – Sydney Road.
    - HO1 – Albert Street.
    - HO77 – Frederick Street Precinct.

Lovell Chen's Peer Review of the Stage 2 Report confirmed that GML Heritage's methodology and assessment are consistent with accepted heritage practice. Where differences arise between the Stage 2 Report and the Peer Review, these differences relate to professional judgement regarding the application of the HERCON criteria to specific places, rather than any disagreement with the underlying methodology or evidence base.

4. Officer assessment and recommendations

Assessment

The Project is supported by a robust and defensible evidence base, with the primary study (Stage 2 Report) independently peer reviewed in accordance with best-practice heritage and planning processes. This is particularly important in a climate of extensive planning reforms where development for increased housing is being prioritised and where there is a high evidentiary threshold required to meet for introducing new heritage protections through planning scheme amendments.

In assessing the two reports, officers have carefully considered both consultant positions and exercised professional judgement to determine an appropriate and balanced outcome. In doing so, officers have primarily relied on the findings and recommendations of the Stage 2 Report as the principal technical evidence base, having regard to the Peer Review as an independent check on robustness and defensibility.

Where both consultants recommend that a Heritage Overlay (HO) be applied to a place, officers have adopted that recommendation. Where the consultants differ on whether a Heritage Overlay should be applied, officers have taken a more conservative approach and do not recommend the application of a Heritage Overlay to that place. See Table 1 at Appendix 1 for additional information and detailed officer comments.

In summary officers agree with the findings of both the Stage 2 Report and Peer Review to:

- Apply the individual HO to the following places:
    - Former clothing factory, 274–274A Barkly Street, Brunswick.
    - Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 45 Victoria Street, Brunswick.
    - Former Brunswick High School, 406 Victoria Street, Brunswick.
    - Former East Brunswick Club Hotel at 280–292 Lygon Street, Brunswick East (part of HO1 Albert Street Precinct).
    - Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East.
    - Duplex at 197 Nicholson Street and 37 Victoria Street, Brunswick East.
- Apply the following as a new HO precinct of heritage significance:
    - Linden Street, Brunswick East Precinct: 1–11 Linden Street, Brunswick East.
- Amend the following existing HO precincts:
    - HO149 – Sydney Road
    - HO1 – Albert Street

Officers agree with the recommendation of the Stage 2 Report to:

- Amend the internal controls and Statement of Significance for HO243 Alhambra Theatre
- Amend the boundaries of HO77 – Frederick Street Precinct.

Officers agree with the recommendations of the Peer Review to:

- Not apply an individual HO to the following places:
    - Former factory; Triple R Radio Station, 221 Nicholson Street, Brunswick East.
    - Bob Hawke Community Centre, 24–26 Hudson Street, Coburg.
    - Vizzini Social Club (former Grand Picture Theatre, later Coburg Bowl), 322–324A Sydney Road, Coburg.
    - Coburg RSL Club, 323–325 Sydney Road, Coburg.
- Not apply the following as HO precincts of heritage significance:
    - 'Nicholson Terraces': 97–107 Nicholson Street, Brunswick East.
    - Piera Street, Brunswick East Precinct: 7–19 and 2–32 Piera Street, Brunswick East.
- Amend the map for HO170, 709 Sydney Road Brunswick, to include the full extent of the existing building on the site.

10 Dawson Street, Brunswick

Officers note that since the Stage 2 Report was completed, the Brosnan Centre at 10 Dawson Street, Brunswick has been demolished and development plans approved through Planning Permit MPS/2023/637/A. It is recommended that the site be incorporated into HO149 per GML Heritage's recommendation, however that the site's grading be non-contributory.

While the former building no longer exists, inclusion of the site within the HO is recommended to maintain the continuity and integrity of the Sydney Road Precinct. The site provides a physical and visual connection between 14 Dawson Street and the broader Sydney Road Precinct, and its inclusion within HO149 will assist in managing future development outcomes to ensure they respond appropriately to the surrounding heritage character, without attributing heritage significance to the demolished fabric.

In addition, the former electricity substation at 10 Dawson Street formed part of the HO600 – Brunswick Electricity Supply Substations Serial Listing. As the substation has been demolished as part of the approved development, its continued inclusion in the serial listing now represents an anomaly within the Merri-bek Planning Scheme. It is therefore recommended that this anomaly be addressed by:

- Amending the Statement of Significance for the Brunswick Electricity Supply Substations Serial Listing to remove reference to 10 Dawson Street, Brunswick.
- Deleting HO600 from this site on the heritage overlay map.

This approach ensures the Planning Scheme accurately reflects existing conditions while maintaining appropriate heritage protections for the surrounding precinct.

Officer recommendations and next steps

It is recommended to seek Council endorsement of the *Brunswick and Coburg Activity Centre Heritage Study Stage Two Final Report* (GML, 2025) and authorisation to commence a process to amend the Merri-bek Planning Scheme (proposed Amendment C239mbek) to implement the findings of the study, summarised as:

- Apply the Heritage Overlay to six individually significant places.
- Apply the Heritage Overlay to one new heritage precinct.
- Make amendments to four existing Heritage Overlay precincts.
- Fix the mapping error for HO170 and HO600.

5. Conclusion

The Brunswick and Coburg Activity Centres Heritage Project have produced a robust and defensible evidence base to inform Council's consideration of heritage within the activity centres. Officers have reviewed the findings of the GML Stage 2 Heritage Study and its independent peer review, exercised professional judgement where views differ, and developed balanced recommendations that are evidence-based and proportionate. The officer recommendations in this report are provided to inform Council's consideration of whether any findings should be progressed through a future planning scheme amendment.

Appendix 1 – Officer recommendations table

Place or precinct	GML recommendation	Lovell Chen recommendation	Officer recommendation
Former clothing factory 274–274A Barkly Street, Brunswick 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay. • Meets Criterion A for its association with and providing evidence of the textile and clothing industry in the post-war period. • Meets Criterion D as a broadly intact example of its type which compares well to other examples in the HO.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.
Former Soldiers' Memorial Hall; former Pontian Community Centre 345 Victoria Street, Brunswick 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay. • Criterion A is met on the basis of the historical association with the RSL Brunswick sub-branch. • Criterion D is met as an example of a clubrooms/hall building in an interwar Moderne style.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.

Former high school 406 Victoria Street, Brunswick 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.
Former East Brunswick Club Hotel 280–292 Lygon Street, Brunswick East 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay. • Criterion A is met; a further statement could be made to reference the importance of hotels in Brunswick in the nineteenth and twentieth centuries. • Criterion D is demonstrated and the reasons given are agreed.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.

Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.
Duplex - 197 Nicholson Street and 37 Victoria Street, Brunswick East 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Individual place of heritage significance warrants inclusion in the Heritage Overlay. • The duplex does not meet the threshold for Criteria A nor D. A single residence is not a meaningful 'reflection of the suburban development of Brunswick East during the interwar period and years leading into WWII'. The duplex is of atypical rather than typical design, both in form and detailing. • Criterion E (aesthetic significance) could be met instead. The design is idiosyncratic, including the variety and inventive use of brickwork, and the duplex is an unusual and highly distinctive residence of the period.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.

Former factory; Triple R Radio Station 221 Nicholson Street, Brunswick East 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance. • Criterion A is not met – the repurposing and occupation by Triple R of the existing building is not in itself of historical significance. The building is not considered of historical value as a 'fine representative example' of what is a broad theme. • Criterion D is not met – the building appears as a simple post-war factory building, but not as an important example of the type in the municipality. 'Community radio stations' is a challenging place typology because these are not purpose built nor a building type. • Criterion G is not met – the value of Triple R as a radio station with an important cultural presence in Melbourne has been conflated with the value of the current premises.	Officers agree with the technical advice of Lovell Chen for the following reason: • Criteria A, D and G are not sufficiently demonstrated. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.
Bob Hawke Community Centre 24–26 Hudson Street, Coburg 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance. • Criterion A is not met – there is little in the presentation of the building that reflects on the more specific associations of senior citizens welfare and post-war migration. • Criterion D is not met – the claim the building demonstrates government initiatives to embrace contemporary architectural influences is not substantiated. • Criterion G is not met – the communities identified are broad and there is no analysis of attachment to the place itself.	Officers agree with the technical advice of Lovell Chen for the following reason: • Criteria A, D and G are not sufficiently demonstrated. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.

Vizzini Social Club 322–324A Sydney Road, Coburg 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance. Criterion A is not demonstrated – the level of alteration to the building since its original use as a picture theatre is too great for it to be identifiable in a meaningful way. Criterion D is not demonstrated. The building does not exhibit the key characteristics of a post-war bowling alley typology. Criterion G is not demonstrated – insufficient evidence and investigations into potential social value of the social club use to determine if it would meet the threshold of local heritage significance.	Officers agree with the technical advice of Lovell Chen for the following reason: • Criteria A, D and G are not sufficiently demonstrated. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.
Coburg RSL Club 323–325 Sydney Road, Coburg 	Individual place of heritage significance warrants inclusion in the Heritage Overlay	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance. • Criterion A is not met – the club occupied space at the Coburg Town Hall for nearly 40 years before the establishment of its own premises at the subject site. • Criterion G is not met – while the Coburg RSL sub-branch members may have a strong connection to the place, there is insufficient evidence of potential social value as related to this use to determine if it would meet the threshold of local heritage significance.	Officers agree with the technical advice of Lovell Chen for the following reason: • Criteria A and G are not sufficiently demonstrated. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.

