Planning and Environment Act 1987

Merri-bek Planning Scheme Amendment C233mbek Explanatory Report

Overview

Amendment C233mbek makes a number of minor changes to the Merri-bek Planning Scheme to correct errors, anomalies and improve its functionality.

It does this by:

- · Fixing typos and format errors
- Amending zone maps to correct mapping anomalies.
- Updating local design policies to consider adjoining heritage character.
- Clarifying demolition strategies and include electric vehicle infrastructure in heritage policies.
- Replacing the Moreland Heritage Exemptions Incorporated Document with the updated Merri-bek Heritage Exemptions Incorporated Document (2024) and new Merri-bek Heritage Precinct and Serial Listing Grading Maps Incorporated Document (2024).
- Incorporating new and update existing statements of significance.
- Amending the Schedule to Clause 43.01 (Heritage Overlay) to introduce a multitable structure, update names and reference new incorporated documents.
- Correct mapping anomalies for 13 heritage overlays and transfer 8 overlays to adjacent precincts.
- Deleting three erroneous heritage overlays from maps.
- Deleting Schedule 1 of Clause 43.02 (Design and Development Overlay) and related maps from affected properties.
- Deleting Environmental Audit Overlay from 384 properties deemed suitable for beneficial use.
- Updating references to refer to current policy and reflect current versions of reference documents.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Merri-bek City Council website at TRC

The amendment is available for public inspection, free of charge, during office hours at the following places:



The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.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 C233mbek 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 Merri-bek City Council who are the planning authority for this amendment.

Land affected by the amendment

The amendment applies to land throughout Merri-bek City Council as outlined in the map below and descriptions in the following tables.

What the amendment does

Amendment C233mbek makes changes to ordinances and maps of the Merri-bek Planning Scheme to correct errors, anomalies and improve its functionality. These changes are described in more detail below.

Zone anomalies

 Modify Schedule to Clause 37.08 (Coburg Activity Centre Zone) to correct typos and format issues described in the table below.

2.0 – Land use and development objectives to be achieved	Fix typo - Delete 'P' at the end of the 9 th dot point under Built Form heading.
3.0 – Table of uses	Replace 'Tavern' land use with 'Bar' to align with VC149 land use changes.
4.4 – Design and Development	Update the text colour of Table 1 and Table 2 column headings to white to be visible.

5.8 - Precinct 8	Update precinct requirement map at 5.8-3 to include in the key the '11m streetwall height' to capture all street walls displayed on the map.
10.0 - Other provisions of the scheme	Update the text colour of Table 3 column headings to white to be visible.

Modify zoning maps 2ZN, 4ZN, 5ZN, 6ZN, 7ZN, 8ZN, 9ZN, 10ZN, 11ZN, 12ZN, 13ZN, 14ZN and 15ZN to fix mapping anomalies to public parks, the Coburg Activity Centre Zone, Commercial 1 Zone, Mixed Use Zone, Residential Growth Zone and General Residential Zone described in the table below.

Activity Centre Zone (ACZ)		
Urquhart Street, adjacent to Pentridge Boulevard	Rezone the portion of Urquhart Street adjacent to Pentridge Boulevard to ACZ1.	Map 12ZN
	This rezoning is needed to prevent a mapping anomaly occurring with the proposed rezoning of 66 Bell Street Coburg (see below for more detail).	
Commercial 1 Zone (C1Z)	
107 Harding Street	Rezone the NRZ1 portion of the property to C1Z.	Map 12ZN
Coburg	The narrow strip of NRZ1 forms part of the vehicle access to the commercial properties fronting Harding Street. It is appropriate for the land to be within one zone reflective of the commercial land use.	
223-225 Elizabeth	Rezone the GRZ1 portion of the property to C1Z.	Map 9 ZN
Street Coburg North	This commercial building and has had a long standing commercial or industrial use. It is appropriate for the entire property to be in the C1Z rather than split zoning of C1Z and GRZ.	
220-226 Melville Road Brunswick West	Rezone the GRZ1 portion of the property to C1Z. There is a mapping anomaly with a small section of the site is within the GRZ1. It is appropriate for the entire residential property to be in its substantial residential zone, being the GRZ1.	Map 11 ZN
Mixed Use Zone (MU	Z)	
16-20 Sheppard Street Coburg North	Modify zone map to reference MUZ1 instead of MUZ.	Map 8 ZN
Part of 39A Shorts Road Coburg North	The current zone maps are missing the relevant schedule number, omissions that occurred with	
7 Sheppard Street Coburg North	the approval of C201more and C232mbek.	
31 The Avenue Coburg		Map 11 ZN

Residential Growth Zone (RGZ)		
2-4 Murray Street Brunswick West	Rezone the C1Z portion of the property to RGZ2. Maps associated with C159 that introduced controls for Merri-bek's Neighbourhood Centres	Map 13 ZN
	showed the entirety of this land was intended to be rezoned RGZ. This is reflected in DDO24 maps directing a residential frontage to the site, the frontage applied to all RGZ1 land in Merribek's Neighbourhood Centres. The application of the RGZ1 to the entire property will rectify this zoning error.	
9 Snapshot Drive Coburg North	Rezone the GRZ1 portion of the property to RGZ1. There is a mapping anomaly with the site being	Map 9 ZN
Canaral Basidantial	within both the GRZ1 and RGZ1.	
General Residential 308 Moreland Road	Rezone the PUZ1 portion of the property to	Map 11 ZN
Brunswick West	GRZ1.	
	This is a privately owned property that is partly within a public use zone. A more appropriate zone to represent the underlying land use is the GRZ1.	
2 Stock Street Coburg	Rezone the C1Z portion of the property to GRZ1.	Map 11 ZN
Coburg	There is a mapping anomaly with a narrow part of the site is within the C1Z. It is appropriate for the entire residential property to be in its substantial residential zone, being the GRZ1.	
Public Park and Rec	reational Zone (PPRZ)	
230A Albert Street Brunswick	Rezone the NRZ1 portion of the property to PPRZ.	Map 14 ZN
	This property is owned by Council and forms Randazzo Reserve in Brunswick. Historic aerial imagery demonstrates the land has a long-standing open space function. The PPRZ is a more appropriate public zone for the underlying use.	
15 Athens Place	Rezone the property from GRZ1 to PPRZ.	Map 12 ZN
Oak Park	This is owned by Council and serves as a green link to the Moonee Ponds Creek linear reserve. Historic imagery demonstrates the land has a longstanding open space use. The PPRZ is a more appropriate public zone for the underlying use.	
66 Bell Street Coburg	Rezone the GRZ1 portion of the property to PPRZ.	Map 12 ZN
	This property is Crown land that forms McDonald Reserve in Coburg. Historic imagery	

	demonstrates that the northern strip of the park within the GRZ1 has been part of the park since its formalisation. The PPRZ is a more appropriate public zone for the underlying use.	
15 Bellview Street Coburg	This property is owned by Council and forms Bush Reserve. A small section of GRZ1 land was converted to parkland in 2016/17 connecting two pockets of parkland. The PPRZ is a more appropriate public zone for the underlying use.	Map 11 ZN
21 Cleve Road	Rezone the land from TRZ2 to PPRZ.	Map 7 ZN
Pascoe Vale South	This property is owned by VicRoads and is part of the Kelvin Thomson Park. Historic aerial imagery confirms the land has a longstanding use as parkland. The PPRZ is a more appropriate public zone for the underlying use.	
133-165 Daley Street Glenroy	Rezone the GRZ1 portion of the property to PPRZ.	Map 2 ZN
	This property is owned by Council that forms ATC Cook Reserve. Historic aerial imagery demonstrates the southern strip of the park within the GRZ1 has been part of the park since its formalisation in the 1960's. The PPRZ is a more appropriate public zone for the underlying use.	
1 Danthonia Street	Rezone the land from GRZ1 to PPRZ	Map 9 ZN
Coburg North	This property is owned by council and forms a pocket park in Coburg North. This is a relatively new pocket park constructed as part of the Coburg Hill redevelopment. The PPRZ is a more appropriate public zone for the underlying use.	
Lot PT.66 Derby Street Fawkner (land adjacent to 10	Rezone the NRZ1 portion of the park that is in public ownership to PPRZ.	Map 9 ZN
Derby Street Fawkner)	Part of this parcel is owned by council and is associated with the Merri Creek Linear Reserve (Parker Reserve). Historic aerial imagery confirms that the land longstanding been part of the park. The PPRZ is a more appropriate zone for the underlying use of the publicly owned portion.	
167A Elizabeth	Rezone the land from GRZ1 to PPRZ	Map 9 ZN
Street Coburg North	These parcels are owned by Council and form Camera Walk Linear Park. This is a relatively new linear corridor constructed as part of the larger Coburg Hill redevelopment. The PPRZ is a more appropriate public zone for the underlying use.	
11 Grant Street Coburg &	Rezone the NRZ1 portion of the property to PPRZ.	Map 12 ZN
182A Nicholson	These properties are owned by Council and form	

Street Glenroy	parts of the Merri Creek Linear Reserve (Edna Grove Park and Tate Reserve). Historic aerial imagery confirm that the land has been used for parkland since the 1980's. The PPRZ is a more appropriate public zone for the underlying use.	
Land between 18	Rezone the land from NRZ to PPRZ	Map 5 ZN
and 22 Hare Street Fawkner	This land is owned by Council and forms part of the Leonard Street Parklands. Historic aerial imagery demonstrates the land has a longstanding open space function. The PPRZ is a more appropriate public zone for the underlying use.	
6 Herbert Street Pascoe Vale	Rezone the NRZ portion of the land in public ownership to PPRZ.	Map 6 ZN
	Herbert Street Reserve is Crown land and covered by a number of zones, PPRZ, UFZ and NRZ. Historic aerial imagery confirms the areas zoned NRZ and UFZ have longstanding been part of the park. A more appropriate zone to represent the underlying land use of the public land is the PPRZ.	
5 Hood Crescent Fawkner	Rezone the NRZ1 portion of the property to PPRZ.	Map 5 ZN
	This property is owned by Council and forms part of the Merri Creek Linear Reserve. Historic aerial imagery confirms the land have longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	
229 Hope Street	Rezone the GRZ1 portion of the property to PPRZ	Map 13 ZN
Brunswick West	This property is owned by Council and Crown and forms part of Braddy Reserve and the Moone Ponds Creek Linear Reserve. Historic aerial imagery confirms the RGZ1 and NRZ1 components of the park have a longstanding parkland use. The PPRZ is a more appropriate zone to represent the underlying land use.	
44 Hopetoun	Rezone the property from NRZ1 to PPRZ.	Map 10 ZN
Avenue Brunswick West	44 Hopetoun Avenue is Crown land that forms part of the Hopetoun Avenue Reserve. Historic aerial imagery demonstrates the residential land in 1960's/1970's. A more appropriate zone to represent the underlying land use is the PPRZ.	
2A John Street Oak Park	Rezone the NRZ1 portion of the property to PPRZ.	Map 6 ZN
	2A John Street has been recently acquired by Council and converted into parkland forming part of the Moonee Ponds Creek Linear Park. The	

	land now has a public function as a park. The PPRZ is a more appropriate public zone for the underlying use.	
54-64 John Street Brunswick East	Rezone the NRZ1 portion of the property to PPRZ.	Map 15 ZN
	This property is owned by Council and forms Balfe Park. Historic aerial imagery demonstrates that the NRZ1 pocket of the park has been part of the park since its formalisation. The PPRZ is a more appropriate public zone for the underlying use.	
79 Jukes Road Fawkner	Rezone the GRZ1 portion of the property to PPRZ.	Map 4 ZN Map 5 ZN
	This property is owned by Council and forms CB Smith Reserve. Historic aerial imagery demonstrates the southern strip of the park within the GRZ1 has been part of the park since its formalisation in the 1980's. The PPRZ is a more appropriate public zone for the underlying use.	ap 0 2.11
1-9 & 2-10 Lorne Street Fawkner	Rezone the PUZ1 component of the park to PPRZ.	Map 5 ZN Map 9 ZN
	The land defined as Lorne Reserve is owned by Council, Crown and VicRoads. Historic aerial imagery confirms that the PUZ7 component of the park has longstanding been part of the park. The PPRZ is a more appropriate zone to represent the underlying land use.	
86 Lorne Street Fawkner	Rezone the NRZ1 portion of the property to PPRZ.	Map 8 ZN Map 9 ZN
	This property is owned by Council and forms Charles Mutton Reserve. Historic aerial imagery confirms that the NRZ component has longstanding been part of the park as a key connector from Mutton Road. The PPRZ is a more appropriate public zone for the underlying use.	map o z.v
2A Margaret Street Oak Park	Rezone the parcel from NRZ to PPRZ	Map 6 ZN
Santain	This narrow strip of land is owned by Melbourne Water and is part of the Moonee Ponds Linear Reserve. Historic aerial imagery confirms that the land longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	
57A and 576B Pascoe Vale Road	Rezone the property from NRZ to PPRZ	Map 6 ZN
Oak Park	These properties are owned by Council and form a linear green corridor that is part of the Oak Park Sports Centre. Historic aerial imagery confirms	

	the land to have a longstanding open space function. The PPRZ is a more appropriate public zone for the underlying use.	
145 Rennie Street	Rezone the property from NRZ to PPRZ.	Map 12 ZN
Coburg	This property is owned by Council and is associated with Egan Reserve. A small part of the parkland adjacent to 2/197 The Avenue is in NRZ. The PPRZ is a more appropriate public zone for the underlying use.	
1 Somerset Street	Rezone the GRZ1 portion of the land to PPRZ	Map 7 ZN
Pascoe Vale	1 Somerset Street Pascoe Vale is Crown land and Esslemont Reserve. Historical aerial imagery confirms the area of GRZ1 at the southern tip of the park has a current and longstanding use as parkland. A more appropriate zone to represent the underlying land use is the PPRZ.	
2A Spry Street	Rezone the property from GRZ1 to PPRZ.	Map 9 ZN
Coburg North	2A Spry Street is owned by Council and forms part of the Spry Street Merri Creek Reserve. A recent subdivision created 2A Spry Street, which was developed to expand the creek reserve. The land therefore has a public function as a recreational reserve. The PPRZ is a more appropriate public zone for the underlying use.	
193 Urquhart Street Coburg	Rezone the GRZ portion of the land (RES1\PS602793) to PPRZ.	Map 12 ZN
	This parcel is owned by Council and is part of De Chene Reserve and the Merri Creek Linear Reserve. Historic aerial imagery confirms that GRZ1 and C1Z pockets have longstanding been part of the park. The PPRZ is a more appropriate public zone for the underlying use.	
27 & 29 Valley	Rezone the properties to PPRZ.	Map 2 ZN
Crescent Glenroy	These properties are owned by Council and are part of the Captain Chris Slattery Park. Historic aerial imagery demonstrates these properties have a longstanding open space function incorporated into the park The PPRZ is a more appropriate public zone for the underlying use.	
546 Victoria Street Brunswick West	Rezone the NRZ1 portion of the property to PPRZ.	Map 13 ZN
	This property is owned by Council and is associated with Denzil Don Reserve and the Moone Ponds Creek Linear Reserve (Owen Street). Historic aerial imagery confirms that the NRZ component of the lot and the road around that connects the parcels has longstanding been	

	part of the park. The PPRZ is a more appropriate public zone for the underlying use.	
Adjacent to 21 Tate Street Pascoe Vale South	Rezone the parcel from GRZ1 to PPRZ This property is owned by Council and associated with Tate Park (and part of the Moonee Ponds Linear Reserve). Historic aerial imagery confirm that the western end of Tate Street has been utilised as park since the 1980's. The Moonee Ponds Linear Reserve has always been used as open space. The PPRZ is a more appropriate public zone for the underlying use.	Map 7 ZN
33 Westgate Street Pascoe Vale South	Rezone the property from RGZ2 to PPRZ This property is owned by Council and will form the new Westgate Street Park. The land is currently in a residential zone. The PPRZ is a more appropriate public zone to represent the intended land use. Rezone the lot between 33 Westgate and 498-514 Bell Street Coburg that is R1 on title to C1Z to avoid a mapping anomaly.	Map 10 ZN
31 Wheeler Street Pascoe Vale South	Rezone the land from NRZ1 to PPRZ This property is Crown land that is currently used as open space providing access to linear reserve from Wheeler Street and Forster Court. Historic aerial imagery demonstrates that there was once a dwelling on the site, but was demolished and converted to open space in 2005. The PPRZ is a more appropriate public zone to represent the intended land use.	Map 10 ZN
2 Wirrigirri Close Coburg North	Rezone the land from IN1Z to PPRZ This property is owned by Council and is associated with the Merri Creek Linear Reserve. Whilst this land was once in private ownership, historic aerial imagery confirms that the land has a longstanding open space function and part of the linear creek reserve. The PPRZ is a more appropriate public zone to represent the intended land use.	Map 9 ZN

<u>Heritage</u>

Planning policy Framework

3. Amend local Heritage and Building Design policies at Clause 15 to provide greater clarity on development expectations to and adjacent to heritage places.