Linden Street, Brunswick East Precinct: 1–11 Linden Street, Brunswick East 	Precinct has heritage significance and warrants inclusion in the Heritage Overlay	Precinct warrants inclusion in the Heritage Overlay. Both Criterion A and Criterion D are demonstrated. The proposed precinct is relatively intact and presents as cohesive. The row is distinctive its use of alternating roof forms.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.
Nicholson Terraces: 97–107 Nicholson Street, Brunswick East 	Precinct has heritage significance and warrants inclusion in the Heritage Overlay	Precinct does not warrant inclusion in the Heritage Overlay. • Criterion A is not demonstrated – while the cultural references are appreciated, there are numerous places in the municipality that reflect on the presence and influence of migrants from southern Europe. • Criterion D is not demonstrated – the alterations to the buildings appear to have been undertaken in an ad hoc manner by different owners and it is not agreed that they comprise a significant example/ exemplar of an important place type.	Officers agree with the technical advice of Lovell Chen for the following reason: • Criteria A and D are not sufficiently demonstrated. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.

Piera Street, Brunswick East Precinct: 7–19 & 2–32 Piera Street, Brunswick East 	Precinct has heritage significance and warrants inclusion in the Heritage Overlay	Precinct does not warrant inclusion in the Heritage Overlay. Row comprises a housing type that is well represented in the municipality. Given the emphasis on the history of the row as a single development and on its cohesion and legibility, the proposed precinct is not considered to reach the threshold for local significance due to level of alteration.	Officers agree with the technical advice of Lovell Chen for the following reason: • The strip lacks sufficient cohesion and legibility to warrant inclusion in the HO for the reasons provided by GML. It is proposed that the recommendation is not implemented into the Planning Scheme via proposed Amendment C239mbek.
HO149 Sydney Road (Brunswick) Precinct 	Amendments to the existing precinct, including changes to significance gradings, incorporation of additional properties to the precinct, and extension of the precinct.	• Amend the HO149 citation and statement of significance to remove references to post-war period as being of significance • Agree with amending the gradings of the four properties (163A, 382, 400-404 and 420-428 Sydney Road) to significant. • Review the recommendation for internal controls for 400-408 Sydney Road. • Retain the non-contributory grading of post-war and late 20th C properties (Don Bosco, Brosnan etc.). • The study recommends against the inclusion of the Brunswick Town Hall, 219-257 Sydney Road (HO153), however this building is a major presence and contributor to the precinct and should be incorporated. • Retain HO61 and HO155 as individual places in the Heritage Overlay. • Do not apply the HO to 10 Dawson Street (Brosnan Centre building, demolished)	Officers agree with the technical advice of GML with the exception of the following recommendations from Lovell Chen: • Retain the existing boundaries of HO149 at the northern end. • Retain 251 Albert Street in HO149. Officers agree with the advice of Lovell Chen for the following reasons: • The row of interwar shops on the eastern side of Sydney Road has been considerably altered. • The interwar buildings at Nos. 714-736 do not compare well with other interwar/early twentieth century buildings in the precinct, and as such their

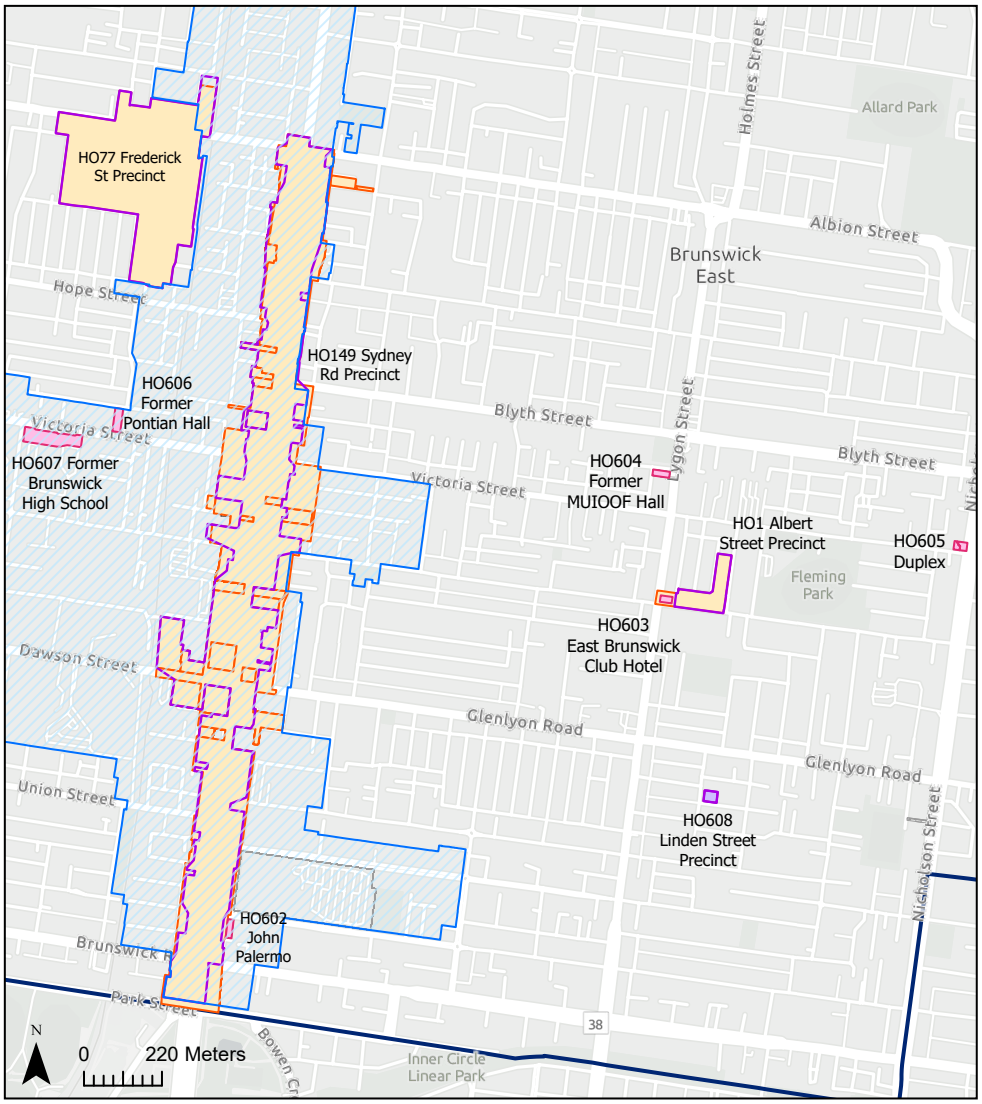
	• Retain the existing boundaries of HO149 at the northern end. • Retain HO170 as an individual HO, and make corrections to mapping to ensure the whole of the interwar building is included.	inclusion in the precinct is not justified. • HO170 should retain its individual significance heritage overlay. • Part No. 713-737 is a 1980s extension and not an important phase of development in the precinct. • The interwar shops at Nos. 609 and 701 do not compare well to other buildings of the interwar period in the precinct. • 251 Albert Street's retention is consistent with the retention of 255 Albert Street. Officers also note that the Brosnan Centre at 10 Dawson Street has now been demolished. It is recommended that the site is incorporated into HO149, with a non-contributory grading. It is proposed that the recommendation (with the above changes) is implemented into the Planning Scheme via proposed Amendment C239mbek.

Former furrier's workshop at 20–22 Peveril Street, Brunswick. 	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance.	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance.	Officers agree with the technical advice of GML. No further action required.
Former ice and cold storage; and recording studio at 23–25A Leslie Street and 8–10A Russell Street, Brunswick. 	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance.	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance.	Officers agree with the technical advice of GML. No further action required.

Bluestone warehouse at 35–37 Tinning Street, Brunswick (part of HO77 Frederick Avenue Precinct). 	Does not warrant inclusion in the Heritage Overlay as an individual place of heritage significance. Amend the HO77 boundary to include extant railway sidings.	Retain 35-37 Tinning Street as a contributory property in the HO77 Frederick Street Precinct with no change to the mapped extent. The amendment of the HO77 boundary would include the full extent later office wing. The extension is not supported; the historical relationship of the place to the railway line is readily understood through its siting.	Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.
Sydney Road and Moreland Road Precinct including individually significant places covered by HO243, HO362 and HO498, at 815–881 and 820–890 Sydney Road, Brunswick, and 1–33 and 2–32 Sydney Road, Coburg. 	Precinct does not warrant inclusion in the Heritage Overlay.	Precinct does not warrant inclusion in the Heritage Overlay.	Officers agree with the technical advice of GML. No further action required.

Weston Street industrial buildings serial listing at 37–39, 45–49, 51, 67–69 Weston Street, Brunswick. 	Precinct does not warrant inclusion in the Heritage Overlay.	Precinct does not warrant inclusion in the Heritage Overlay.	Officers agree with the technical advice of GML. No further action required.
824–834 Sydney Road, Brunswick HO243 	Retained in HO243, with minor amendments to the statement of significance, place description, and the Schedule to Clause 43.01 Heritage Overlay, to more precisely describe the interior features of importance.		Officers agree with the technical advice of GML. It is proposed that the recommendation be implemented into the Planning Scheme via proposed Amendment C239mbek.

Proposed C239mbek Heritage Overlay and Brunswick Activity Centre Boundaries



Legend

- Brunswick Activity Centre Core
- Existing Heritage Overlay
- Proposed Heritage Overlay - Individually Significant
- Proposed Heritage Overlay - Precinct
- Amended Heritage Overlay - Precinct
- LGA Boundary

MERRI-BEK PLANNING SCHEME

15.03 HERITAGE

31/07/2018
VC148

15.03-1S **Heritage conservation**
02/09/2025
VC283

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.

Policy documents

- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (Australia ICOMOS Incorporated, 2013).

15.03-1L **Heritage in Merri-bek**
04/05/2023
C208more

Policy application

This policy applies to all land affected by a heritage overlay.

Demolition strategies

Encourage retention of contributory or significant heritage fabric required to maintain the original streetscape appearance.

Discourage total demolition of a contributory or significant heritage place unless:

- The building is structurally unsound, and that the contributory or significant heritage fabric has deteriorated beyond reasonable repair and would require reconstruction of the whole as shown through the submission of a structural engineering report prepared by a suitably qualified person.
- Any proposed replacement building makes a positive contribution to the heritage significance of the heritage place.

Ensure total demolition is not based on the grounds of poor condition or low integrity of a heritage place.

Support the demolition of non-contributory buildings in a heritage precinct, subject to the provision of a replacement building.

Support partial demolition of a heritage place, if either:

- The fabric proposed to be removed does not contribute to the heritage significance of the place.
- The removal will enhance the significance of the place or facilitate conservation outcomes in accordance with the provisions of this policy.
- The extent of demolition will not result in facadism.

Discourage total reconstruction of a heritage place as an alternative to retention.

New buildings, alterations and additions strategies

Encourage new buildings and alterations and additions that:

- Respect the existing scale, massing, form and siting of contributory or significant elements and do not dominate the heritage place or precinct.
- Avoid alterations to the contributory or significant buildings (including new windows or door openings).
- Adopt innovative and contemporary design that makes a positive contribution to the heritage place.
- Do not imitate historic styles and detailing.

Ensure that new buildings, alterations and additions do not obscure important view lines to contributory or significant heritage buildings or their features.

Encourage the restoration or reconstruction of missing architectural elements that formed part of the original heritage fabric, if adequate evidence about its previous or original form is available.

Avoid using non-contributory and atypical built forms as a reference point for new works.

Encourage new buildings to be set back the same distance (or an average) from the front boundary as existing adjacent or nearby contributory or significant buildings.

Encourage new buildings to adopt side setbacks that reflect the side setbacks of adjoining or nearby contributory or significant buildings, where these setbacks are an important feature of the heritage place.

Encourage new buildings to adopt a facade height that is consistent with adjoining or nearby contributory or significant buildings.

Design alterations and additions (including upper storey additions) to contributory or significant heritage places to adopt the following:

- Additions to contributory heritage places should be visually recessive, including from the opposite side of any street (not a laneway) or public park abutting the property, and not dominate the heritage place.
- Additions to individually significant places should, as far as possible, be concealed by existing heritage fabric when viewed from the front and visually recessive when viewed from any other adjoining street (not a laneway).
- Existing facades, rooflines, chimneys or other elements that form part of the contributory or significant fabric of the heritage place should be preserved and not altered (such as new windows or door openings).

Ensure that, on corner sites, upper storey additions are distinct from, and read as secondary elements to the heritage place when viewed from the secondary street frontage.

Shopfronts and verandahs strategies

Encourage the conservation and enhancement of existing historic verandahs and shopfronts (including retrofitted types of later style and origin where this contributes to the significance of the heritage place).

Design alterations to existing contributory or non-contributory verandahs and shopfronts to be consistent with the character of the heritage place including:

- Accurate reconstruction of missing parts where evidence exists about the earlier state.
- A simplified, sympathetic form where no evidence exists about the earlier state.

Retain an existing shopfront if it is original or of later heritage value.

Vehicle accommodation and outbuildings strategies

Locate new car ports, garages and outbuildings in a location supported by the character of the heritage place and which does not dominate the heritage place such as either:

- To the rear of the main building.
- At the side of the building, set back from the main front building line (excluding verandahs, porches, bay windows or similar projecting features).

Discourage the construction of large hard surface areas within the front setback.

Discourage the creation of new or additional vehicle crossovers at the front boundary where this is not a feature of the heritage place or where rear laneway access exists.

Discourage the widening of existing vehicle crossovers except in the interest of traffic safety.

Encourage the reconstruction of kerb, channel and footpath where appropriate alternatives to existing front vehicle crossovers can be provided.

Front fences and gates strategies

Encourage retention and conservation of fences and gates that are a feature of the significance of the heritage place.

Encourage new fences that complement the style and period of construction of the heritage place in terms of height, materials and appearance.

Encourage visually permeable fences that do not obstruct view lines to a heritage place and its significant features when viewed from the street or other public spaces.

Encourage fences on side boundaries that are visible from the front street to adopt a similar scale to the front fence.

Ancillary services and equipment strategies

Ensure that ancillary services and equipment (such as satellite dishes, aerials, shade canopies, or similar structures) are concealed and do not detract from the heritage significance of the heritage place.

Encourage ancillary site services that support the sustainability of heritage fabric and reduce the operational environmental impact of the existing building (such as solar panels, water tanks, solar hot water systems, etc.) to be sensitively integrated into the design of the heritage place. These services may be visible, if there is no reasonable alternative location.

External materials, colours and finishes strategies

Encourage external materials, colours and finishes for heritage buildings that are consistent with and complement the style and period of the heritage place.

Discourage the decoration or concealment of existing unpainted surfaces.

Encourage the removal of paint from originally unpainted masonry surfaces by means that do not damage or alter the original surface.

Discourage sandblasting of render, masonry or timber surfaces.

Discourage rendering of previously unrendered surfaces.

Discourage the use of corporate colours on the body of a building unless such colours are consistent with the style of the building(s).

Streetscapes, landscapes and trees strategies

Discourage the removal of trees with an identified heritage value unless:

- The tree is dead or dying.
- The tree is causing structural damage to an existing heritage structure which cannot be dealt with by any other means.
- Appropriate replacement landscaping is provided that respects the heritage place, maintains significant views and does not cause physical threat to existing heritage structures.

Ensure that new buildings or works do not adversely affect views and vistas toward, from and within heritage landscapes.

Ensure that new buildings or works do not present a physical threat to any tree with identified heritage value.

Ensure that new buildings or works are subservient to and maintain the prominence of the significant elements of the heritage landscape.

Retain significant elements of the heritage landscape.

Encourage the retention and conservation of heritage elements within streetscapes (including street trees, kerb and channel, laneways, etc.). New elements should be consistent with the historic character of the place.

Advertising signs strategies

Encourage advertising signs to adopt traditional locations on heritage buildings.

Discourage above-verandah, animated, bunting, electronic advertising, high wall, illuminated, major promotion, panel, pole, promotion, reflective and sky signs.

Ensure that the original architectural character of the building remains dominant.

Ensure that signs in heritage areas do not visually dominate, interrupt views to significant features or detract from the heritage significance.

Encourage traditional sign writing techniques on advertising signs.

Minimise the number of signs on a building.

Encourage signs that are proportional to the architectural features of the heritage place.

Encourage the retention of original signage.

Discourage signs that detract from, or obscure, important features of the heritage place.

Discourage the use of reflective, polished or metallic finishes on heritage places.

Discourage signs that project from the verandah or building.

Adaptive re-use of heritage places strategies

Allow a prohibited use only in those instances when that there are no viable alternatives.

Encourage the retention of as much contributory or significant fabric as possible where a change of use requires alterations to the heritage fabric.

Industrial heritage places strategies

Encourage the retention of contributory or significant heritage fabric unless retention undermines the continued viable operation of an industrial use.

Encourage the retention of as much contributory or significant heritage fabric as possible, if the site is redeveloped.

Subdivision strategies

Encourage subdivision that retains the existing pattern of development, if such a pattern contributes to the significance of the heritage place.

Ensure that significant landscape layouts, elements, trees and outbuildings are retained on title with the significant building.

Policy guidelines

Consider as relevant:

- Where demolition is to be supported, a visual record of any contributory or significant heritage fabric that is to be demolished or removed.
- The proposed relocation of a contributory or individually significant heritage building as total demolition.
- The design approaches for alterations and additions contained in the *Guidelines for alterations and additions to detached houses in heritage areas* , Moreland City Council, 2021.
- The design approaches for fences contained in the *Guidelines for Fences in Heritage Areas,* Moreland City Council 2021.
- The visibility of additions from the opposite side of any street (not a laneway) or public park abutting the property, taken from a height of 1.6 metres above ground level, unless the characteristics of the particular site make compliance unrealistic.
- Where adaptive re-use of a heritage place is proposed, conservation works to the heritage place concurrently or in advance of any new buildings and works being carried out.