Clause 15.01-2L	Insert a new building adjacent to heritage strategy and
- Building design in Merri-	policy guideline as a replacement to Schedule 1 of Design

bek	and Development Overlay (Clause 43.02-1).
Clause 15.03-1L - Heritage in Merri-bek	Amend the demolition strategy to better express the intention of when total demolition may be supported.
3	Amend the ancillary services strategy to capture electric vehicle as relevant ancillary infrastructure.
	Insert new decision guidelines relating to full demolition and categorisation of heritage places.
	Insert a new incorporated policy document, Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024.

Operational Provisions (Incorporated and Background documents)

- 4. Replace the Moreland Heritage Exemptions Incorporated Plan 2023 with two separate incorporated documents:
 - Merri-bek Heritage Exemptions Incorporated Plan April 2024.
 This updated version includes a new design to improve its useability, modified exemptions to better align with the heritage overlay permit triggers and support appropriate permit exemptions in the Merri-bek context. It also removes all the precinct maps.
 - Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024
 This new document contains all the updated precinct and serial listing maps as a separate incorporated document in the scheme
- Insert five new incorporated statements of significance and replace four existing statements of significances. The associated changes to the operational provisions are described in the table below.

Schedule to Clause 72.04 – Incorporated Documents	Amend the Schedule to Clause 72.04 – Incorporated documents to:
'	 Replace the Moreland Heritage Exemptions Incorporated Plan reference with Merri-bek Heritage Exemptions Incorporated Plan, April 2024.
	 Insert a reference to the new Merri-bek Heritage Precincts and Serial Listing Grading Maps, April 2024 incorporated document.
	 Replace four statement of significant incorporated document references to reflect 2024 versions:
	 Phillipstown Precinct Statement of Significance, April 2024 Closer Settlement Houses Statement of Significance, April 2024 War Service Homes (Brick) Statement of Significance, April 2024 War Services Homes (Timber) Statement of Significance, April 2024

Insert references for 5 new incorporated statements of significance to be referenced in Schedule to Clause 43.01 Daly Street Precinct Statement of Significance, April 2024 St Linus Anglican Church, 21 Glyndon Avenue Coburg North, Statement of Significance, April 2024 Inner Circle Railway Linear Park Reserve Statement of Significance, April 2024 The Grove / Sydney Road Precinct Statement of Significance, April 2024 Beaufort Houses Statement of Significance, April 2024	
April 2024 St Linus Anglican Church, 21 Glyndon Avenue Coburg North, Statement of Significance, April 2024 Inner Circle Railway Linear Park Reserve Statement of Significance, April 2024 The Grove / Sydney Road Precinct Statement of Significance, April 2024 Beaufort Houses Statement of Significance,	of significance to be referenced in Schedule to
Coburg North, Statement of Significance, April 2024 Inner Circle Railway Linear Park Reserve Statement of Significance, April 2024 The Grove / Sydney Road Precinct Statement of Significance, April 2024 Beaufort Houses Statement of Significance,	,
Statement of Significance, April 2024 The Grove / Sydney Road Precinct Statement of Significance, April 2024 Beaufort Houses Statement of Significance,	Coburg North, Statement of Significance, April
of Significance, April 2024 - Beaufort Houses Statement of Significance,	•
,	
	,

Schedule to Clause 43.01 (Heritage Overlay)

- 6. Amend Sub Clause 2.0 of Schedule to Clause 43.01 Heritage Overlay to:
 - Insert a multi table structure using the following seven themes:
 - Precincts
 - Serial Listings
 - Brunswick
 - Brunswick East & North Fitzroy
 - Brunswick West, Pascoe Vale & Pascoe Vale South
 - Coburg & Coburg North
 - Fawkner, Glenroy, Hadfield an Oak Park
 - Modify 97 heritage overlay listings to correct and update their names and addresses, incorporate new and updated statement of significance and delete eight individual place listings being transferred into adjacent precincts, as outlined in the table below.
 - Replace the name of the local permit exemptions incorporated plan to reference the updated Merri-bek Heritage Exemptions Incorporated Plan April 2024.

The changes to the heritage overlay listings in the Schedule to Clause 43.01 are described in the table below.

HO33	Blyth Street Precinct	Amend the address to state the suburb as Brunswick West
HO56	Daly Street Precinct	Insert a reference to the incorporated Daly Street Precinct Statement of Significance, April 2024. (HO185 and HO186 being transferred into HO56 extent.)
HO86	21 Glyndon Avenue, Coburg North	Amend the name to the 'St Linus Anglican Church', insert internal planning controls and a reference to the incorporated St Linus Anglican Church

		Statement of Significance, April 2024.
HO101	53 King Street Fitzroy North	Amend the address to state the suburb as Fitzroy North
HO112	104 Melville Road Brunswick West	Amend the address to state the suburb as Brunswick West
HO133	Inner Circle Railway Linear Parklands (formally Park Street – Janet Hillman Reserve, Brunswick)	Amend the name to 'Inner Circle Railway Linear Parklands – Parks Street, Brunswick & Brunswick East, and insert a reference to the incorporated Inner Circle Railway Linear Parklands – Parks Street Brunswick & Brunswick East Statement of Significance, April 2024
HO139	Phillipstown Precinct	Amend the address to reflect the properties in the precinct, including removal of 1 and 1B Heller Street and update the statement of significance reference to reference the April 2024 version
HO150	84-92 Sydney Road, Coburg – Palm	Delete listing
	Avenue Hotel	The extent of HO150 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO172	The Grove/ Sydney Road Precinct	Amend to add a reference to the incorporated The Grove / Sydney Road Precinct Statement of Significance, April 2024 and include paint controls and tree controls reflected in HO150, HO173, HO174, HO175, HO363 and HO374 (HOs being transferred into HO172 extent).
HO173	22 The Grove Coburg – Holyrood 1890	Delete listing
		The extent of HO173 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO174	23 & 25 The Grove Coburg – Koorali &	Delete listing
	Kalima	The extent of HO174 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO175	45 & 47 The Grove, Coburg – Oak Hill	Delete listing
	& Waratah	The extent of HO175 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO185	484-486 Victoria Street, Brunswick	Delete listing
	West – West Brunswick Progress Association Hall	The extent of HO185 is being transferred into HO56 – Daly Street Precinct.

	92 Victoria Street, Brunswick – Former Brunswick West Primary ol	Delete listing The extent of HO186 is being transferred into HO56 – Daly Street
HO200 Willov	vbank Road Precinct	Precinct. Amend the address to state the suburb as Fitzroy North.
	47 Union Street, Brunswick - er's shop and dwelling	Amend the address to state the suburb as Brunswick.
HO249 Sunbe Precir	eam Street and Sussex Street nct	Amend the name from Sunbeam Street Precinct to Sunbeam Street and Sussex Street Precinct.
HO286 41 Ca Chars	ssels Road, Brunswick - field	Amend to include tree controls to reflect the significance of Pin Oak tree described in the statement of significance.
(forma	ree Street Brunswick East ally 1 Maghull Street, Brunswick – House	Amend the name to reflect the current address of HO321, 9 Aintree Street Brunswick East.
HO363 148-1	64 Sydney Road, Coburg –	Delete listing
Morel House	and Park Buildings (Australia ∍)	The extent of HO363 is being transferred into HO172 – The Grove/ Sydney Road Precinct.
HO374 129 S Surge	ydney Road, Coburg – Dental rry	Delete listing The extent of HO374 is being transferred into HO172 – The Grove/Sydney Road Precinct.
HO425 Beauf	ort Houses Serial Listing	Amend HO425 type from precinct to serial listing to reflect the spatial nature of the houses in this group listing.
HO237 73 Ply	mpton Avenue Glenroy	Amend the name of these heritage
HO444 26 Wa	alsh Street, Coburg	overlays to capture their full name as described by the incorporated
HO448 9 Abe	rdeen Street, Brunswick	statement of significances.
HO449 109-1	11 Albert Street, Brunswick	
HO450 137 A	lbert Street, Brunswick	
HO451 170 A	lbert Street, Brunswick	
HO452 103 A	lbion Street, Brunswick	
HO455 134-1	36 Barkly Street, Brunswick	
HO456 163-1	69 Barkly Street, Brunswick	
HO457 195 B	arkly Street, Brunswick	
HO458 206-2		
HU456 200-2	10 Barkly Street, Brunswick	
	10 Barkly Street, Brunswick arkly Street, Brunswick	

HO459	211-219 Barkly Street, Brunswick
HO461	193 Brunswick Road, Brunswick
HO462	233-239 Brunswick Road, Brunswick
HO519	307 Brunswick Road, Brunswick
HO465	35 Cassels Road, Brunswick
HO467	38 David Street, Brunswick
HO468	29 Dawson Street, Brunswick
HO469	60 Dawson Street, Brunswick
HO472	140-142 Edward Street, Brunswick
HO473	183-187 Edward Street, Brunswick
HO474	23 Evans Street, Brunswick
HO476	16-18 Glenlyon Road, Brunswick
HO477	60-62 Glenlyon Road, Brunswick
HO478	46-48 Gold Street, Brunswick
HO479	73 Hope Street, Brunswick
HO480	76-78 Hope Street, Brunswick
HO482	94 Hope Street, Brunswick
HO523	16 Horne Street, Brunswick
HO486	5 Laura Street, Brunswick
HO487	86 Laura Street, Brunswick
HO488	23-25 Luscombe Street, Brunswick
HO489	96 Lydia Street, Brunswick
HO492	112 Moreland Road, Brunswick
HO494	46 Murdock Street, Brunswick
HO495	683 Park Street, Brunswick
HO496	685 Park Street, Brunswick
HO498	840 Sydney Road, Brunswick
HO499	63-65 Union Street, Brunswick
HO500	80 Union Street, Brunswick
HO501	235 Victoria Street, Brunswick
HO502	273 Victoria Street, Brunswick
HO503	241-243 Victoria Street, Brunswick
HO504	380-382 Victoria Street, Brunswick
HO506	8 Aintree Street, Brunswick East
HO507	23-25 Albert Street, Brunswick East
HO508	28-30 Albert Street, Brunswick East

HO509	47-51 Albert Street, Brunswick East	
HO510	19 Balmoral Avenue, Brunswick East	
HO511	159-165 Donald Street, Brunswick East	
HO512	23 Holmes Street, Brunswick East	
HO514	2-4 Inverness Street, Brunswick East	
HO485	38 John Street, Brunswick East	
HO490	31-33 Lygon Street, Brunswick East	
HO515	136A Nicholson Street, Brunswick East	
HO516	255 Nicholson Street, Brunswick East	
HO517	7 Parkview Avenue, Brunswick East	
HO518	443 Albion Street, Brunswick West	
HO520	31 Burnell Street, Brunswick West	
HO521	22 Grantham Street, Brunswick West	
HO522	70 Heller Street, Brunswick West	
HO524	228 Melville Road, Brunswick West	
HO525	384 Moreland Road, Brunswick West	
HO526	33 Newman Street, Brunswick West	
HO497	1 South Daly Street, Brunswick West	
HO528	92-94 Whitby Street, Brunswick West	
HO527	9 Waxman Parade, Brunswick West	
HO529	Corner of Bell Street and Nicholson Street, Coburg	
HO530	160-162 Bell Street, Coburg	
HO531	105 Munro Street, Coburg	
HO532	153 Reynard Street, Coburg	
HO533	425 Sydney Road, Coburg	
HO534	431 & 433 Sydney Road, Coburg	
HO536	109 Cumberland Road, Pascoe Vale	
HO543	Hickford Street Precinct	
HO544	Meaker Avenue Precinct	
HO545	Waxman Parade Precinct	
HO546	Tinning Street Precinct	
HO540	Closer Settlement House Serial Listing	Amend the name of heritage overlays
HO541	War Service Homes (Brick) Serial Listing	to capture the name described by the incorporated statement of significance.
HO542	War Service Homes (Timber) Serial Listing	- Amend the statement of significance reference to reference the updated April 2024 version.

Heritage Overlay Maps

7. Amend heritage overlay maps 2HO, 6HO, 7HO, 11HO, 10HO, 11HO, 12HO, 13HO, 14HO and 15HO to modify the extents of 13 heritage overlays, transfer eight heritage overlays place listings into adjacent precincts and the delete three heritage overlays included on the planning scheme maps in error.

The changes to the mapping of the heritage overlay is described in the table below.

Heritage	Heritage Overlay Maps			
HO10	1C Melville Road Brunswick West	Delete HO10 HO10 was deleted from the schedule to the HO by C174morept1 but was accidentally left in the HO mapping.	Мар 13НО	
HO13	Balmoral Avenue Precinct	Delete HO13 from 1-5/4 York Street and 1- 2/2 York Street Pascoe Vale South to fix a mapping anomaly.	Map 10HO	
HO33	Brunswick Road West Precinct	Delete HO33 from 2A Mincha Street Brunswick West Amend HO33 to run along the northern boundaries of 483 to 489 Brunswick Road Brunswick West to fix a mapping anomaly.	Мар13НО	
HO24	Blyth Street	Delete 4/35 Stewart Street Brunswick from HO24 Amend HO24 to align with the northern boundaries of 3/35, 35/35 and 44/35 Stewart Street Brunswick. These changes will fix a mapping anomaly as a consequence of a large medium density development and associated subdivision.	Map 10HO	
HO45	Beacon Service Station & Flats	Delete HO45 that applies to the modern townhouses at Millward Street Brunswick. Extend HO45 to cover all of 1-9/405 Brunswick Road Brunswick These changes will fix a mapping anomaly as a consequence of a medium density development and associated subdivision.	Map14HO	
HO56	Daly Street Precinct	Extend HO56 by consolidating the extents of HO185 and HO186 into HO56 to better reflect the properties that contribute to the precinct.	Map 13HO Map 14HO	
HO77	Frederick Street	Delete 13 Orient Grove from HO77 to fix a	Мар 14НО	

	Precinct	mapping anomaly	
HO81	Gavin Park and Westbreen Creek Precinct	Delete HO81 from 39 Zenith Street, 161A Essex Street and 1-4/62 Pleasant Street Pascoe Vale.	Мар 7НО
		These three properties are privately owned residential properties containing a dwelling that have no contribution to the landscape heritage values of the precinct.	
HO89	Grantham Street Precinct	Delete HO89 from 12 Grantham Street Brunswick West and 18-38 Millward Street Brunswick.	Мар14НО
		Delete HO89 that covers Millward Street (align with rear boundary of 1-9/405 Brunswick Road Brunswick.	
		These changes will fix a mapping anomaly as a consequence of a medium density development and associated subdivision.	
HO108	Lyle Street Brunswick	Delete 74 Henkle Street Brunswick from HO108 to fix a mapping anomaly.	Map 14HO
HO139	Phillipstown Precinct	Delete HO139 from 1B Heller Street Brunswick.	Map 14HO
		These two properties sit on the edge of the precinct and offer no contribution to the heritage values of the precinct.	
HO150	84-92 Sydney	Delete HO150	Map 11HO
	Road, Coburg – Palm Avenue Hotel	This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	
HO172	The Grove/ Sydney Road	Delete 50a Barrow Street Coburg from HO172	Map 11HO Map 12HO
	Precinct	Extend HO172 by consolidating the extents of HO150, HO173, HO174, HO175, HO363 and HO374 into HO172.	
HO173	22 The Grove Coburg –	Delete HO173	Map 12HO
	Holyrood 1890	This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	
HO174	23 & 25 The	Delete HO174	Map 12HO
	Grove Coburg – Koorali & Kalima	This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	

HO175	45 & 47 The Grove, Coburg – Oak Hill & Waratah	Delete HO175 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 12HO
HO185	484-486 Victoria Street, Brunswick West – West Brunswick Progress Association Hall	Delete HO185 This property has heritage values to HO56 – Daly Street Precinct and is proposed to be transferred into HO56.	Map 14HO
HO186	490-492 Victoria Street, Brunswick West – Former Brunswick West Primary School	Delete HO186 This property has heritage values to HO56 – Daly Street Precinct and is proposed to be transferred into HO56.	Map 14HO
HO207	Coonans Hill Precinct	Delete HO207 from 423-443 Moreland Road PVS	Map 2HO
HO219	Moonee Ponds Creek, Glenroy – Trestle Bridge	Extend HO219 to reflect the on-ground extent of the Trestle Bridge confirmed by aerial imagery.	Map 1HO & Map 2HO
HO363	148-164 Sydney Road, Coburg – Moreland Park Buildings (Australia House)	Delete HO363 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 11HO
HO374	129 Sydney Road, Coburg – Dental Surgery	Delete HO374 This property has heritage values to HO172 - The Grove/Sydney Road Precinct and is proposed to be transferred into HO172.	Map 11HO
HO409	(part) 70 Wheatsheaf Road, Glenroy – Glenroy Uniting Church	Extend HO409 to align with the north-western boundary of 70 Wheatsheaf Road Glenroy to fix a mapping anomaly	Мар 2НО
HO485	Devon House - 38 John Street Brunswick East	Reduce HO485 to only apply to the parcel associated with the heritage house at 38 John Street Brunswick East.	Map 15HO
HO547	18 Kendall Street Coburg	Delete HO547 HO547 was originally proposed in C208more seeking but was removed prior to exhibition. Its inclusion in Merri-bek's mapping is therefore an error.	Map 11HO

HO587		Delete HO587	Map 6HO
	Street Oak Park	HO587 was originally proposed in C208more seeking but was removed prior to exhibition. Its inclusion in Merri-bek's mapping is therefore an error.	

Design and Development Overlay

8. Delete Schedule 1 of Design and Development Overlay (DDO1) and DDO1 from the relevant maps 11 DDO, 12 DDO, 13 DDO, 14 DDO and 15 DDO.

DDO1 (Heritage Protection) was applied to properties adjacent to significant heritage buildings as part of implementation of Keeping Brunswick Heritage Study (1990). The use of DDO1 however has not been replicated in any subsequent amendments introducing new significant places into the Merri-bek Planning Scheme. With the proposed introduction of new strategies and policy guidance directing new developments to consider adjacent heritage buildings (at Clause 15.01-1L - Building design in Merri-bek), DDO1's limited application becomes redundant.



9. Delete Schedule 7 and Schedule 9 to Design and Development Overlay (DDO7 and DDO9).

C212more deleted DDO7 and DDO9 from all relevant planning scheme overlay maps, however, an oversight in the preparation of C212more omitted deleting the schedule ordinance from the scheme.

Environmental Audit Overlay

10. Modify Environmental Audit Overlay (EAO) maps 7 EAO, 12 EAO and 14 EAO to delete the EAO from 384 properties that have Certificates of Audits or Preliminary Risk Site Assessment outlining the land is suitable for all beneficial and sensitive uses.

388 Barkly Street Brunswick	Delete the EAO from the	Map 14 EAO
15 Breese Street Brunswick	land referenced in certificate of audits.	Map 14 EAO
34 Breese Street Brunswick	Certificate of Audit issued	Map 14 EAO
37-43 Breese Street Brunswick	stating land is suitable for	Map 14 EAO
101-105 Hope Street Brunswick	all beneficial uses.	Map 14 EAO
1-4 Basalt Lane Coburg 28-30 Farm Road Coburg		Map 12 EAO
7-29 & 10-32 Governors Road Coburg 1-35 Grassland Avenue Coburg		
1-5 Jika Street Coburg1-26 Lynn Street Coburg2-10 Tanderum Drive Coburg1-34 Watchtower Road Coburg		
13-15 Farm Road Coburg 14-58 Tanderum Drive Coburg 12-72 Quarry Circuit Coburg		Map 12 EAO
1-8 Governors Road Coburg 25-33 Stockade Avenue Coburg		Map 12 EAO
8-12/44 Hunter Street Brunswick West		Map 14 EAO
1-10/488 Victoria Street Brunswick West		
492A Victoria Street Brunswick West		
87 South Street Hadfield	Delete EAO from the land referenced in the PRSA.	Map 7 EAO
	Preliminary Risk Screen Assessment (PRSA) issued outlining no audit is required, the land is suitable for sensitive uses (residential, schools, childcare, playgrounds) and other uses (recreation/parks /open spaces, commercial, industrial).	

Background documents and references

- 11. Amend Clause 2.04 Framework Plans to update the Activity Centre Framework Plan and Economic Development Framework Plan legend to reference Council's current name of Merri-bek.
- 12. Amend document references in various clauses to ensure the current version is and consistently referenced.

Moreland Vehicle Crossing (Driveway) Policy 2019 (Moreland City Council, July 2019)	Amend Clause 15.01-1L – Vehicle access design in Merri-bek to reference the 2019 version as a policy document. The introduction of the Moreland Vehicle Crossing Policy 2019 as a background document in C212more accidentally missed updating reference to the 2014 version in this clause.
Affordable Housing Action Plan 2022-2026	Amend Schedule to Clause 72.08 – Background documents to reference the current Council endorsed 2022 version. The updated Affordable Housing Action Plan 2022-2026 continues to provide background to local affordable housing strategies and policies at Clause 2.03-5 and Clause 16.01-2L.
Australian Standard 2021- 2000: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction	Amend Schedule 6 to Development Plan Overlay (DPO6) to reference the current Australian Standard 2021-2000: Acoustics – Aircraft Noise Intrusion – Building Siting and Construction. Australian Standard on aircraft noise intrusion continues to be relevant to Gowanbrae and the associated DPO6 should reference the current version of the standard.
Clause 15.01-2L-05 - Environmentally Sustainable Development	Amend Schedule 12 to Development Plan Overlay (DPO12) to correctly reference the location of Merri-bek's Environmentally Sustainable Development policies at Clause 15.01-2L-05 instead of its former location Clause 22.08. The translation of Merri-bek's planning scheme into the new format by C200more accidentally omitted updating the reference of the local ESD policy in DPO12.
Urban Villages: A sustainable future for Moreland, Integrated Urban Management, 23 June 1999	Delete reference to Urban Villages: A sustainable future for Moreland, Integrated Urban Management, 23 June 1999 in Schedule 5 to Design and Development Overlay (DDO5). This document no longer provides background to policies in the Merri-bek Planning Scheme.

Strategic assessment of the amendment

Why is the amendment required?

In 2022 Council adopted the Planning Scheme Review Report 2022. This report made a number of recommendations to improve the effectiveness and performance of the Moreland Planning Scheme.

Amendment C233mbek forms part of Councils implementation of the Planning Scheme Review Report 2022 and seeks to implement the following: recommendations:

- 1B Review the Heritage Policy in the scheme and the Permit Heritage Exemptions Incorporated Plan to ensure it aligns with expectations of the State described in the Planning and Environment Act 1987 (Section 6B) and heritage policy in the Scheme.
- 4PP Address the list of corrections identified in Appendix 6 of this Report.
- 5PP Consider ways in which local policy, zones, overlays and particular provisions could be improved based on the analysis at Appendix 5 of this Report.
- 3R Identify which properties within the EAO have met their obligations regarding contamination and consider them for removal from the EAO

Amendment C233mbek also forms part of implementation Merri-bek Heritage Action Plan 2017 – 2032 (MHAP). The MHAP provides a clear framework for Council in identifying, managing, protecting and celebrating Merri-bek's heritage. Fundamental to the plan are strategies and actions to guide Council's role in heritage and assist Council to meet its heritage obligations as set out in various legislation in an integrated manner. Relevant actions within the supporting Heritage Action Plan Implementation Plan 2022-2025 include:

- P1 Heritage Assortment project to resolve various heritage issues identified by the Planning Scheme Review 2022.
- P2 Review the Heritage Policy in the scheme and the Permit Exemptions Incorporate Plan to ensure it aligns with expectations of the State described in the Planning and Environment Act 1987 (Section 6B) and heritage policy in the Scheme.

Amendment C233mbek is also required to:

- Correct a number of zoning and overlay map anomalies and other errors and
 inconsistencies throughout the Moreland Planning Scheme. These have been
 identified through the day-to-day use of the Merri-bek Planning Scheme and if left
 unaddressed will lead to confusion for both the community and Council officers
 administrating the Scheme.
- Rezone land council has purchased for new parks as guided by A Park Close to Home: a framework to fill open space gaps.
- Improve the operation and administration of the Schedule to Clause 43.01 Heritage Overlay by introducing a multi table structure that groups and re-orders the heritage overlay listings.

How does the amendment implement the objectives of planning in Victoria?

The Amendment will implement the following objectives of planning in Victoria set out in section 4(1) of the Planning and Environment Act 1987:

- To provide for the fair, orderly, economic and suitable use, and development of the land.
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victoria and visitors to Victoria.
- To conserve and enhance those buildings, areas and other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value
- To facilitate development in accordance with the objectives of planning in Victoria.

The Amendment provides certainty to users of the Merri-bek Planning Scheme and provides clear strategic direction that will inform decision making regarding use and development in the municipality consistent with these objectives.

How does the amendment address any environmental, social and economic effects?

The Amendment makes a number of changes to the planning scheme, many of which are minor or administrative in nature. Nevertheless, the Amendment is expected to have positive, environmental, social and economic effects for businesses, industry and the community by:

- Improving the clarity of local policy content in the MPS, PPF, local schedules and mapping which results in greater certainty for users of the system.
- Reducing unnecessary costs to applicants and councils caused by unclear and redundant planning requirements.
- Ensuring that the application of the EAO is justified and properly focussed on land at risk of being contaminated.

Removing the relevant EAOs from the planning scheme reduces the real and perceived administration burden from the planning process and signals a 'readiness' of land for beneficial use.

The application of updated and improved local policy content provides certainty to the users of the planning system by ensuring land use and development outcomes are consistent with environmental, social and economic land use objectives of planning in Merri-bek and Victoria.

Removal of EAO

The obligations of the EAO on a number of properties and the potential for the land to impose a risk has been addressed, through:

- A land management and audit process that has been finalised with the issue of a Certificates of Audit outlining the land is suitable for all beneficial uses.
- Preliminary Risk Screen Assessment Statement that determined that an audit was not required and is suitable for all sensitive land uses, schools, playgrounds and other land use categories such as open space, commercial and industrial.

Zone anomalies to existing parkland

Merri-bek's parkland is largely in the Public Park and Recreational Zone (PPRZ). However, there are a number of anomalies where the park is partly within another non-public zone. This amendment seeks to resolve many of these zoning anomalies by rezoning areas of longstanding parkland to PPRZ. Where land is currently within a residential zone with no

history of contaminating historical uses, the proposed rezoning does not pose any unreasonable environmental or health risk.

Two areas of longstanding parkland are proposed to be rezoned to PPRZ that are currently within or adjacent to Industrial areas.

The following table summarises the environmental consideration and response:

1-9 and 2-10 Lorne Street Fawkner Lorne Street Reserve	An environmental audit was conducted in 1995 related to the subject site described as Melbourne Water Reserve (ID 0008000315). This report outlines the lands environmental conditions and considers the most common users as adult and children determining the land suitable for a park with a condition on managing excavated soil disposal.
2 Wirrigirri Close Coburg North Merri Creek Trail	EAO already applies to the site to address the land's environmental condition and future development.

Rezoning of Council's new park

The amendment also proposes rezoning 33 Westgate Street, Pascoe Vale, to PPRZ to designate it as one of the Council's new parks. Soil testing has been conducted to confirm the site is suitable for park and playground use, with adequate testing and inspections completed in accordance with relevant guidelines.

Environment Protection Authority (EPA) recommendations

As directed by Ministerial Direction No. 19, the views of the EPA were sought as part of the preparation of the amendment. In April 2025, the EPA provided comments regarding proposed rezoning to PPRZ and proposed removal of an EAO.

Regarding proposed rezoning of 1-9 and 2-10 Lorne Street, Fawkner, Lorne Street Reserve, the EPA suggested that the planning authority consider whether any potentially contaminating activities have occurred on the land since the completion of the environmental audit. The EPA also suggested that it is verified that the environmental audit condition has been complied with. Following investigations into historical land use, including reviews of sources such as Victoria Unearthed, environmental audit reports, Google aerial imagery, council permit applications records, and council rate type description, it has been confirmed by Council that no potentially contaminated activities have occurred on the land and adjoining properties since the completion of the 1995 environmental audit. Compliance with the environmental audit conditions has also been verified.

Regarding proposed rezoning of 2 Wirrigirri Close, Coburg North to PPRZ, the EPA noted that the EAO will trigger an environmental audit or Preliminary Risk Site Assessment (PRSA) for public open space, unless a children's playground is proposed and will not serve as a mechanism to ensure that the land is suitable for public open space.