Policy documents

Consider as relevant:

- *Guidelines for alterations and additions to detached houses in heritage areas* (Moreland City Council, 2021)
- *Guidelines for Fences in Heritage Areas* (Moreland City Council, 2021)
- *Keeping Brunswick's Heritage: A Report on the Review of the Brunswick Conservation Study* (Context P/L, for Brunswick City Council, Vols. 1–4, 1990)
- *City of Coburg Heritage Conservation and Streetscape Study* (Timothy Hubbard P/L for City of Coburg, in five parts, October 1990–March 1991)
- *City of Moreland Heritage Review* (Allom Lovell and Associates for Moreland City Council, Vols. 1–5, January 1999)
- *Gallipoli Parade Heritage Precinct and Beaufort Houses - Review of Heritage Significance* (Context P/L for Moreland City Council, 2013)
- *Lygon Street Heritage Study Stage 2* (Context, June 2012)
- *Moreland Local Heritage Places Review* (Context P/L for Moreland City Council, 2004) (Amended April 2008)
- *North of Bell Street Heritage Study* (Context P/L for Moreland City Council, Vols. 1-2, 2013)
- *Moreland Heritage Gap Study* (Context P/L for Moreland City Council, Vols. 1-3, 2019)
- *Moreland Heritage Nominations Study* (Extent Heritage for Moreland City Council, Vols. 1-2, 2022)
- *Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* (GML Heritage, 2025)
- *Merri-bek Heritage Precinct and Serial Listing Grading Maps 2026*

15.03-2S Aboriginal cultural heritage

31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006.*

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

4.3 Draft Schedule to Clause 43.01 (Heritage Overlay)

Proposed amendments to the Schedule to Clause 43.01 (Heritage Overlay) are indicated with strikethrough for deletions and underlining for additions.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
~~HO61~~	~~10 Dawson Street, Brunswick – Brunswick Baths~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[6]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
HO77	Precinct Frederick Street Precinct, Brunswick Map 14HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Frederick Street Precinct, Brunswick Statement of Significance (updated 2025)*	No	No	No	Yes	No	No	No	No
HO149	Precinct Sydney Road Precinct, Brunswick Map 14HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Sydney Road Precinct, Brunswick Statement of Significance (updated 2025)*	~~No~~ Yes (Painted signs. Refer to the statement of significance.)	~~No~~ Yes (400–404 Sydney Road (original features of the 1867 hall). Refer to the statement of significance.)	Yes (Mature Plane trees (*Platanus x acerifolius*) in Hooper Reserve)	Yes	No	No	No	No
~~HO151~~	~~199-201 Sydney Road, Brunswick – Former Lyric Theatre~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[8]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO154~~	~~270 Sydney Road, Brunswick – Mechanics' Institute Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[10]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO155~~	~~1-3 Dawson Street, Brunswick – St Ambrose's School & Hall Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[12]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO156~~	~~337 - 341 Sydney Road, Brunswick – Cumberland Arms Hotel Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[14]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
~~HO158~~	~~387 - 389 Sydney Road, Brunswick – Former Union Bank of Australia~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[16]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO160~~	~~430 Sydney Road, Brunswick – Duke of Edinburgh Hotel~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[18]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO162~~	~~491 Sydney Road, Brunswick – Baptist Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[20]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO163~~	~~503 Sydney Road, Brunswick – Former Dental Surgery and Residence~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[22]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
~~HO167~~	~~523-527 Sydney Road, Brunswick – Independent Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[24]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
HO243	828 Sydney Road, Brunswick—former Alhambra Theatre Map 11HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Alhambra Theatre (former), 828 Sydney Road, Brunswick* *Statement of Significance (updated 2025)*	No	Yes (Intact original features. Refer to the statement of significance.)	No	Yes	No	No	No	No
~~HO248~~	~~289 Sydney Road, Brunswick – St Ambrose's Church~~ ~~Map 14HO~~ ~~**Incorporated Plan:**~~ ~~Moreland Heritage Exemptions Incorporated Plan 2023~~	~~Yes~~[28]	~~No~~	~~No~~	~~Yes~~	~~No~~	~~No~~	~~Yes~~	~~No~~
HO600	Serial Listing Brunswick Electricity Supply Substations ~~10 Dawson Street,~~ Brunswick; 425B Victoria Street, Brunswick; 7 Methven Street, Brunswick East; 339 Albion Street, Brunswick; 318-324 Lygon Street, Brunswick East; 119 Brunswick Road, Brunswick; 188 Brunswick Road, Brunswick; Colebrook Street, Brunswick; 24 Gray Street, Brunswick; 14 Frith Street (faces Howarth Street), Brunswick; 2 Russell Street, Brunswick; 25A Stewart Street, Brunswick; 2A Walker Street, Brunswick West; Brunswick & 59 Ryan Street, Brunswick East. Map 13HO, 14HO & 15HO **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** Brunswick Electricity Supply Substations Statement of Significance 2022	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the *Heritage Act 2017*?	Prohibited uses permitted?	Aboriginal heritage place?
HO602	Former clothing factory 274 Barkly Street, Brunswick **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former clothing factory, 274 Barkly Street, Brunswick, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO603	Former East Brunswick Club Hotel 280–292 Lygon Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former East Brunswick Club Hotel, 280–292 Lygon Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO604	Former Manchester Unity IOOF Albion Hall 357–361A Lygon Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former Manchester Unity IOOF Albion Hall, 357–361A Lygon Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO605	Duplex 197 Nicholson Street & 37 Victoria Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Duplex, 197 Nicholson Street & 37 Victoria Street, Brunswick East, Statement of Significance (June 2025)*	No	No	No	Yes	Yes (Low brick boundary fence to both street frontages including mild steel panels and gates; rear L-shaped garages.)	No	No	No
HO606	Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre 345 Victoria Street, Brunswick **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, 345 Victoria Street, Brunswick, Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No
HO607	Former Brunswick High School Block A Part 406 Victoria Street, Brunswick **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023	No	Yes (Internal stair and balustrade from ground to level 3 in Block A	No	Yes	No	No	No	No

	Statement of Significance: *Former Brunswick High School Block A, 406 Victoria Street, Brunswick, Statement of Significance (June 2025)*		building.)						
HO608	Precinct Linden Street, Brunswick East 1–11 Linden Street, Brunswick East **Incorporated Plan:** Moreland Heritage Exemptions Incorporated Plan 2023 **Statement of Significance:** *Linden Street Precinct Statement of Significance (June 2025)*	No	No	No	Yes	No	No	No	No

Planning and Environment Act 1987

Merri-bek Planning Scheme
Amendment C239mbek
Explanatory Report

Overview

Amendment C239mbek (the Amendment) proposes to implement, in part, the recommendations of the *Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* (GML Heritage, 2025) (the Stage 2 Report) to support accurate heritage identification and protection within the Brunswick and Coburg Activity Centres.

Within these two activity centres, the Amendment (amongst other things) proposes to:

- Apply the Heritage Overlay to six new individual places and one new precinct of heritage significance.
- Amend the boundaries of three existing heritage precincts.
- Introduce Statements of Significance for new individual places and precincts.
- Update Statements of Significance for four precincts and one serial listing.
- Introduce the Stage 2 Report as a background document and a policy document.
- Correct two mapping errors.

Where you may inspect this amendment

The Amendment can be inspected free of charge at the Merri-bek City Council website at https://www.merri-bek.vic.gov.au/building-and-business/planning-and-building/strategic-planning/current-amendments/

The Amendment can be inspected free of charge at the offices of the Merri-bek City Council, Merri-bek Civic Centre, 90 Bell Street, Coburg, during office hours.

The Amendment can also be inspected free of charge at the Department of Transport and Planning website at planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by [TBC].

A submission must be sent to:

Amendment C239mbek
Strategic Planning Unit
Merri-bek City Council
Locked Bag 10
BRUNSWICK VIC 3056

Or emailed to:

strategicplanning@merri-bek.vic.gov.au

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: [TBC].
- Panel hearing: [TBC].

Details of the amendment

Who is the planning authority?

This Amendment has been prepared by the Merri-bek City Council which is the planning authority for this amendment.

The Amendment has been made at the request of Merri-bek City Council.

Land affected by the amendment

The Amendment applies to six (6) individual places in Brunswick and Brunswick East, one (1) new precinct in Brunswick East, and three (3) precinct boundary changes in Brunswick. All land affected is shown in the map below and described in the tables in the following section.

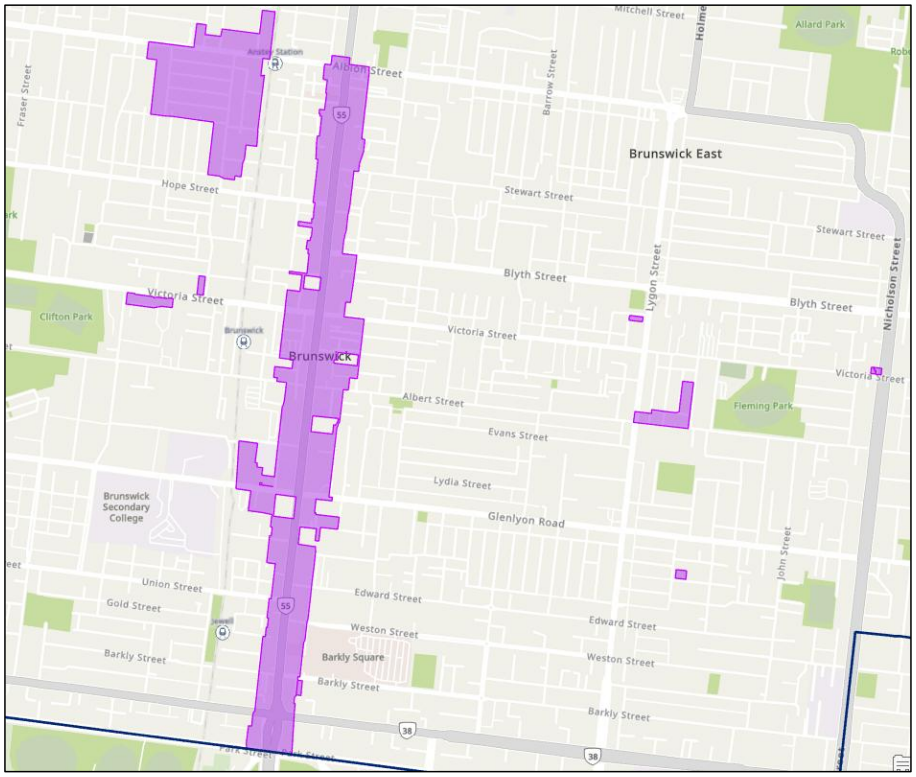


Figure 1: Map depicting land affected by the amendment

What the amendment does

The Amendment implements, in part, the recommendations of the *Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* (GML Heritage, 2025) (the Stage 2 Report) by applying the Heritage Overlay on a permanent basis to six new individual places and one new precinct into the Merri-bek Planning Scheme.