Regarding proposed removal of an EAO from the 384 properties that have Certificates of Audits or PRSA outlining the land is suitable for all beneficial uses, the EPA noted that a certificate of environmental audit (issued under the now repealed Environment Protection Act 1970) means that there are no restrictions on land use. The EPA suggested that the planning authority consider whether any potentially contaminating activities have occurred

on the land since the completion of environmental audit. It has been confirmed by Council through investigations that no potentially contaminating activities have occurred on the properties where the removal of the EAO is proposed, since the completion of the relevant environmental audits. The proposed EAO removals are consistent with DTP guidance as outlined in Guide to removing an EAO.

Does the amendment address relevant bushfire risk?

The Amendment is not expected to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

Ministerial Direction on the Form and Content of Planning Schemes

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Planning and Environment Act 1987.

Ministerial Direction 1 - Potentially Contaminated Land

Ministerial Direction No. 1 – Potentially Contaminated Land (Direction No. 1) requires planning authorities to satisfy themselves that the environmental conditions of land proposed to be used for a sensitive use (defined as residential, child-care centre, pre-school centre or primary school), agriculture or public open space are or will be suitable for that use.

The environmental conditions of the land have been considered in accordance with Ministerial Direction 1, as described above. Areas of parkland being rezoned to PPRZ that are within or adjacent to industrial land are either affected by an EAO, have had soil testing to confirm the suitability, or have had environmental audits to manage the conditions of the land to ensure their suitability for ongoing parkland or any future playground use.

Ministerial Direction No. 9 - Metropolitan Strategy

The amendment is consistent with Ministerial Direction No. 9 pursuant to section 12 of the Planning and Environment Act 1987 which requires planning authorities to have regard to the Metropolitan Strategy (Plan for Victoria) by supporting the following:

Plan for Victoria

 Pillar 3 - Ensuring Victoria's suburbs, towns and neighbourhoods are vibrant, resilient and inclusive to support strong communities

Ministerial Direction No. 11 - Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces.

<u>Ministerial Direction 19 – Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health</u>

As directed by Ministerial Direction No. 19 – Preparation and content of Amendments that may significantly impact the Environment, Amenity and Human Health, the views of the Environmental Protection Authority (EPA) were sought as part of the preparation of the amendment as detailed above. This amendment will not result in any significant impacts on

the environment, amenity and human health.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The correction of errors and removal of redundant provisions from the Merri-bek Planning Scheme are consistent with the Planning Policy Framework (PPF).

Other changes proposed by the Amendment support and implement the following State and regional policies of the PPF:

Clause 12.05-2S - Landscapes

 To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments

This includes ensuring the open space network is appropriately zoned to guarantee decision making takes into account the impacts of land use and development on Victoria's biodiversity including consideration of the fragmentation of habitat and spread of pest plants, animals and pathogens into natural ecosystems; and assisting in the establishment, protection and re-establishment of links between important areas of biodiversity, including through large-scale native vegetation corridor projects.

Clause 13.04-1S - Contaminated and potentially contaminated land

 To ensure that contaminated and potentially contaminated land is used and developed safely.

This includes protecting sensitive uses, playgrounds and schools from the effects of contamination and also ensuring land is suitable for underlying and future land uses.

Clause 13.07-1S - Land use compatibility

 To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

This includes ensuring that land use is compatible with adjoining and nearby land uses.

Clause 15.01-1S Urban Design

 To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

This includes requiring development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate, ensuring development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness and ensuring development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

15.01-2S Building Design

 To achieve building design outcomes that contribute positively to the local context and enhance the public realm.

This includes ensuring development is designed to respond to its heritage context to protect and enhance heritage assets.

Clause 15.03-1S Heritage

To ensure the conservation of places of heritage significance.

This includes encouraging appropriate development that respects places with identified heritage values and ensuring an appropriate setting and context for heritage places is maintained or enhanced.

How does the amendment support or implement the Municipal Planning Strategy?

The Amendment supports and implements the Municipal Planning Strategy (MPS) and will help to achieve the MPS vision of sustainable neighbourhoods. In particular, the Amendment implements the following aspects of the MPS:

Clause 2.03-2 Environmental and landscape values

Clause 2.03-2 highlights the importance of Merri-bek's local creeks and environs as environmental natural resources and areas for community recreation, a healthy urban forest to the health and wellbeing of Merri-bek's community and providing refuge and connectivity of habitat for biodiversity as Merri-bek's population continues to grow.

The Amendment supports and implements strategic directions under Clause 2.02-2 by ensuring current and future parkland are zoned appropriately to create a diverse urban forest of trees and other vegetation that will enhance urban ecology and greening in both the public and private realm and protecting and enhancing habitat corridors in parks and along waterways.

Clause 2.03-4 Built Environment and heritage

Clause 2.03-4 Built Environment highlights the importance of Merri-bek's heritage places and protecting these places from unsympathetic development and subdivision. The Amendment supports and implements Clause 2.03-4 by including additional guidance for planners and the community at Clause 15.01-2L, Clause 15.03-1L Heritage and Clause 72.04 Incorporated documents when designing and assessing planning permit applications.

• Clause 2.03-8 – Open space

Clause 2.03-8 highlights the importance of open space to the liveability Merri-bek and the health of people living, working and recreating in the municipality. The Amendment supports and implements Clause 2.03-8 by improving its open space and recreational opportunities by recognizing existing and current parkland.

The correction of errors, anomalies and removal of provisions no longer required from the Merri-bek Planning Scheme are consistent with the MPS and will help strengthen the usability of the scheme overall.

Does the amendment make proper use of the Victoria Planning Provisions?

The PPF is the appropriate tool to implement new local policies proposed in this amendment and has been prepared is consistent with Ministerial Direction – The Form and Content of Planning Schemes and A Practitioners Guide to Planning.

Introducing the proposed Heritage Precinct and Serial Listing Grading Maps incorporated document is consistent with A Practitioners Guide to Planning by providing necessary reference document to determine the heritage values of all properties group listings of the

heritage overlay, particularly in the absence of incorporated statements of significance.

All changes to the scheme which correct anomalies and updates provisions are consistent with the Victoria Planning Provisions.

All rezoning to reflect the underlying land use, including for residential, commercial and public park purposes are consistent with the Victoria Planning Provisions.

How does the amendment address the views of any relevant agency?

Amendment preparation stage

The views of relevant agencies have been sought prior to this amendment where they are the owners of public land proposed to be rezoned through the Amendment.

The views of the EPA have also been sought in accordance with Ministerial Direction 19 as detailed above

Exhibition stage

The views of all relevant agencies will be sought through the public exhibition phase of the Amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Amendment C233mbek will have no impact on the transport system, as defined by Section 25 of the *Transport Integration Act 2010*.

The rezoning of areas of parkland to PPRZ to align with the underlying land use will have no impact on the transport system, as defined by Section 25 of the *Transport Integration Act 2010*. Whilst some of the proposed land to be rezoned to PPRZ is in a Transport Zone or defined as a road on title, the land has a longstanding use as open space and is intended to continue to function this way, with the relevant roads defined as discontinued or closed.

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 Amendment is not expected to affect Yarra River land or other land, the use or development of which may affect Yarra River land, as defined under Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017*. Accordingly, the principles in Part 2 of the Act are not applicable to this amendment.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

Amendment C233mbek is not expected to impose additional resource or administrative costs on the responsible authority. The amendment is not introducing any new requirements that would be result in increased planning permit applications. The correction of

anomalies/errors and deletion of outdated overlays will save officer time by alleviating discrepancies in the Merri-bek Planning Scheme and providing clarity to residents and the development community.

Planning and Environment Act 1987

Merri-bek Planning Scheme

Amendment C233mbek

Instruction sheet

The planning authority for this amendment is the Merri-bek City Council.

The Merri-bek Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 40 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 15 in the manner shown on the 12 attached maps marked "Merri-bek Planning Scheme, Amendment C233mbek".

Overlay Maps

- 2. Amend Planning Scheme Map Nos. 1, 2, 6, 7, 10, 11, 12, 13, 14 and 15 HO in the manner shown on the 19 attached maps marked "Merri-bek Planning Scheme, Amendment C233mbek".
- 3. Amend Planning Scheme Map Nos. 7, 12 and 14 EAO in the manner shown on the 4 attached maps marked "Merri-bek Planning Scheme, Amendment C233mbek"
- 4. Amend Planning Scheme Map Nos. 11, 12, 13, 14 and 15 DDO in the manner shown on the 5 attached maps marked "Merri-bek Planning Scheme, Amendment C233mbek".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

- 5. In **Purpose and Vision** replace Clause 02.04 with a new Clause 02.04 in the form of the attached document.
- 6. In **Planning Policy Framework** replace Clause 15.01-1L with a new Clause 15.01-1L in the form of the attached document.

Page 1 of 2

- 7. In **Planning Policy Framework** replace Clause 15.01-2L with a new Clause 15.01-2L in the form of the attached document.
- 8. In **Planning Policy Framework** replace Clause 15.03-1L with a new Clause 15.03-1L in the form of the attached document.
- 9. In **Zones** Clause 37.08, replace Schedule 1 to Clause 37.08 with a new Schedule 1 to Clause 37.08 in the form of the attached document.
- In Overlays Clause 43.04, replace Schedule 12 with a new Schedule 12 in the form of the attached document.
- In Overlays Clause 43.02, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
- 12. In **Overlays** Clause 43.04, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
- 13. In **Overlays** Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
- 14. In **Overlays** Clause 43.02, delete Schedules 1,7 and 9.
- 15. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
- 16. In **Operational Provisions** Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

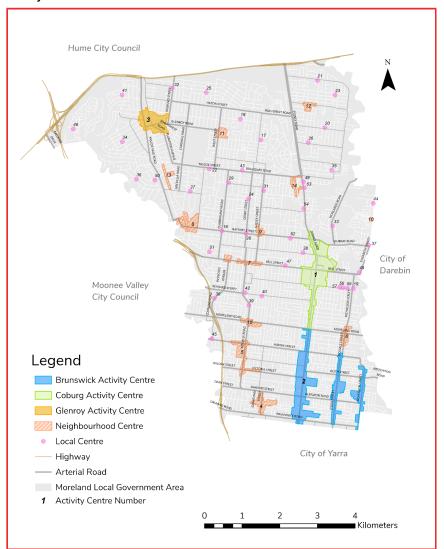
End of document

Page 2 of 2

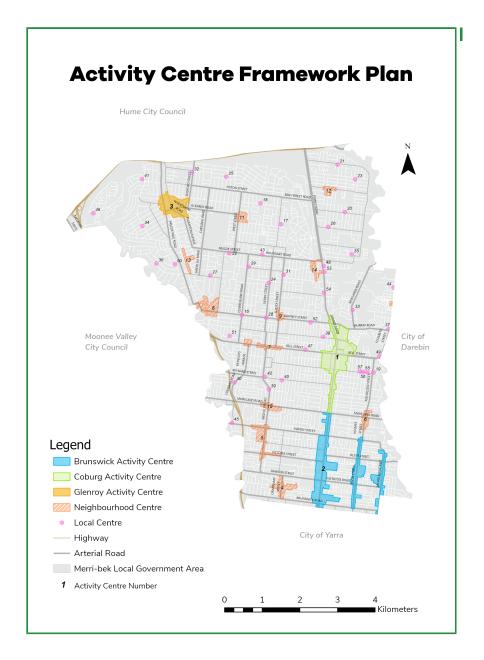
02.04 STRATEGIC FRAMEWORK PLANS

wog/2023-1-1--204more Proposed C233mbek The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

Activity Centre Framework Plan

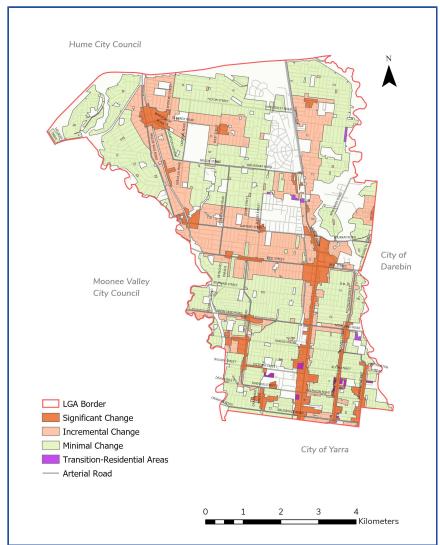


Page 1 of 7



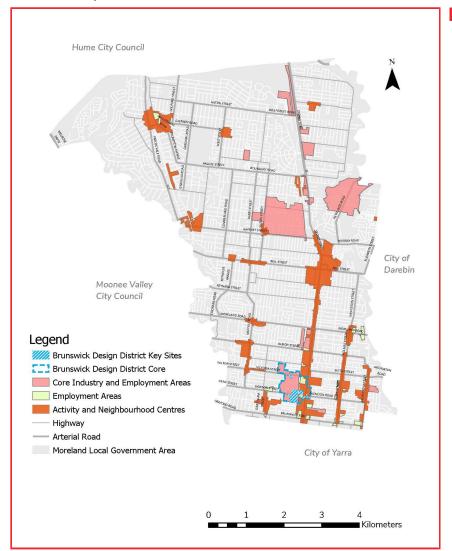
Page 2 of 7

Housing Framework Plan

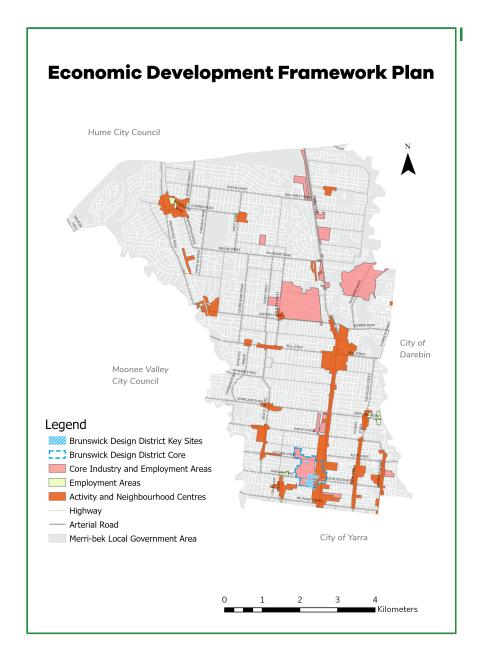


Page 3 of 7

Economic Development Framework Plan

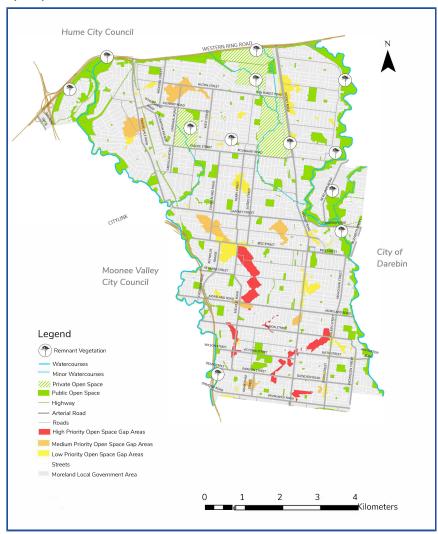


Page 4 of 7



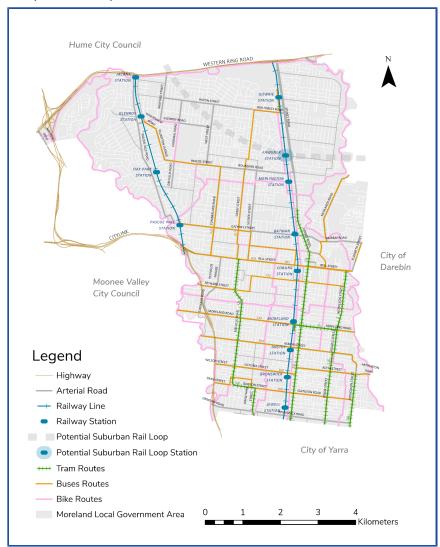
Page 5 of 7

Open Space Framework Plan



Page 6 of 7

Transport framework plan



Page 7 of 7

MERRI-BEK PLANNING SCHEME

15.01-1L Vehicle access design in Merri-bek

/02/2023-/---25moreProposed C233mbek Policy application

This policy applies to applications for use or development of land that include the construction of vehicle crossings.

Objective

To ensure provision of vehicle access contributes to an improved urban environment for pedestrians and cyclists.

Strategies

Ensure development utilises rear laneways for vehicle access where possible to allow street frontages to prioritise pedestrian movement and safety and to create active frontages.

Limit the number of vehicle crossings provided to dwellings.

Support new vehicle crossovers where:

The number of crossovers is minimised to support pedestrian safety and sight lines.

Existing on street parking spaces and street trees are retained.

Hard surfaces of accessways (including crossover) are minimised to provide opportunities for increased landscaping in front setbacks and streetscape planting.

Remove redundant vehicle crossings and replace with reinstated kerb and channel, footpath, nature strip and street trees as appropriate.

Policy guideline

Consider as relevant:

Limiting vehicle crossings to one per site frontage, other than on corner lots.

Policy document

Consider as relevant:

Moreland Vehicle Crossing Policy (Driveway) Policy 2019- (Moreland City Council, 2014 July 2019)

Page 5 of 24

MERRI-BEK PLANNING SCHEME

15.01-2L Building design in Merri-bek

/02/2023-/-/---25moreProposed C233mbek Strategies

Encourage good-quality contemporary architecture.-

Ensure the design and siting of buildings on sites adjoining heritage places are compatible with and enhance and protect and protect the character and appearance of heritage places.

Ensure service infrastructure and waste storage facilities:

Are well concealed and/or screened from the street or; integrated into building design.

Enable the provision of green infrastructure.

Design car parking facilities (crossovers, access ways, garages and carports) so to not dominate the streetscape.

Design car stackers to suitably buffer adjoining dwellings from all impacts.

Ensure development maximises the retention of existing vegetation and large trees and provides sufficient space and conditions for planting of new canopy and screening trees.

Ensure development provides adequate on-site loading areas and waste collection vehicles where appropriate.-

Policy guideline

Consider as relevant:

■ The compatibility of the position and design, including the bulk, height and building materials, of new buildings or structures as they relate to adjoining heritage place and the streetscape.

Page 9 of 24

MERRI-BEK PLANNING SCHEME

15.03-1L Heritage in Merri-bek

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 personthe defects cannot be rectified.

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.

Page 3 of 8

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.

Page 4 of 8

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, electric vehicle charging 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.

Page 5 of 8

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:

- The 'significant', 'contributory' and 'non-contributory' categorisation of heritage places in the Statements of Significance and the Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024:
- Where full demolition is proposed, how a structural engineering report prepared by a suitably qualified person justifies the proposed demolition, including:
 - ... Justification for why the building is structurally unsound;
 - _ Description of the mediation works and whether the defects can be rectified; and
 - How alternative stabilisation works have been investigated and are not feasible.

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.

Page 6 of 8

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)

■ Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024

08/09/2022 SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ1.

COBURG ACTIVITY CENTRE.

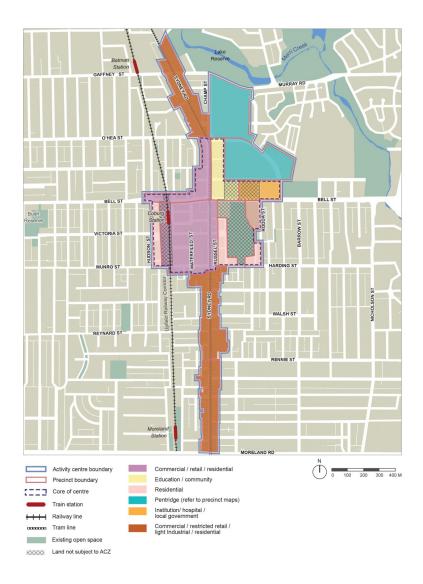
1.0 Coburg Activity Centre Framework Plan

03/02/2023 C227more Coburg Activity Centre Framework Plan



Page 1 of 44

Land Use Framework Plan



2.0 Land use and development objectives to be achieved

2233mbek To develop the Coburg Principal Activity Centre into a vibrant and diverse pedestrian oriented

- high density mixed use centre.
- For the Activity Centre to function as the prime shopping, living, employment and activity precinct in Merri-bek.

Page 2 of 44

- To encourage environmentally sustainable development outcomes in the design, construction and operation of the urban form, buildings and places.
- To develop Precincts 9 and 10 in accordance with the Pentridge Coburg Masterplan February 2014 and Pentridge Village Design Guidelines and Masterplan 2009.
- To encourage a range of housing choices, including high density housing.

Land Use

- To develop the core of the Activity Centre (Precincts 1, 2, 3, 4) as the focus for retail, office, civic and entertainment uses, with restricted retail and neighbourhood scale retail uses outside the core.
- To reinforce Precinct 5: Civic and Community as a local government and institutional hub providing complementary services to the Activity Centre.
- To develop Precincts 9: Pentridge Coburg and Precinct 10: Pentridge Village as mixed-use and tourism-focused precincts that complement the core retail function of Precincts 1, 2, 3, 4, Coburg Station and Sydney Road.
- To encourage commercial and other employment generating uses in Precincts 6, 7, 8 which
 complement the core of the Activity Centre, with residential and office uses above ground floor
 provided the retail uses do not impact on the viability of employment generating uses in the
 core of the Activity Centre.
- To encourage and facilitate the provision of affordable housing choices for people in the lowest 40% of income groups.
- To redevelop land, including existing open lot car park sites with integrated mixed use developments.

Built Form

- To encourage the redevelopment of Coburg Central as a mid rise centre with buildings ranging from 6-10 storeys (except for Precincts 9 and 10) with lower built form at the interfaces with the established suburban hinterland.
- To create consistent street wall forms to define street edges.
- To encourage all retail space with abuttal to public squares and spaces to provide active frontages and visual engagement with those spaces.
- To ensure that development contributes to active street frontages to:
 - foster the passive surveillance of adjacent public spaces, particularly at ground and first floor.
 - provide visual interest and design articulation at ground and upper levels; facilitate visual interaction between people on streets and users of the building at ground level.
- To ensure built form enhances and creates visual and physical links to new and existing adjoining streets, public transport and community facilities.
- To encourage development to respond to the character of significant heritage buildings in the Heritage Overlay.
- To retain and activate heritage buildings and to complement the retained existing fabric with contemporary architecture in a dense urban setting.
- To provide a pedestrian oriented environment with improved links and an attractive and safe system of streets, laneways and other public spaces.
- To provide for any future grade separation of the Coburg Train Station and railway line in the design of new development.

Page 3 of 44

- To maximise solar access to public spaces and key pedestrian links and spines, relative to the role and function of the space.
- To ensure a high quality internal amenity of buildings, with particular emphasis on daylight access and natural ventilation
- To encourage the provision of adaptable and visitable housing designed in accordance with the requirements of AS4299.
- To provide an appropriate level of acoustic protection for both the occupants of new and existing development through building design and construction methods.
- To protect the amenity of properties adjoining the ACZ that are in a residential zone, including from the impact of unacceptable overshadowing and overlooking.

Environmentally Sustainable Development

- To ensure all buildings are designed to meet best practice standards for Environmentally Sustainable Design (ESD).
- To ensure the efficient use of energy and to reduce total greenhouse gas emissions, through
 passive design, renewable and low embodied energy materials, efficient services and energy
 generation, in that order of priority.
- To ensure the efficient use of water and to reduce potable water use by maximising the use and reuse of alternative water sources such as stormwater and grey water.
- To reduce impact of stormwater runoff and improve the quality of stormwater runoff.
- To maximise the adaptability of buildings for a range of uses.

For the purposes of this schedule, ESD best practice is:

'A combination of commercially proven techniques, methodologies and systems, appropriate to the scale of development and site specific opportunities and constraints, which are demonstrated and locally available and have already let to optimum ESD outcomes. Best practice in the built environment encompasses the full life of the build.'

Public Realm

- To improve existing publicly accessible spaces and create new vibrant public spaces with active
 edges throughout the Activity Centre.
- To encourage artwork as part of new development to contribute to creating a distinctive sense
 of identity, where appropriate.
- To ensure signage is coordinated and designed with regard to the character of buildings and public spaces and does not create visual clutter.

Circulation, Transport and Parking

- To provide a range of transport options to access and travel around the Activity Centre.
- To prioritise emergency vehicles, pedestrians, cyclists, public transport, delivery vehicles and private vehicles, in that order.
- To better integrate Bridges Reserve and City Oval with the core of the Activity Centre through improved pedestrian pathways and unhindered access.
- To improve connections within the Activity centre and to surrounding parklands through the creation of:
 - a pedestrian spine to the Pentridge redevelopment via Bridges Reserve;
 - a north-south green link to Coburg Lake Reserve;
 - an east-west green link to McDonald Reserve and Merri Creek Regional Linear Park.

Page 4 of 44

MERRI-BEK PLANNING SCHEME

- To manage and improve circulation throughout the Activity Centre and to adjoining parkland by creating new streets and public links.
- To ensure a connected and well signed network of laneways, streets and public spaces, that are
 publicly accessible at all times.
- To provide adequate bicycle parking and end of trip facilities.
- To facilitate the flexible use of car parking spaces, particularly after normal business hours and on weekends.

Open Space and Landscaping

- To increase and improve landscaping throughout the Activity Centre.
- To create tree lined streets and boulevards with high quality and appropriate long-term planting.
- To utilise landscaping to improve stormwater quality, reduce the urban heat island effect and improve microclimatic conditions and contribute to biodiversity.
- To encourage innovative landscaping techniques as part of new development including vertical green walls, balcony planting and roof top gardens.
- To incorporate landscaping during early planning and design stages of development.

3.0 Table of uses

94/42/2023 -/----GC230Proposed C233mbek Section 1 - Permit not required

Use	Condition
Accommodation (other than Camping and caravan park, Caretaker's house, Corrective institution, Dependent person's unit, Dwelling and Host farm)	Must be located in Precinct 1, 2, 4, 9 or 10. In Precinct 1 and 2, any frontage at ground floor must not exceed
	2m. In Precinct 9 or 10, must accord with the precinct objectives.
Art and Craft Centre	Must be located in Precinct 1, 9 or 10.
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5.
	The gross floor area of all buildings must not exceed 50 square metres.
Child care centre	Any frontage at ground floor level must not exceed 2m and access must not be shared with a dwelling (other than a caretaker's house).
Cinema	Must be located in Precinct 1.
Cinema based entertainment facility	Must be located in Precinct 1, 9 or 10.
Community Market	Must be located in Precinct 1, 3 or 5.
Convenience Restaurant	Must be located in Precinct 1, 9 or 10.
	In Precinct 1 must not include 'drive through' facility
Department Store	Must be located in Precinct 1.
Display Home	Must be located in Precinct 9 or 10.
Dry cleaner	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10

Page 5 of 44

Use	Condition
Dwelling	Must be located in Precinct 1, 2, 4, 6, 7, 9 or 10.
	In Precinct 1, 2, 6 or 7, any frontage at ground floor must not exceed 2m.
Education centre	Must be located in Precinct 1, 2, 3, 5, 6, 7, 8, 9, 10.
	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
	In Precinct 9 or 10, any frontage at ground floor must not exceed 10m, access must not be shared with a dwelling, must not be a primary or secondary school.
Electoral Office	Must be located in Precinct 1, 2, 4, 6, 7, 8, 9 or 10.
Exhibition centre	
Food and drink premises (other than Convenience Restaurant, Hotel and Tavern)	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10.
Function Centre	Must be located in Precinct 1, 2, 3, 9 or 10.
	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Hall	Must be located in Precinct 1, 2, 3, 9 or 10.
	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Home Based Business	Must be located in Precinct 1, 2, 3, 4, 6, 7, 8, 9, 10.
Hospital	Must be located in Precinct 5 or 10.
Library	Must be located in Precinct 1, 9 or 10.
Market	Must be located in Precinct 9 or 10.
Minor sports and recreation facility (other than Outdoor recreation facility and Restricted recreation facility)	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Office (other than Electoral Office)	Must be located in Precinct 1, 2, 5, 6, 7, 8, 9 or 10.
Outdoor recreation facility	Must be located in Precinct 9 or 10.
Place of assembly (other than Amusement Parlour, Drive-in theatre and Nightclub)	Must be located in Precinct 9 or 10.
Place of worship	Must be located in Precinct 1, 3, 4, 9 or 10.
	In Precinct 1, 3 and 4, the gross floor area of all buildings must not exceed 250sqm.
Postal agency	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10.
Research and development centre	Must be located in Precinct 6, 7, 8, 9 or 10.

Page 6 of 44

Use	Condition
Railway	
Restricted recreation facility	Must be located in Precinct 1, 2, 6, 7, 8, 9 or 10.
	In Precinct 1 or 2, any frontage at ground floor must not exceed 2m.
Restricted retail premises	Must be located in Precinct 2, 6, 7 or 8.
	Must be located in buildings 10-14 in Precinct 10
Shop (other than Adult sex product shop, Department store, Restricted retail premises and Supermarket)	Must be located in Precinct 1, 2, 4, 6, 7, 8, 9 or 10.
Supermarket	Must be located in Precinct 1, 2, 9 or 10.
Tramway	
Veterinary Centre	Must be located in Precinct 6, 7, 8, 9 or 10.
Warehouse (other than Fuel depot and	Must be located in Precinct 6, 7, 8, 9 or 10.
Shipping container storage)	Must not be purpose listed in table to Clause 53.10
	Must be at least the following distances from land (not a road) in a residential zone, Commercial 1 Zone, Capital City Zone, Docklands Zone, land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre:
	threshold distance for purpose listed in table to Clause 53.10
	30m for purpose not listed in table to Clause 53.10
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution and Host farm)	Must not be located in Precinct 3.
Adult sex book shop	Must be at least 200m (measured by the shortest route reasonably accessible on foot) from a residential zone, land used for a hospital, primary school or secondary school, or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school
Camping and caravan park	Must not be located in Precinct 1, 2, 3, 4, 5, 6, 7, 8
Convenience Restaurant	Must not be located in Precinct 3 or 5.
Dwelling	Must not be located in Precinct 3
Electoral Office	Must not be located in Precinct 3.