The Amendment also proposes to amend the boundaries of three existing heritage precincts, update their Statements of Significance and delete individual Heritage Overlays from properties that are to be incorporated into an existing precinct.

In addition, the Amendment introduces the Stage 2 Report as a background document and Statements of Significance for all new Heritage Overlay schedules. It proposes to insert an incorporated document titled *Merri-bek Heritage Precinct and Serial Listing Grading Maps 2026*. This document updates the maps currently contained within the *Moreland Heritage Exemptions Incorporated Plan 2023*, which will be updated through a separate active amendment, C233mbek.

The Amendment further proposes to update the Planning Policy Framework (Clause 15.03-1L – Heritage in Merri-bek) to introduce the Stage 2 Report and the *Merri-bek Heritage Precinct and Serial Listing Grading Maps 2026* as policy documents to support planning

decision making.

Planning scheme ordinance

1. Amends Clause 15.03-1L (Heritage in Merri-bek) of the Merri-bek Planning Scheme to introduce the *Brunswick and Coburg Activity Centres Heritage Study, Stage 2 Final Report, 2025* (GML Heritage, 2025) and *Merri-bek Heritage Precinct and Serial Listing Grading Maps 2026* as policy documents.
2. Amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 14HO and 15HO, to introduce the Heritage Overlay to the following six new Individual Places:

Table 1: New Individual Heritage Places

New HO number	Street Address	Suburb
HO602	274-274A Barkly Street	Brunswick
HO603	280-292 Lygon Street	Brunswick East
HO604	357-361A Lygon Street	Brunswick East
HO605	197 Nicholson Street and 37 Victoria Street	Brunswick East
HO606	345 Victoria Street	Brunswick
HO607	406 Victoria Street	Brunswick

3. Amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Map 15HO to introduce the Heritage Overlay to the following new precinct:

Table 2: New Heritage Precincts

New HO number	Name of Precinct	Properties within the Precinct
HO608	Linden Street	3, 5, 7, 9 and 11 Linden Street, Brunswick East

4. Amends the Schedule to Clause 43.01 (Heritage Overlay) and Planning Scheme Maps 14HO and 15HO to update the following existing precincts:

Table 3: Existing Heritage Overlays – Precinct changes

HO number	Name of Heritage Overlay	Change proposed
HO1	Albert Street Brunswick Precinct	Reduces precinct boundary.
HO77	Frederick Street Precinct	Extends precinct boundary.
HO149	Sydney Road Brunswick Precinct	Updates precinct boundaries - see table below for addresses of properties being deleted. Incorporates HO61, HO151, HO154, HO155, HO156, HO158, HO160, HO162, HO163, HO167, and HO248.

Properties to be deleted from HO149 Precinct – 60 Properties

Non-contributory properties

- 272-276 and 278-282 Albert Street, Brunswick
- 194A Albion Street, Brunswick
- 276 Black Street, Brunswick
- 2/1 Curtis Place, Brunswick
- 17-21, 23, 53, 57, 61-67 David Street, Brunswick
- 4, 6, 8, 10 Edward Street, Brunswick
- 1, 15-17, 23-27 and 29 Frith Street, Brunswick
- 1A Hope Street, Brunswick
- 1/1A and 4/1A Little Gold Street, Brunswick
- 3, 3A, 5, 7, 9, 11, 13, 15 and 17 Merri Street, Brunswick
- 7 Sparta Place, Brunswick
- 2A, 1/2B and 2/2C Staley Street, Brunswick
- 2, 4, 1/6 and 20 Sydney Road, Brunswick
- 275, 287-291, 292, 316, 320, 322, 326A, and 334 Victoria Street, Brunswick
- 1 and 2-12 Wilkinson Street, Brunswick
- 1 William Street, Brunswick

Contributory properties

- 22 Black Street, Brunswick
- 2 Hope Street, Brunswick
- 2 Merri Street, Brunswick
- 2 and 4 Saxon Street, Brunswick
- 283, 318, 324, 328, 330, and 332 Victoria Street, Brunswick

5. Amends the Schedule to Clause 72.04 (Incorporated Documents) to:
   - Insert *Merri-bek Heritage Precinct and Serial Listing Grading Maps 2026*.
   - Update the Statement of Significance for:
     - *Former Alhambra Theatre* (HO243).
     - *Brunswick Electricity Supply Substations Serial Listing* (HO600).
   - Insert the following Statements of Significance:
     - *Former clothing factory, Statement of Significance* (Merri-bek city Council 2026) (HO602).
     - *Former East Brunswick Club Hotel, Statement of Significance* (Merri-bek city Council 2026) (HO603).
     - *Former Manchester Unity IOOF Albion Hall, Statement of Significance* (Merri-bek city Council 2026) (HO604).
     - *Duplex, 197 Nicholson Street and 37 Victoria Street, Statement of Significance* (Merri-bek city Council 2026) (HO605).
     - *Former Soldiers' Memorial Hall and RSL Clubrooms; former Pontian Community Centre, Statement of Significance* (Merri-bek city Council 2026) (HO606).
     - *Former Brunswick High School Block A, Statement of Significance* (Merri-

bek city Council 2026) (HO607) – 406 Victoria Street.
- *Linden Street Precinct, Statement of Significance* (Merri-bek city Council 2026) (HO608).
- *Sydney Road Precinct, Statement of Significance* (Merri-bek city Council 2026) (HO149).
- *Frederick Street Precinct, Statement of Significance* (Merri-bek city Council 2026) (HO77).

6. Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents:
    - *Brunswick and Coburg Activity Centres Heritage Study, Stage 2 Final Report (GML Heritage, 2025*).

Strategic assessment of the amendment

Why is the amendment required?

Amendment C239mbek is required to implement, in part, the recommendations of *the Brunswick and Coburg Activity Centre Heritage Study, Stage 2 Final Report* (GML Heritage, 2025) (the Stage 2 Report), which provides the strategic basis for the identification, management and protection of places of cultural heritage significance within the activity centres.

The Amendment reflects the importance of conserving local cultural heritage in Merri-bek City Council and assists the responsible authority to achieve the best planning outcomes by managing change in a manner that retains and respects heritage significance. The Amendment aims to protect significant heritage places from demolition or inappropriate development or alteration that could adversely affect the cultural significance of the heritage place or precinct. It also ensures heritage places are correctly mapped and the Heritage Overlay schedules and maps are consistent.

The Amendment facilitates the application of the Heritage Overlay as the appropriate planning mechanism to identify individual places and precincts of cultural heritage significance and to apply proportionate planning controls and policy. Through the planning permit process, the Heritage Overlay enables development, including demolition and works, to be assessed having regard to the significance of heritage places and precincts.

Through incorporating Statements of Significance into the Merri-bek Planning Scheme, the Amendment ensures planning permit decisions are based on a clear understanding of the heritage significance of the place.

How does the amendment implement the objectives of planning in Victoria?

The Amendment implements the following objectives listed under Section 4 (1) of the *Planning and Environment Act 1987*:

- *To conserve and enhance those buildings, areas or other places which are of*

scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.

- *To balance the present and future interests of all Victorians*.

The Stage 2 Report has identified properties which hold local heritage significance to the City of Merri-bek. The heritage value of each property and precinct has been documented in their respective heritage citations.

How does the amendment address any environmental, social and economic effects?

Environmental effects

It is not anticipated that the Amendment will have any negative environmental effects. The Amendment is expected to have a positive environmental an impact by protecting places of historic significance and allowing the reuse and recycling of existing building stock.

Social effects

The Amendment will have a positive social effect by protecting and promoting places of cultural heritage significant to the municipality for the benefit of current and future generations. It does this by providing a link to the past and creating a sense of place and cultural identity.

Economic effects

The Amendment is not expected to have any adverse economic effects. The conservation of heritage places has the potential to support the existing tourism and retail activity by encouraging visitors to the municipality. It also encourages the reuse, restoration, and adaption of heritage places.

Does the amendment address climate change?

Pursuant to Ministerial Direction 22, the amendment is not required to have regard to Climate Change Consideration under section 12A of the Act. The Amendment does not:

- Rezone land from a non-urban zone to an urban zone; or
- Enable a significant change to, or intensification of the use and development of urban land; or a new use and development of land which may be exposed to a natural hazard that arises from or is likely to arise from the impacts of climate change.

Does the amendment address relevant bushfire risk?

The land is not subject to bushfire risk or a Bushfire Management Overlay, and the amendment is unlikely to result in any significant increase to the risk to life, property, community, infrastructure or the natural environment from bushfire.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the *Form and Content of Planning Schemes* under section 7(5) of the Act by including heritage places in the Schedule

to Clause 43.01 (Heritage Overlay) and other heritage controls as recommended by the heritage assessments.

The Amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Act. The Amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces, which have been described in this Explanatory Report.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment is consistent with the Planning Policy Framework and implements the policy by including places and precincts which have been identified and assessed as having local heritage significance in the Schedule to the Heritage Overlay within the Merri-bek Planning Scheme.

Clause 15 - Built Environment and Heritage
The Amendment is consistent with the objective of this Clause to *'protect places and sites with significant heritage, architectural, aesthetic, scientific and cultural value'*. The amendment identifies and documents places of heritage significance, providing its protection through the Merri-bek Planning Scheme.

15.03-1S - Heritage Conservation:
The Amendment is consistent with the objective of this Clause by ensuring the conservation of places of heritage significance. The amendment aims to implement up-to-date heritage citations as part of *Brunswick and Coburg Activity Centres Heritage Study, Stage 2* (GML Heritage, 2025) and ensures that the policy directions for heritage conservation can be met through the identification, assessment and protection of heritage places within Merri-bek City Council. The protection of the heritage places will encourage appropriate development and the conservation and restoration of the contributory elements of the heritage places.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The Amendment is consistent with the housing target of 69,000 for Merri-bek set out in the Planning Policy Framework.

There will be 11 new properties subject to heritage overlay planning controls, however 60 properties will also be removed from the heritage overlay through the amendments to the Sydney Road Precinct (HO149) boundary. This results in an overall reduction of 59 properties being removed from the Heritage Overlay, which would be available for development opportunities.

Merri-bek City Council acknowledges that the places identified for heritage protection in this Amendment are within an existing Activity Centre, with some also subject to the Victoria State Government's proposed Brunswick train and tram zone boundary. The areas within these boundaries are well serviced, close to jobs and public transport, and a prime location for increased housing density.

Council needs to balance the need for more housing with the need to identify and conserve

places of heritage significance. The benefit of the Brunswick and Coburg Activity Centres Heritage Study is that it provides a comprehensive, up-to-date review of places with potential heritage significance within a location of local and state importance. The study provides assurance that future planning controls will not result in a loss of important cultural heritage.

Importantly, the Heritage Overlay does not prohibit development but rather guides Council planning officers to consider the heritage fabric of a place to make measured decisions that benefit community.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

Not applicable. Amendment C200more translated the content of the Local Planning Policy Framework and Municipal Strategic Statement into the new integrated Planning Policy Framework and Municipal Planning Strategy at Clause 02.

How does the amendment support or implement the Municipal Planning Strategy?

The Amendment supports the strategic directions of the Municipal Planning Strategy of the Merri-bek Planning Scheme through the application of a heritage overlay that will serve to protect identified heritage assets. Preserving heritage assists in understanding the past and enriching the present and will be of value to future generations.

The amendment is further supported by built form guidance outlined in the strategies of Clause 15.03-1L – Heritage in Merri-bek. This policy applies to all land affected by a heritage overlay and includes strategies to:

- *Encourage the retention of contributory or significant heritage fabric required to maintain the original streetscape appearance.*
- *Encourage new buildings and alterations and additions that respect the existing scale, massing, form and siting of contributory or significance elements and do not dominate the heritage place or precinct.*
- *Discourage total reconstruction of a heritage place as an alternative to retention.*
- *Retain significant elements of the heritage landscape.*

The Amendment will also support the Municipal Planning Strategy and reinforce local policy by introducing the *Brunswick and Coburg Activity Centres Heritage Study, Stage 2* (GML Heritage, 2025) as a reference document and by including the Statement of Significance of the heritage places as Incorporated Documents to the Scheme (at Clause 72.04).

Does the amendment make proper use of the Victoria Planning Provisions?

The Amendment makes proper use of the Victorian Planning Provisions by applying Clause 43.01, the Heritage Overlay to the site. The Heritage Overlay is the most appropriate planning tool to identify places of heritage significance. The Heritage Overlay requires a planning permit to be granted for buildings and works, including demolition and provides a framework to manage heritage values of each place/precinct.

The Amendment also makes proper use of incorporated documents to clearly outline the heritage significance of places affected by the Amendment.

How does the amendment address the views of any relevant agency?

There are no relevant agencies

Council will engage with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase for the Amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

The amendment is not expected to have any significant impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010.*

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The land subject to this amendment is not within the area declared under the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017 and does not have an effect on Yarra River land.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The inclusion of additional places within the Schedule to the Heritage Overlay may contribute to a minor increase in the number of planning permit applications and planning enquiries on an annual basis.

Any increase can be managed within the existing resources. These resources and administrative costs will be offset by the Moreland Heritage Exemptions Incorporated Plan 2023. This document will exempt certain minor applications from requiring a permit under the Heritage Overlay and reduce the overall volume of heritage related planning applications.

MERRI BEK PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C239mbek

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MERRI BEK PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C239mbek
D-HO248
D-HO61
D-HO600
D-HO154
D-HO155
D-HO151
D-HO149
PHOENIX STREET
DAWSON STREET
GLENLYON ROAD
LAURA STREET
LYDIA STREET
MICHAEL STREET
MERRI STREET
DODS STREET
BELFAST ROAD
UNION STREET
EDWARD STREET
GOLD STREET
LITTLE GOLD STREET
WILSON STREET
WESTON STREET
BAKERY STREET
BARKLY STREET
BRUNSWICK ROAD
INGHAM STREET
SYDNEY ROAD
Brunswick
Parkville
Carlton North
Princes Hill
MERRI-BEK
MELBOURNE
YARRA
LEGEND
D-HO - Area to be deleted from a Heritage Overlay
Local Government Area
Part of Planning Scheme Map 14HO
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MERRI BEK PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C239mbek

LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Local Government Area

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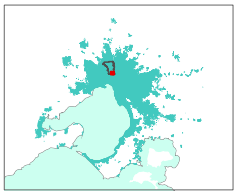
Part of Planning Scheme Map 15HO



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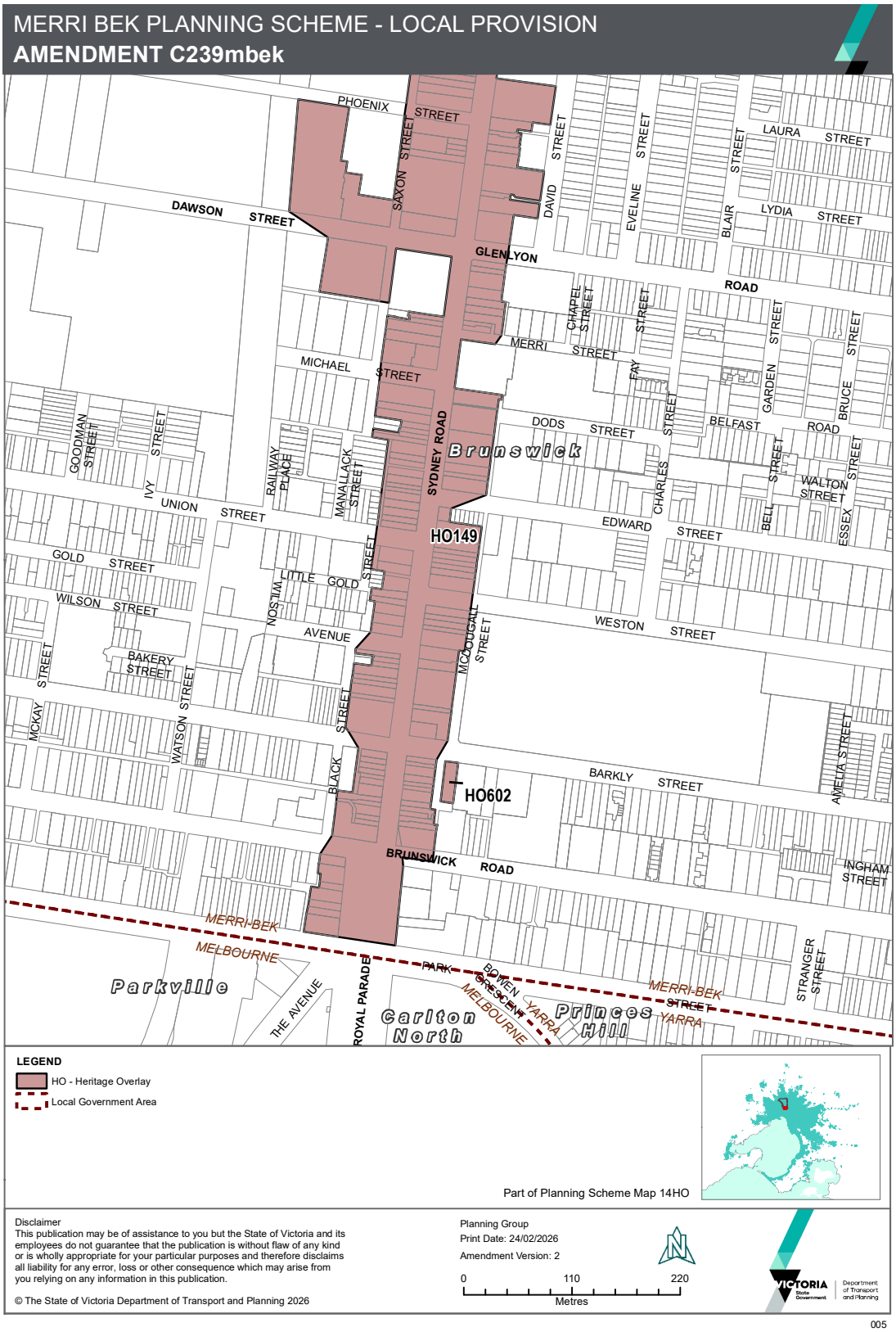
MERRI BEK PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C239mbek