Page 7 of 44

Use	Condition
Industry (other than Refuse disposal, Rural Industry, Service Industry and Transfer station)	Must not be located in Precinct 1, 2, 3, 4 or 5.
	Must not be a purpose listed in the table 53.10.
Nightclub	Must not be located in Precinct 3, 4 or 5.
Restricted retail premises	Must not be located in Precinct 3, 4 or 5.
Retail premises (other than Food and drink premises, Shop and Market)	Must not be located in Precinct 3, 4 or 5.
Service Station	Must not be located in Precinct 3, 4 or 5.
Service Industry (other than Dry cleaner and Car Wash)	Must not be located in Precinct 1, 2, 3, 4 or 5.
Shop (other than Adult sex product shop, Department Store and Restricted retail premises)	Must not be located in Precinct 3.
Tavern Bar	Must not be located in Precinct 3, 4 or 5.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Fuel depot and Shipping container storage)	Must not be located in Precinct 3, 4 or 5.
	Must not be a purpose listed in the table at Clause 53.10.
Any use not listed in section 1 or 3	

Section 3 - Prohibited

Use

Corrective institution

Stone extraction

Fuel depot

Intensive animal husbandry

Major sports and recreation facility

Motor racing track

Saleyard

Shipping container storage

Transfer Station (other than Automated collection point)

4.0 08/09/2022 C195more

Centre-wide provisions

None Specified.

4.1 08/09/2022 C195more

Use of land

A permit is not required to use land for the purpose of Local Government providing the use is carried out by, or on behalf of, the public land manager.

Page 8 of 44

4.2 08/09/2022 C195more

Subdivision

Applications for subdivision that do not support the development objectives of this schedule are discouraged.

The consolidation of narrow lots to encourage better development outcomes is encouraged.

4.3 08/09/2022 C195more

Buildings and works

No permit is required to construct a building or carry out works for the following:

- Install an automatic teller machine.
- Alter an existing building facade provided that:
 - the alteration does not include the installation of an external roller shutter;
 - at least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- Construct or extend one dwelling on a lot of more than 300 square metres. This exemption does not apply to:
 - construction of a dwelling if there is at least one dwelling existing on the lot;
 - construct or extend a dwelling if there are two or more dwellings on the lot
 - construct or extend a dwelling if it is on common property;
 - construct or extend a front fence within 3 metres of a street if the fence is associated with 2 or more dwellings on a lot or a residential building, and the fence exceeds the maximum height specified in Clause 55.06-2.
- Construct or carry out works normal to a dwelling.
- Construct or extend an outbuilding (other than a garage or carport) on a lot provided the gross floor area of the outbuilding does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.

4.4 Design and development

3/09/270923-1----227more Proposed C233mbook The following design and development requirements apply to an application to construct a building or construct or carry out works:



Built Form

Buildings should enhance public spaces, provide high quality internal environments, limit off-site impacts and provide open space and landscaping (both communal and private).

Avoid tiered 'wedding cake' built form outcomes by limiting multiple upper level setbacks other than the Civic Square Market Site and Victoria Street Mall to achieve the overshadowing standards at Table 1.

Give visual prominence to corners.

Building Envelope

Preferred building heights, street wall heights, upper level setbacks determined by applying:

- Precinct requirements specified in Clause 5.0 in this schedule.
- Table 1 (Overshadowing standards for key public spaces and streets) and taking into account
 any other valid planning approval.
- Clause 55 Standards B17, B21 and B22 for the development of land adjoining residentially
 zoned land outside the activity centre (including laneways) (shown as Interface with adjoining
 residential zone on the Precinct Maps in Clause 5.0 of this schedule). This does not apply where
 'upper level setbacks' are located in the Precinct maps in Clause 5.0 of this schedule.

Page 9 of 44

Table 1. Overshadowing standards for key public spaces and streets

Public Space	Overshadowing Standard Overshadowing Standard
Civic Square Market Site	No more than 1/2 the space to be in shadow at any time between 10:30am and 2:00pm (3.5 hours) on 21 June (Winter Solstice).
Bridges Reserve	No more than 1/3 of the space to be in shadow at any time between 10.30am and 2.30pm (4 hours) on 21 June (Winter Solstice).
Victoria Street Mall	No overshadowing of the southern footpath (within 2m of the property boundary) between 12:00pm and 2:00pm (2 hours) on 21 June (Winter Solstice).
Civic Square Russell Street Site Civic Square Bob Hawke Centre Site Coburg Station Forecourt	No more than 1/3 of the space to be in shadow at any time between 10.30am and 2.30pm (4 hours) on 21 March/September (Equinox).

Note: Refer to the Framework Plan at Clause 1.0 and Precinct Maps at Clause 5.0 of this schedule for the location of key public spaces.

Where an application proposes a building that exceeds the maximum building height or does not meet the minimum setbacks, or street wall height, the urban context report must demonstrate how the proposed development achieves the relevant standard, objectives and guidelines at Clauses 2.0 and 5.0 in this schedule. The applicant should demonstrate, to the satisfaction of the responsible authority, that the following will be achieved:

- The proposed development supports the vision for the Activity Centre and achieves objectives
 of this schedule; and
- The development is of an exemplary quality design that makes a positive contribution to the character of the neighbourhood;
- The additional height or reduced setback:
 - results in specific design benefits;
 - facilitates benefits to the community, such as excellent ESD performance, positive contributions to public open space or the public realm, or the provision of affordable housing;
 - does not have an adverse impact on the streetscape, heritage values, the public realm or the amenity of adjoining properties;
 - meets the overshadowing standards for key public spaces as set out in Table 1 where applicable;
 - does not increase overshadowing of primary pedestrian routes on 21 March / September (Equinox) between 10:30am and 2pm, particularly the southern footpath of Bell Street, Harding Street and Munro Street; and
 - does not cause an unacceptable visual impact on surrounding streets, public spaces or private open space.

Where preferred building heights, upper level setbacks and street wall heights are not specified in this schedule, development should be consistent with or sympathetic to the scale of adjoining development and should not have an adverse impact on the amenity of adjoining development and public space.

Page 10 of 44

The preferred building and street wall heights specified in this schedule do not include architectural features, balconies, screening, service equipment including plant rooms, lift overruns, solar collectors, structures associated with green roof areas and other such equipment provided that the following criteria are met:

- Balconies make a demonstrated positive contribution to the overall facade composition and do not adversely impact on street or laneway dimensions.
- No more than 50 per cent of the roof area of a building is to be occupied by plant or services
 equipment, other than solar panels. This does not apply to a hospital.
- The equipment is located to minimise additional overshadowing of neighbouring properties and public spaces.
- The equipment does not extend higher than 3.6 metres above the maximum building or street wall height.
- The equipment and screening is integrated into the design of the building to the satisfaction of the responsible authority.

Buildings and works such as balconies, verandahs, architectural features, sunshades, screens and artworks may be constructed within setback areas, provided they demonstrate a positive contribution to the overall facade composition.

A permit should not be granted for balconies to encroach more than 2 metres within minimum setback areas.

Active Frontages

Large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors should not be created along ground floor frontages.

Clear glazing should be provided to ground level street frontages, as follows:

- A display window and/or entrance, measuring at least 80 per cent of the width of the street frontage of each individual premise used for shop or food and drink uses.
- A display window and/or entrance, measuring at least 60 per cent of the width of the street frontage of each individual premises used for other commercial uses.
- Incorporate provision for visual interaction between ground-floor activity and pedestrians.

Individual entry doors should be provided to ground floor dwellings which have frontages to a street.

Locate all vehicle access, loading facilities and building service access in accordance with the Precinct Plans at Clause 5.0 in this schedule.

Environmentally Sustainable Development

Achieve best practice environmentally sustainable design to the satisfaction of the responsible authority. Table 2 of this schedule indicates best practice ESD performance benchmarks or the Responsible Authority may accept and equivalent.

In the case of alterations and additions, the performance standards in Table 2 apply only to that part of the building which has undergone the alteration and addition.

Table 2. Environmentally Sustainable Development requirements

Session type Development type

Council's Built Environment Sustainability Scorecard

(BESS) tool or equivalent to the satisfaction of the responsible authority.

Page 11 of 44

- Residential development less than 10 dwellings or alterations and additions creating 50sqm or more of additional gross floor area (excluding outbuildings)
- Non residential development less than 5000sqm
- § Non residential development less than 5000sqm
- § Residential uses = 10 or more dwellings Green Star 4 Start Best or alterations and additions of more than

practice stormwater treatment

Green Star 4 Star Best

practice stormwater

treatment

Residential uses – 10 or more dwellings or alterations and additions of more than 100sqm.

Non-residential uses

- § With gross floor area of more than 500sqm
- With gross floor area of more than 500sqm
- Alterations and additions of more than 1000sqm
- Alterations and additions of more than

Specific uses such as Supermarkets and hospitals, where Green Star custom tool

Green Star 4 Star custom tool

Connect to or provide the ability for future connection to a third pipe stormwater catchment system to the satisfaction of the responsible authority, Yarra Valley Water and/or any other relevant service authority.

Streetscape Improvements

Include, as appropriate, the upgrading of adjacent footpaths and laneways, to the satisfaction of the responsible authority.

Where it is not specified in Clause 5.0 of this schedule or other strategies, provide new or improved footpaths a minimum of 2.5 metres wide and provided on both sides of new streets and dedicated pedestrian links should be a minimum of 4.5 metres wide.

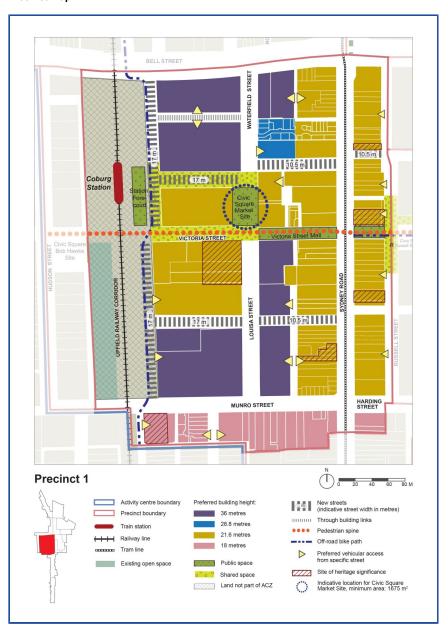
Circulation, transport and parking

Locate secure car parking in basements. If located at or above ground, car parking should be concealed from view through the use of occupied tenancies ('sleeved' with other uses) and integrated within the overall design of the building. In all instances, car parking should be located in buildings where they will not dominate street frontages or diminish opportunities for street activity.

Page 12 of 44

5.0 Precinct provisions 00/00/2022__/_/_ C+95moreProposed C233mbek 5.1 Precinct 1 – Coburg Station and Sydney Road

5.1-1 Precinct map



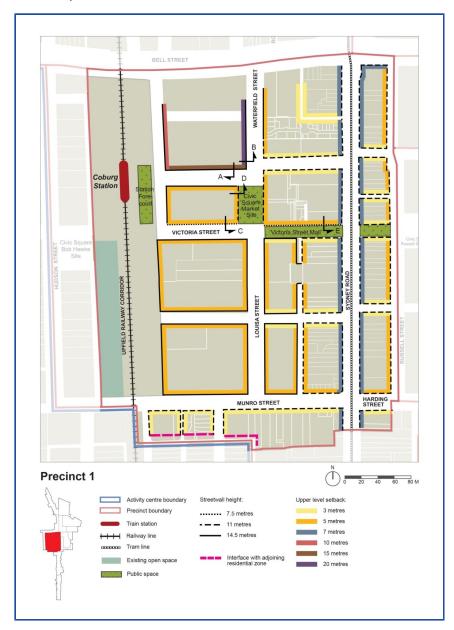
Page 13 of 44

5.1-2 Precinct objectives

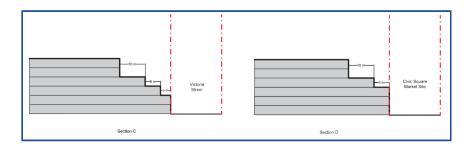
- To establish Precinct 1 as the primary location in the Activity Centre for office, retail and entertainment uses that support an 18 hour economy and provide for daily and weekly shopping needs.
- To encourage retail uses to locate at ground floor, with entertainment, office, community and residential uses above.
- To maintain existing retail anchors (e.g. supermarkets, Coburg Market) and encourage new anchors to locate within the precinct (e.g. discount department store, cinema).
- To enhance the presence of community facilities, including the redevelopment of the library as an information and learning hub.
- To develop a corridor of up to 8-10 storey buildings along Bell Street, creating a sense of a built form entrance to the Activity Centre.
- To enhance and reinforce the character of the Sydney Road corridor (predominantly individual shop fronts of 2-3 storey Victorian-era scale) by establishing strong street wall forms and setbacks to upper levels.
- To establish the Civic Square Market Site as the main meeting and gathering place for the community.
- To ensure built form emphasises the importance of the Victoria Street Mall and pedestrian spine as the key east west pedestrian link.
- To acknowledge Coburg Station as a key gateway and an attractive entrance to the Activity Centre for train patrons.

Page 14 of 44

5.1-3 Precinct requirements



Page 15 of 44



Section E

5.1-4 Precinct guidelines

- To avoid "half" basement car parks that project above ground level and diminish opportunities for street level activity or pedestrian access into buildings.
- To redevelop existing open lot car park sites with integrated mixed use developments and community gathering places.
- Locate retail and hospitality uses (e.g. cafes, restaurants, bars) adjacent to public squares.
- Encourage all retail space with abuttal to public squares and spaces to provide active frontages and engagement with those spaces.
- Retain and enhance the existing east/west pedestrian links from Sydney Road, and encourage new links by the introduction of arcades or malls if sites are redeveloped.
- Integrate new public links into the design of new development.
- Avoid vehicle access to private property where an alternative frontage is available for vehicle access on Victoria Street, Waterfield Street, Louisa Street, Sydney Road, Bell Street, Harding Street and Munro Street
- Establish the landscaped Station Forecourt as an important gateway and connection to the Activity Centre through the redevelopment of the Waterfield Street carpark and supermarket (Coles) adjacent to the Station.

Page 16 of 44

5.2 Precinct 2 – Precinct Bell Street North

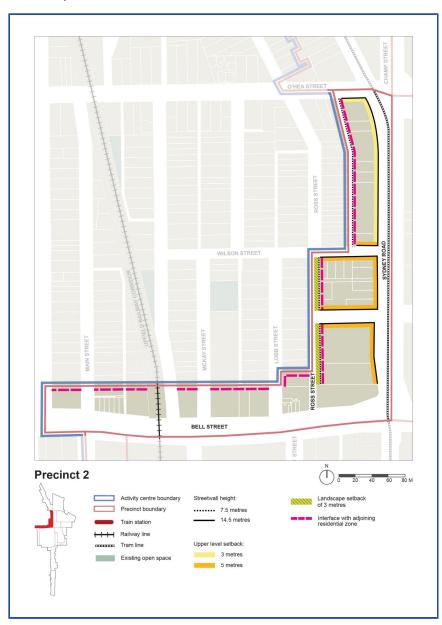
5.2-1 Precinct map

5.2-2 Precinct objectives

- To establish as the preferred location for retailing that is 'destination' or single purpose trip in nature, utilising the main road exposure of Bell Street and Sydney Road.
- To encourage a range of commercial uses that complement the adjacent Activity Centre core, including medical centres, business services, offices and restricted retail uses with residential at upper levels.
- To improve permeability and safety for pedestrians and cyclists at designated locations.
- To ensure development contributes to the improvement of the streetscape, pedestrian environment and safety of Ross Street.
- To create a corridor of 8-10 storey buildings along Bell Street, creating a sense of a mid rise Activity Centre.
- To protect the amenity of residential uses in the adjoining residential zone.

Page 17 of 44

5.2-3 Precinct requirements



5.2-4 Precinct guidelines

- Locate showroom and office uses at ground floor, with office and residential uses above.
- The design and siting of any development within the precinct should make provision for the following:

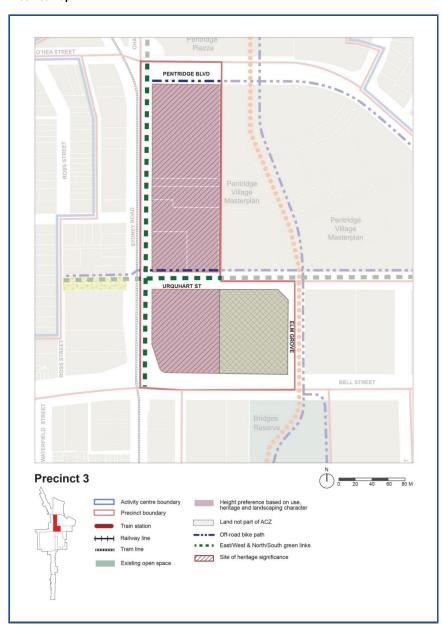
Page 18 of 44

- Vehicle access and pedestrian and bicycle permeability south of Wilson Street. Two way access from Sydney Road through to Ross Street is not required.
- A 3 metre ground level setback of buildings abutting Ross Street to provide for landscaping to enhance the quality of that streetscape.
- On sites larger than 5000 square metres, public pedestrian links should be provided through the site to create a more permeable pedestrian environment.
- Avoid vehicle access from Bell Street and Sydney Road where an alternative frontage is available
 for vehicle access.
- In Ross Street, vehicle ingress and egress, loading facilities and building services should be
 designed to ensure good quality pedestrian amenity in the street and limit potential conflicts
 between vehicle movements and pedestrian activity

Page 19 of 44

5.3 Precinct 3- Church, Community and Education.

5.3-1 Precinct map



5.3-2 Precinct objectives

• To encourage and maintain place of worship, civic, community and education uses.

Page 20 of 44

 To maintain and enhance the historical pattern of free-standing buildings in open, landscaped grounds.

5.3-3 Precinct requirements

None Specified.

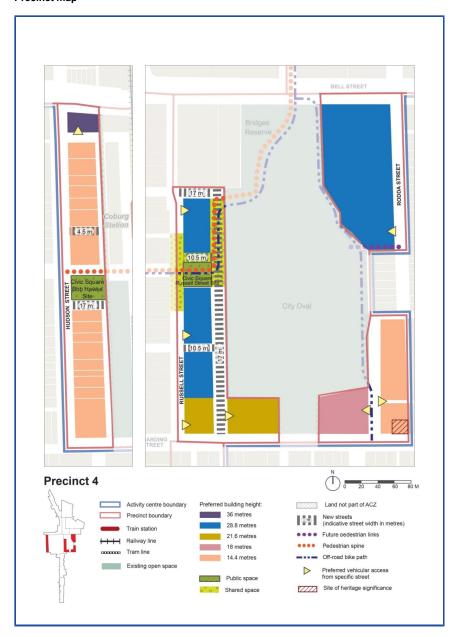
5.3-4 Precinct guidelines

- Avoid vehicle access from Sydney Road where an alternative frontage is available for vehicle access.
- The height and form of development should be appropriate to the existing use, heritage, and landscape character of the precinct and in keeping with the pattern of free-standing buildings and open landscaped grounds.
- Uses should contribute to the community and education role of the precinct.

Page 21 of 44

5.4 Precinct 4– Hudson Street, Russell Street and Environs.

5.4-1 Precinct map



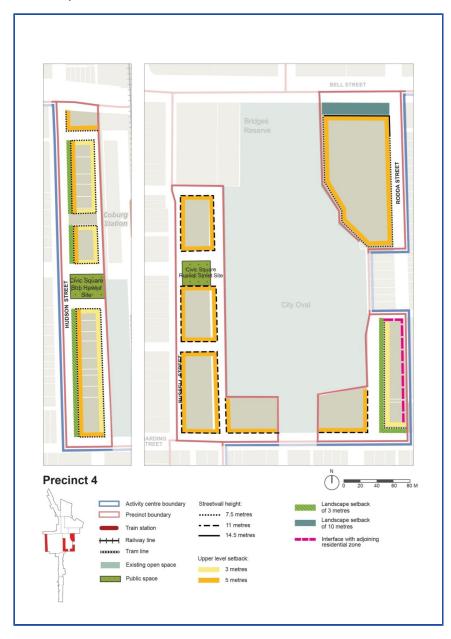
Page 22 of 44

5.4-2 Precinct objectives

- To encourage residential uses, to accommodate a diversity of households and Home based business activity.
- To allow retail and office uses that support residential activity.
- To ensure development responds to the transitional nature of the precinct from large scale development closer to the core of the Activity Centre to the residential development adjoining the Activity Centre, particularly to the south and east.
- To use streets and pedestrian paths to provide a clear separation between development sites and Bridges Reserve and City Oval.
- To encourage passive surveillance and increase activity and safety around Bridges Reserve and City Oval.
- To reinforce the existing east-west link between Bridges Reserve and Rodda Street.
- To improve the amenity and safety of the existing pedestrian link around the eastern side of City Oval.
- To redevelop existing open lot car park sites with integrated mixed use developments and a community gathering place.
- To create a new north-south street, with central median to the west of the City Oval.
- To encourage development close to the Leisure Centre to utilise opportunities for on-site low emission energy generation.

Page 23 of 44

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

- Establish a built form transition of between 2-4 storeys to properties on the west side of Rodda Street.
- Locate office and retail uses at ground floor that service the needs of residents.

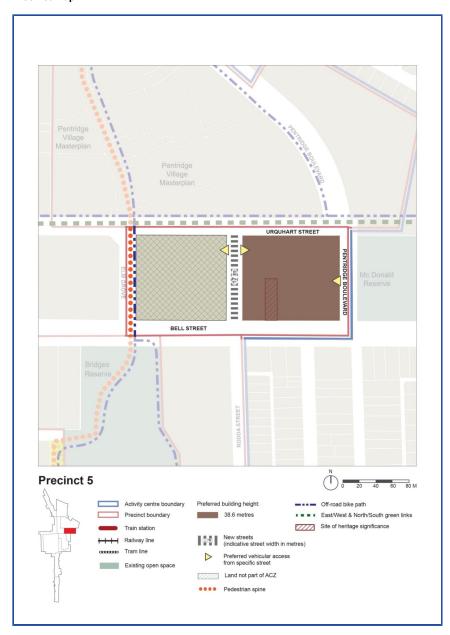
Page 24 of 44

- Locate food and drink premises adjacent to public squares.
- Fences oriented to Bridges Reserve and City Oval should be low and transparent.
- Development should provide multiple building entries along frontages to Bridges Reserve and City Oval.
- Establish the Civic Square Russell Street as a high grade public space extension of the Victoria Street Mall that provides a focal point for residents and workers on the eastern side of the Activity Centre.
- The new street adjacent to City Oval is to include a 4 metre central median.

Page 25 of 44

5.5 Precinct 5 – Civic and Community

5.5-1 Precinct map



Page 26 of 44

5.5-2 Precinct objectives

- To encourage the establishment of institutional uses including hospital or major medical facilities
- To maintain the existing local government and community facilities with complementary uses.
- To develop the town hall complex and civic precinct as an intensively used community facility.
- To create a sense of arrival to the Activity Centre from the east.
- To encourage active street frontages through a combination of active uses and architectural treatments to avoid blank walls, where possible.
- To allow for hospital or medical facility to develop across Urquhart Street, and into Precinct

Page 27 of 44

5.5-3 Precinct requirements



5.5-4 Precinct guidelines

 Provide a permeable public pedestrian environment around and through established and new buildings.

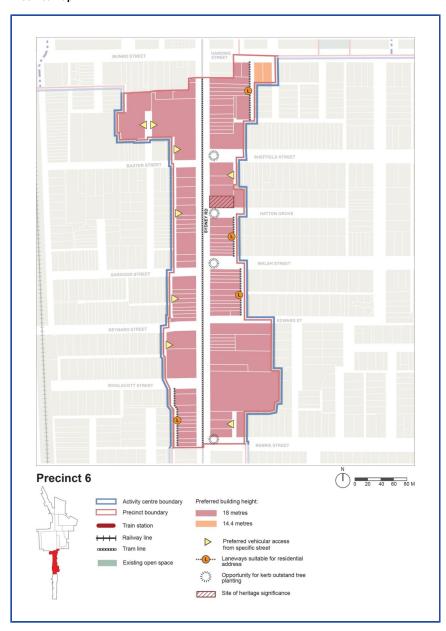
Page 28 of 44

- Create a new north-south road connection between Urquhart Street and Bell Street as the extension of Rodda Street.
- Improve the relationship of uses and buildings in the precinct with the redevelopment of Pentridge Prison to the north and Bell Street to the south through active frontages, pedestrian links and a series of public spaces.
- Locate a contemporary landmark building on land bounded by Bell Street, Urquhart Street and Pentridge Boulevard.
- Development should contribute to public realm improvements along Bell Street, Urquhart Street and Pentridge Boulevard including, but not limited to, improved pedestrian paths, tree planting and street furniture.

Page 29 of 44

5.6 Precinct 6 – Sydney Road Southern Commercial Gateway

5.6-1 Precinct map



5.6-2 Precinct objectives

 To encourage restricted retailing activity and other commercial activities, including light industrial uses which complement the core of the Activity Centre.

Page 30 of 44

- To encourage office and residential uses above ground floor provided they do not impact on the viability of employment generating uses.
- To enhance and reinforce the character of the Sydney Road corridor (horizontal, 2-3 storey Victorian-era scale) by establishing strong street wall forms and setbacks to upper levels.

5.6-3 Precinct requirements

5.6-4 Precinct guidelines

- Locate pedestrian active and/or pedestrian-generating uses at ground level, and offices, residential or other complementary uses above.
- Buildings should be designed as part of the streetscape rather than as stand-alone buildings to create a cohesive character and consistent built form.
- Residential development should address rear laneways and provide active frontages to laneways where appropriate.

Page 31 of 44

5.7 Precinct 7 - Sydney Road - Moreland Road

5.7-1 Precinct map

5.7-2 Precinct objectives

- To retain and expand the existing mix of light industrial and commercial uses to support and complement the core of the Activity Centre.
- To encourage restricted retailing activity and other commercial activities which complement the core of the Activity Centre.
- To provide shop and retailing uses that serve a local convenience role.
- To support residential uses in the precinct at upper levels, provided they do not impact on the viability of employment generating uses.
- To ensure new development improves the character of the Sydney Road streetscape, with buildings built to the frontage.

5.7-3 Precinct requirements

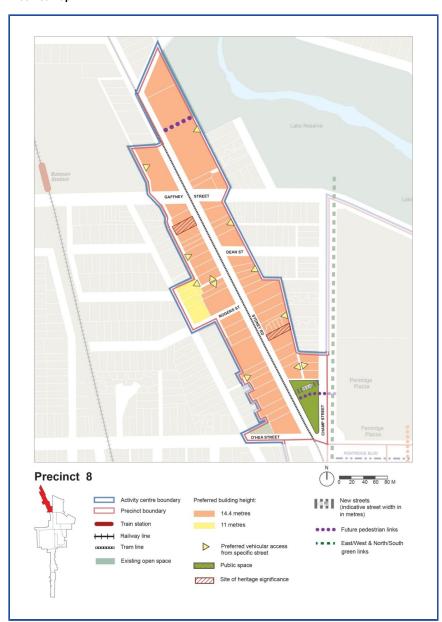
5.7-4 Precinct guidelines

- Buildings should be designed as part of the streetscape rather than as stand-alone buildings to create a cohesive character and consistent built form.
- Residential development should address rear laneways and provide active frontages to laneways where appropriate.

Page 32 of 44

5.8 Precinct 8 – Sydney Road Northern Commercial Gateway

5.8-1 Precinct map



5.8-2 Precinct objectives

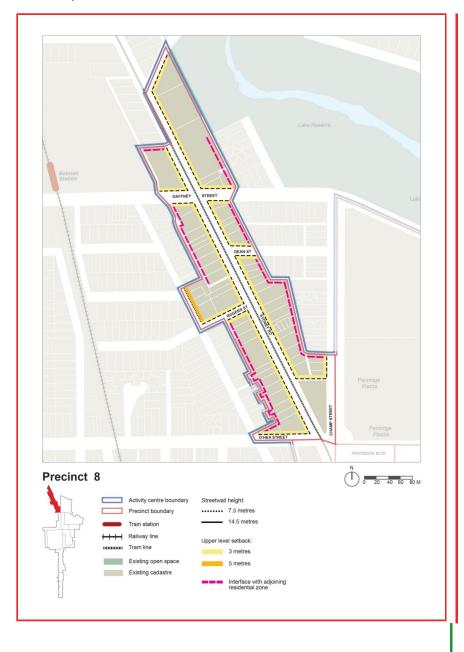
 To strengthen the mixed-use nature of the precinct and encourage restricted retail premises, commercial or complementary light industrial uses and limited office and residential uses.

Page 33 of 44

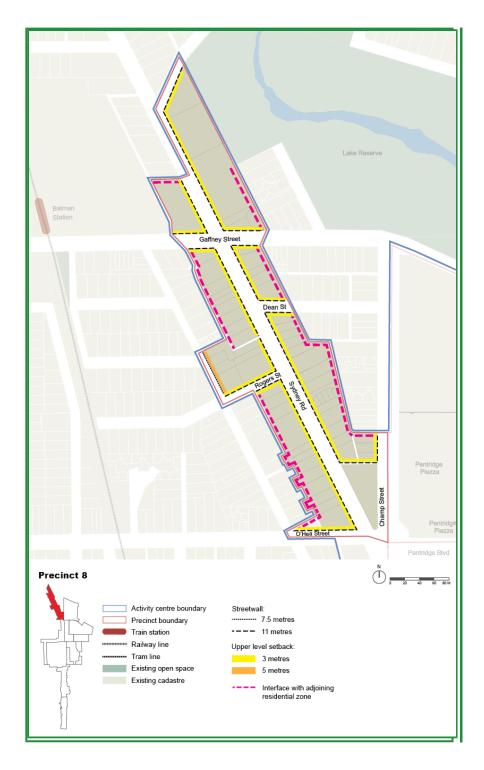
- To ensure that proposed residential uses do not impact on the viability of existing or encouraged employment uses.
- To improve the contribution of buildings to the streetscape and amenity of Sydney Road.
- To ensure building design responds to the transitional nature of the precinct from large scale development to the south and lower-scale buildings to the north, west and east.
- To retain and capitalise on views and vistas to the former Pentridge Prison complex.
- To encourage the creation of a new public circulation space at the intersection of Sydney Road and Champ Street, to link the pedestrian piazza entry and the enhanced tram stop at Sydney Road.