004


MERRI BEK PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C239mbek
PHOENIX STREET
DAWSON STREET
SAXON STREET
DAVID STREET
EVELINE STREET
BLAIR STREET
LAURA STREET
LYDIA STREET
GLENLYON ROAD
CHAPEL STREET
MERRI STREET
FAY STREET
GARDEN STREET
BRUCE STREET
MICHAEL STREET
DODS STREET
BELFAST ROAD
GOODMAN STREET
IVY STREET
UNION STREET
RAILWAY PLACE
MANALLACK STREET
SYDNEY ROAD
Brunswick
CHARLES STREET
BELL STREET
WALTON STREET
ESSEX STREET
EDWARD STREET
HO149
GOLD STREET
LITTLE GOLD STREET
WILSON STREET
NOSTAW STREET
AVENUE
WESTON STREET
McCOUGALL STREET
BAKERY STREET
MCKAY STREET
WATSON STREET
BLACK STREET
BARKLY STREET
AMELIA STREET
HO602
BRUNSWICK ROAD
INGHAM STREET
MERRI-BEK
MELBOURNE
Parkville
THE AVENUE
ROYAL PARADE
PARK
BOWEN CRESCENT
Carlton North
YARRA
Princes Hill
STRANGER STREET
LEGEND
HO - Heritage Overlay
Local Government Area
Part of Planning Scheme Map 14HO
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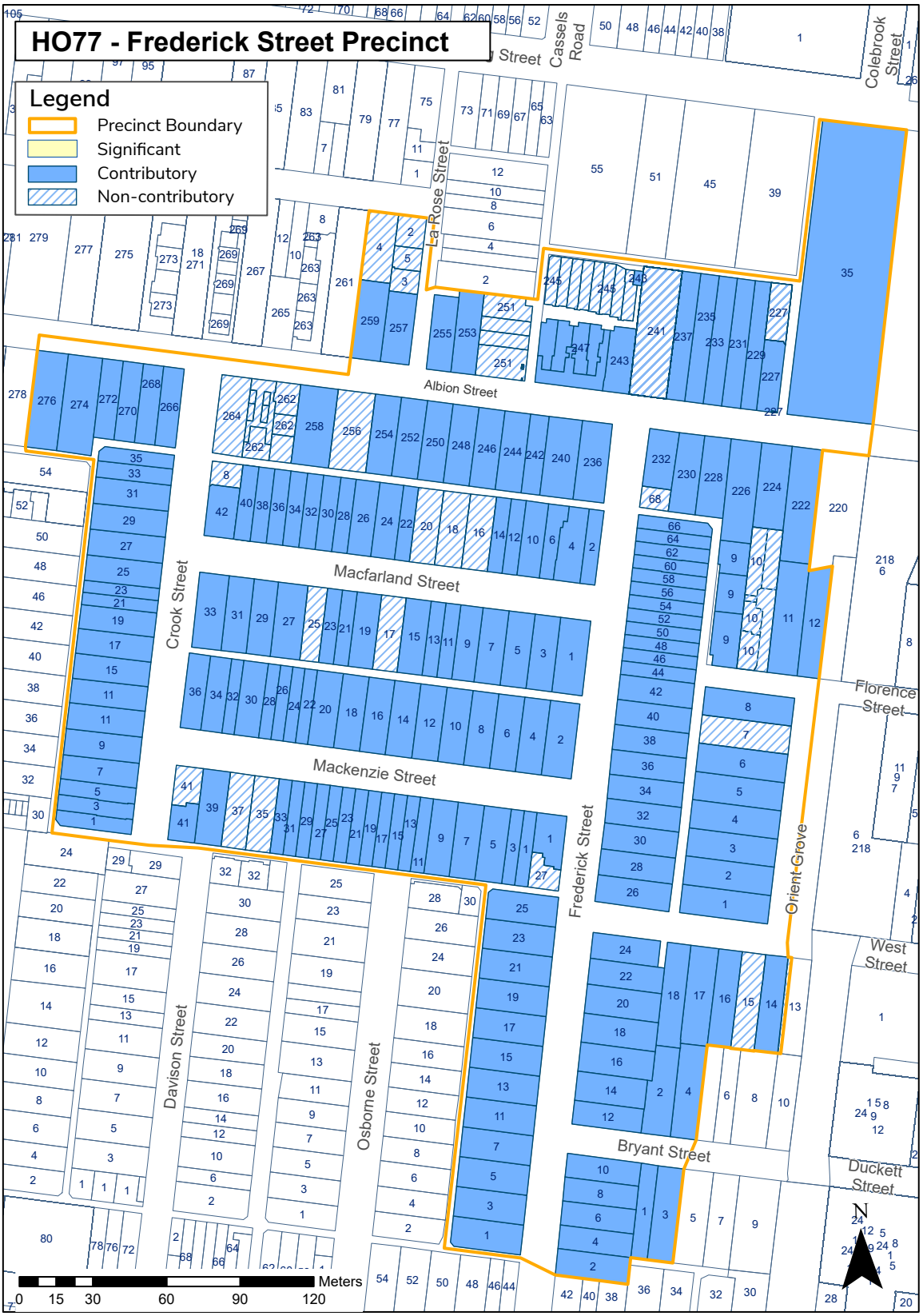
MERRI BEK PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C239mbek

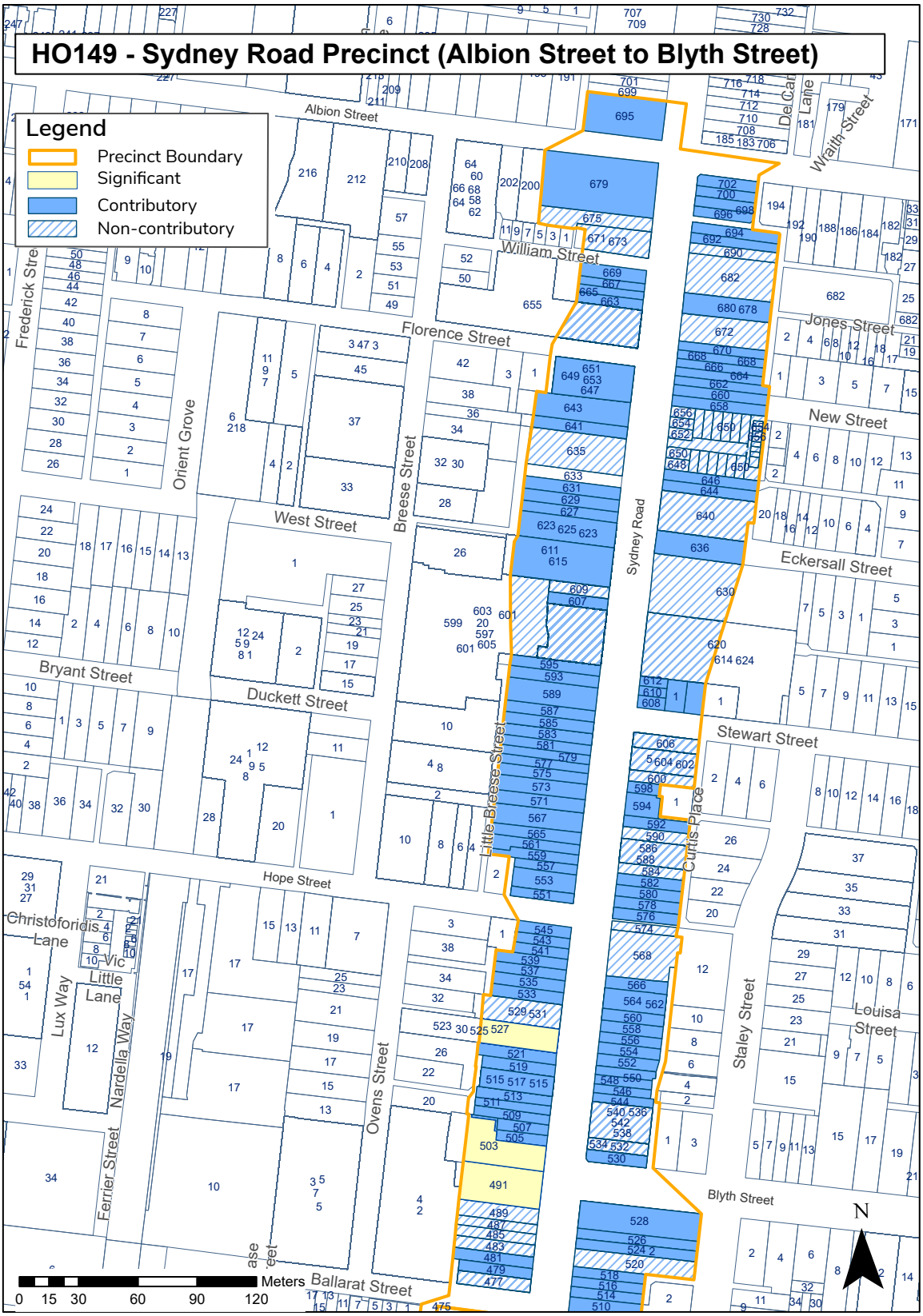
006

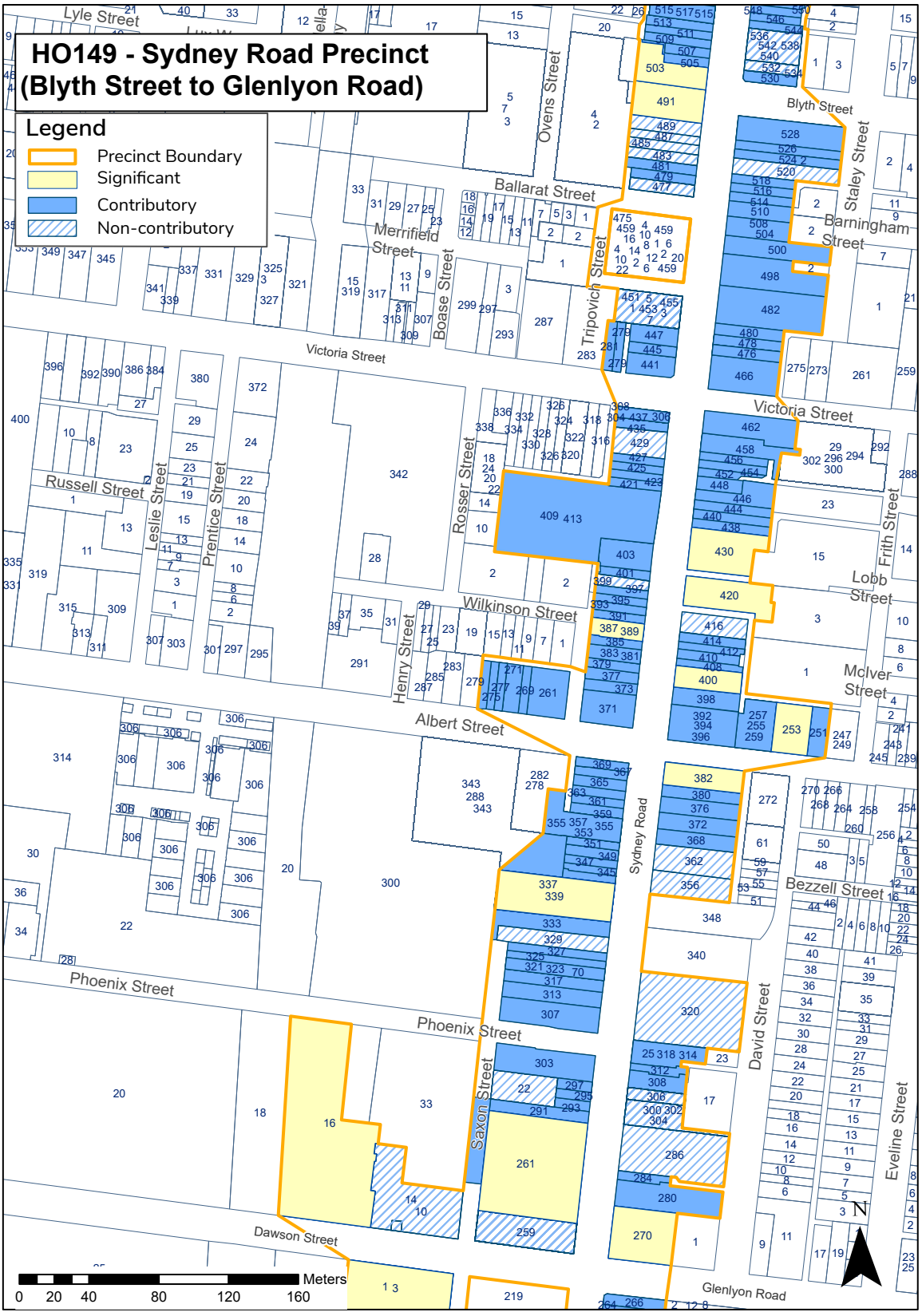
Appendix 1 to MORELAND HERITAGE EXEMPTIONS INCORPORATED PLAN 2023

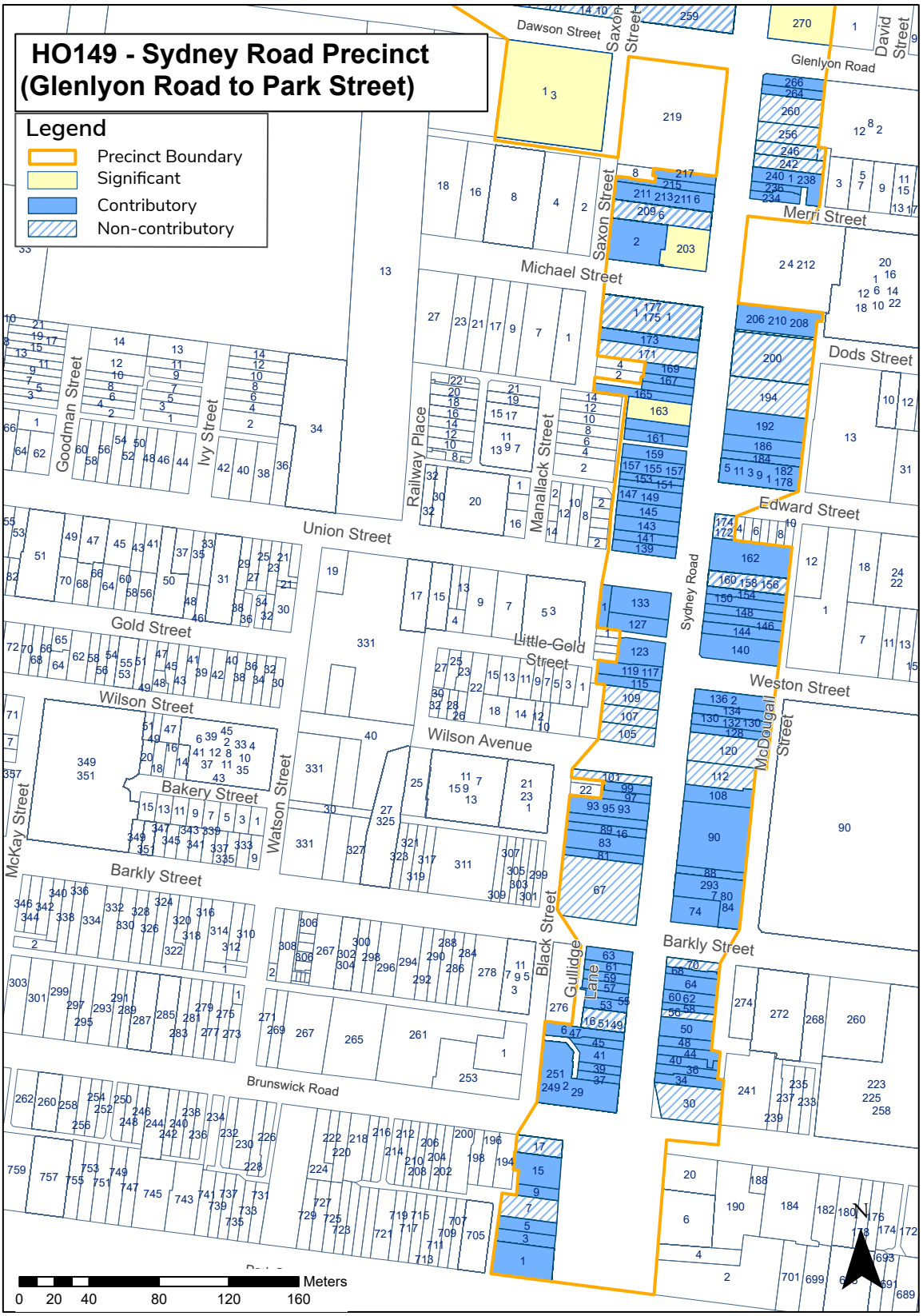
(Select pages)

HO1 - Albert Street Precinct
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Lygon Street
Gale Street
Sedgman Street
Albert Street
N
0 5 10 20 30 40
Meters


HO77 - Frederick Street Precinct
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Albion Street
Macfarland Street
Mackenzie Street
Crook Street
Davison Street
Osborne Street
Frederick Street
La Rose Street
Cassels Road
Colebrook Street
Florence Street
Orient Grove
West Street
Bryant Street
Duckett Street
N
0 15 30 60 90 120 Meters


HO149 - Sydney Road Precinct (Albion Street to Blyth Street)
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Albion Street
William Street
Florence Street
Jones Street
New Street
Eckersall Street
Stewart Street
Blyth Street
Louisa Street
Hope Street
Bryant Street
West Street
Duckett Street
Ballarat Street
Sydney Road
Curtis Place
Little Breese Street
Breese Street
Orient Grove
Frederick Street
Staley Street
Ovens Street
Ferrier Street
Nardella Way
Lux Way
Little Vic Lane
Christoforidis Lane
Walsh Street
Meters
0 15 30 60 90 120
N


HO149 - Sydney Road Precinct
(Blyth Street to Glenlyon Road)
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Lyle Street
Blyth Street
Ovens Street
Staley Street
Barningham Street
Ballarat Street
Merrifield Street
Boase Street
Tripovich Street
Victoria Street
Russell Street
Leslie Street
Prentice Street
Rosser Street
Frith Street
Lobb Street
Wilkinson Street
Henry Street
Albert Street
McIver Street
Sydney Road
Bezzell Street
David Street
Phoenix Street
Saxon Street
Eveline Street
Dawson Street
Glenlyon Road
N
Meters
0 20 40 80 120 160


HO149 - Sydney Road Precinct
(Glenlyon Road to Park Street)
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Dawson Street
Saxon Street
David Street
Glenlyon Road
Merri Street
Michael Street
Dods Street
Edward Street
Union Street
Gold Street
Wilson Street
Wilson Avenue
Little Gold Street
Weston Street
McDougall Street
Bakery Street
Barkly Street
Brunswick Road
Goodman Street
Ivy Street
Railway Place
Manallack Street
Watson Street
McKay Street
Black Street
Gullidge Lane
Sydney Road
Meters
0 20 40 80 120 160

HO608 - Linden Street Precinct
O'Connor Street
Legend
Precinct Boundary
Significant
Contributory
Non-contributory
Linden Street
N
Meters
0 2.25 4.5 9 13.5 18