Page 34 of 44

5.8-3 Precinct requirements



Page 35 of 44



Page 36 of 44

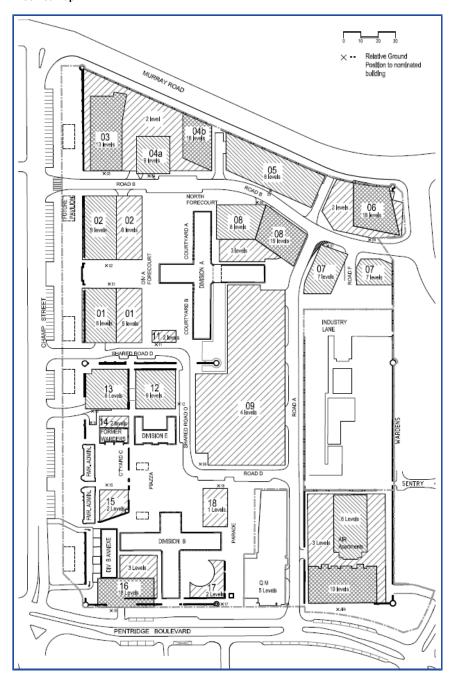
5.8-4 Precinct guidelines

- Locate restricted retail, light industrial and employment generating uses at ground floor with offices or residential uses above.
- Residential uses must demonstrate that the use will not impact on the viability of existing or encouraged employment generating uses.
- Buildings should be designed as part of the streetscape rather than as stand-alone buildings to create a cohesive character and consistent built form.
- Development should maintain existing view lines to the bluestone walls and guard towers of the former Pentridge Prison.
- Development should facilitate the creation of direct vistas from Sydney Road to the main entry gate of the former Pentridge Prison (Piazza) aligned with the centre-line of the gate.
- The design and siting of any development within the precinct should make provision for the following:
 - a pedestrian link through the site between Sydney Road and Coburg Lake Reserve;
 - a road and pedestrian link between Sydney Road and Champ Street;
 - the creation of a new pedestrian circulation space at the intersection of Sydney Road and Champ Street (connecting the former Pentridge Prison and the Sydney Road Corridor).

Page 37 of 44

5.9 Precinct 9: Pentridge Coburg

5.9-1 Precinct map



Page 38 of 44

5.9-2 Precinct objectives

- To promote a high density, residential and mixed use district, that encourages both day and
 evening activity, though the provision of convenience and leisure retail services, together with
 offices and service uses.
- To create a sustainable, vibrant and integrated mixed use precinct comprising residential, retail, tourist and other commercial activities, within a development composition that complements the heritage significance of the site.
- To promote the former prison parade ground as the public focus of the precinct, and for this space to be supplemented by a range of complementary public realm experiences.
- To provide for a series of key marker buildings within the built form composition that achieves a layered architectural composition when viewed from internally and externally.
- To ensure new building design references the datum of existing bluestone former prison buildings and the bluestone boundary walls.
- To protect and enhance the cultural heritage significance and assist the conservation and enhancement of heritage buildings in Pentridge.

5.9-3 Precinct requirements

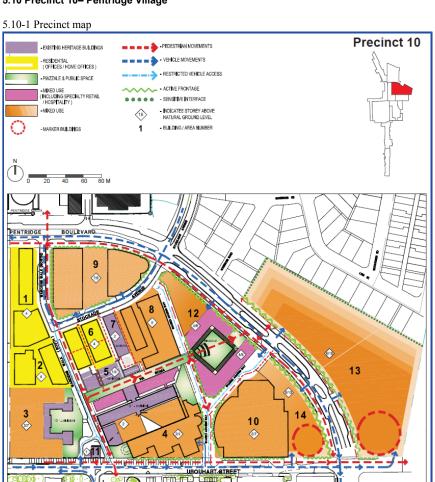
None specified.

5.9-4 Precinct guidelines

- Built form within or adjacent to the former prison parade ground should be of a scale and design that complements the public realm and ground plane activation.
- Establish a network of streets and laneways that produce an urban condition in terms of layout and building placement with active frontages where practical.
- Create a varied alignment of building heights along the north interface (Murray Road) in contrast
 to the consistent datum of the existing bluestone wall and allow views into the precinct.
- Establish a scale of development on the northwest interface (Champ Street) that does not
 overwhelm the character of existing development opposite.
- Retain and activate the historically significant bluestone former prison buildings.
- Ensure that building heights and placements do not compromise reasonable environmental conditions in key public places.
- Integrate the landscape architecture with the built form and public realm to enhance experiences
 throughout the site and define the character of the precinct.

Page 39 of 44

5.10 Precinct 10- Pentridge Village



5.10-2 Precinct objectives

To promote a precinct with residential, leisure and entertainment focus, community and health care facilities, and with ancillary retail facilities; utilising existing heritage buildings where and how appropriate; and in other locations providing for increased densities and larger format buildings, to accommodate restricted retail, entertainment, and commercial uses.

5.10-3 Precinct requirements

None Specified.

5.10-4 Precinct guidelines

• Establish Wardens Walk and Central Walk (Via Roma) as a key node of public space and reinforce its connection with the core of the Piazza as a specialty retail node.

Page 40 of 44

- Future building form should align with street frontages that are clearly defined and articulated to create a pedestrian scale at street level.
- Develop tower buildings along Pentridge Boulevard and Urquhart Street that are well spaced and articulated on street walls to equitably distribute access to an outlook and sunlight.
- Taller built form should provide a clear transition to the lower built form of established residential areas to the north and west of Pentridge Boulevard.
- Strengthen the public realm by providing active frontages where possible, definable entries/sense
 of address and passive surveillance.
- Provide clearly defined shared access ways through the use of varied paving, street lighting, bollards and landscaping treatments.

6.0 08/09/2022 C195more

Application requirements

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report outlining how the application meets all the relevant requirements of this schedule.
- Section diagrams of the proposed building(s).
- A comprehensive Environmental Management Plan prepared by a suitably qualified person(s) demonstrating best practice in environmentally sustainable design and addressing the following:
 - building energy management (conservation and generation);
 - water sensitive urban design/integrated water management;
 - construction materials selection;
 - indoor environment quality;
 - waste management and reduction;
 - public realm design for access and mobility;
 - transport;
 - demolition and construction phase; and
 - innovation.

The Environmental Management Plan must:

- identify strategic or other documented sustainability targets or performance standards for the Precinct;
- document the means by which the appropriate targets or performance standards may be
- identify responsibilities and a schedule for implementation, and ongoing management, maintenance and monitoring where relevant; and
- demonstrate that the design element, technologies and operational practices included in the Environmental Management Plan can be maintained over time.
- Green Travel Plan.
- Traffic Report and Management Plan.
- Accessibility Report (where appropriate, accessibility features must be clearly shown in all associated plans and architectural drawings).
- Housing Affordability Report.
- Waste Management and Disposal Plan.

Page 41 of 44

- Wind Impact Assessment.
- Acoustic Report prepared by a suitably qualified person(s) detailing the building design and
 materials to be used to buffer the development against background noise and minimise the
 infiltration of noise into the building and external areas. (generally for sites adjoining Bell
 Street, Sydney Road, the railway, existing industrial uses and live music venues).
- Shadow diagrams to demonstrate Table 1 of 4.4 is met, including shadows cast by proposed development with a valid planning permit for key public spaces and streets.
- For a development of four or more storeys:
 - a computer model of the proposal compatible with Council's 3D computer model of the Coburg Principal Activity Centre;
 - a three-dimensional representation of the proposed development within the streetscape in the context of adjacent development;
 - streetscape elevations articulating the existing streetscape, the proposed development and how the proposal sits within the elevation;
 - information which shows the form of the proposal as oblique views from neighbouring streetscapes where any part of the proposal will be visible.
- An application for a permit on public land by a person other than the relevant public land manager must be accompanied by the written consent of the public land manager, indicating that the public land manager consents generally or conditionally either:
 - to the application for the permit being made;
 - to the application for permit being made and to the proposed use or development.
- An application to vary upper level setbacks (above street wall level) must:
 - be accompanied by an urban context report which demonstrates how the proposed building or works achieves the objectives and guidelines at Clause 2.0 and Clause 5.0 in this schedule;
 - provide a statement outlining the reasons for the variation, in accordance with the requirements of Clause 4.4 of this schedule.
- For those properties affected by the Public Acquisition Overlay:
 - details of how the building frontage behind any existing building has been designed to address and provide an active frontage to the street upon implementation of the Public Acquisition Overlay

7.0 08/09/2022 C195more

Notice and review

An application for use or an application to construct a building, subdivide land or construct or carry out works in Precincts 1 to 8 is exempt from the notice requirements of Section 52(1) (a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the *Planning and Environment Act* 1987 (the Act) unless the proposal:

- Is within 30 metres (not a road) of a residential zone or land use for a hospital or an education centre.
- Exceeds the upper level setbacks, preferred building heights or streetwall heights outlined in Clause 5.0 of this schedule.
- Is for a subdivision and contains an existing dwelling or car parking space.

An application for use or an application to construct a building, subdivide land or construct or carry out works for Precinct 9 and 10 is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the objectives in Clause 2.0 or requirements

Page 42 of 44

at Clause 5.0 of this Schedule and either the *Pentridge Coburg Masterplan* (February 2014) or the *Pentridge Village Design Guidelines and Masterplan* (August 2009), whichever is applicable, or if the proposal to subdivide land is for the subdivision of land into super-lots.

8.0 08/09/2022 C195more

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme (insert decision guidelines based on the application class: to/for use of land, construct a building or construct or carry out works and/or subdivision) which must be considered, as appropriate, by the responsible authority:

General

- The contribution made to the creation of a social, cultural and environmentally sustainable community, including through the provision of affordable housing.
- The extent to which development connects to or makes provision for future connection to a third pipe stormwater catchment system, based on the requirements of the relevant authorities.

Access

- The extent to which development contributes to enhancing the public realm through improved
 pedestrian connections in and around the Activity Centre which assist in the retention of view
 lines, improve public safety and amenity, allow for penetration of sunlight and create landscaping
 opportunities.
- The likely demand for off street car parking given the proximity and availability of public transport, and any agreements to implement car parking demand reduction measures.

Design and built form

- Whether development provides for an appropriate scale of development in order to accommodate the mix and intensity of uses envisaged for each precinct.
- Whether development creates a strong visual interest by providing building types based on innovative and contemporary architecture, engaging and safe public realm design and ecologically sustainable development outcomes.
- Whether development complements, where relevant, the form, scale, materials, colour and lighting of a heritage place on the same or adjoining site.

9.0 03/02/2023 C227more

Signs

Signs requirements are at Clause 52.05. All land located within Precinct 4, 9 and 10 is in Category 3, except for land used for the Coburg Bowls Club within precinct 4 which is in Category 2.

10.0 Other provisions of the scheme

52.34-5 as they apply for dwelling, office and shop uses within this schedule. All other provisions of 52.34 apply to use and development within this schedule.

Table 3. Bicycle Spaces



Page 43 of 44

Office	1 employee space per 200 sqm gross floor area.
	1 visitor space per 750 sqm over 1000 sqm.
Shop	1 employee space per 300 sqm gross floor area.
	1 visitor space per 500 sqm over 1000 sqm.

11.0 03/02/2023 C227more

Reference documents

Coburg Activity Centre Structure Plan Reference Document, Moreland City Council, 2018

Incorporated documents

Pentridge Coburg Design Guidelines and Masterplan, February 2014 Pentridge Village Design Guidelines and Masterplan, August 2009

Red – text changes to the HO Schedule by C233mbek

24/01/2019 C173

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

Blue – annotations to describe the different changes to the HO Schedule by C233mbek

1.0 --/--/--Proposed C233mbek

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place. This information may not be required for minor applications as determined by the responsible authority.
- For applications that propose upper storey additions sightline diagrams, including oblique view diagrams from each adjoining street (not a laneway) or a public park abutting the property.
- For applications that propose to use a heritage place for a use otherwise prohibited under the zone a written submission prepared by a suitably qualified person that includes:
 - Evidence as to how the change of use will ensure conservation of the heritage place.
 - Evidence that other options for prohibited or non-prohibited uses have been examined.
 - A conservation management plan.
- For applications for total demolition of a non-contributory place, an application for a new replacement development.
- For applications for total demolition of a contributory or individually significant heritage place:
 - An application for a new replacement development.
 - A structural engineering report prepared by a suitably qualified person.
 - A report by a suitably qualified person justifying the demolition of a heritage place rather than retention and repair/restoration.
- For applications that remove, destroy or lop trees with an identified heritage value:
 - A report from a suitably qualified person.

Typo corrected

- A landscape plan detailing any existing tree(s) and vegetation to be removed and retained; and a schedule of all proposed trees, shrubs and ground covers (including numbers, size at planting, size at maturity and botanical names).
- For applications where new undeveloped lots are proposed that are not accompanied by a development proposal, building envelopes for the subdivided lots.

Page 1 of 142

2.0 Heritage places

--/--/---Proposed C233mbek The requirements of this overlay apply to both the heritage place and its associated land.

Structural Change

- 2.0 changed to a multi-table structure using seven themes: Precincts, Serial Listings and 5 x Place listings grouped by suburbs

Updated Incorporated Document reference

- All local HO listings updated to reference the updated Merri-bek Heritage Exemptions Incorporated Plan, April 2024 version.

See other annotations throughout the schedule for descriptions of further changes.

2.1 Precincts -/-/--Proposed C233mbek

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?	Aborigir heritage place?
HO1	Albert Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Barkly Street West Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO13	Balmoral Avenue Precinct, Pascoe Vale South	No	No	No	Yes	No	No	No	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO14	Barkly Street East Precinct, East Brunswick	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								

Page 2 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO24	Blyth Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO & 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO30	Brickworks Housing Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO31	Bridges Reserve and City Oval (Bell Street) Precinct, Coburg	No	No	Yes	Yes	No	No	No	No
	Map 11HO & 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO32	Brunswick Road Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 3 of 142

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?
HO33	Brunswick Road West Precinct, Brunswick West	No	No	No	Yes	No	No	No	No
	Map 13HO Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO34	Bourke Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO47	H.M. Prison Pentridge,	-	-	-	-	-	Yes	Yes	No
	Champ Street and Murray Road and Urquhart Street and Pentridge Boulevard and Wardens						Ref No H1551		
	Walk and Sentry Lane and Industry Lane and Stockade Avenue and Via Roma, Coburg						(and part		
	Map 9HO & 12HO						Ref No H959)		
HO48	Clarendon Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO51	Collier Crescent Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								

Page 4 of 142

Suburb name corrected

ref paint alteration controls energy or fences not on the controls controls apply? apply? system exempt Victorian apply? apply? 43.01-4 Register under the Heritage Act 2017?		original ritage ace?
Merri-bek Heritage Exemptions Incorporated Plan April 2024		
HO55 Bruce Street Precinct, Brunswick No No No Yes No No	No No	
Map 14HO		
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024		
HO56 Daly Street Precinct, Brunswick West No No No Yes No No	No No	
HO185 & HO186 Map 13HO & 14HO		
transferred into HO56 Incorporated Plan:		
New Statement of April 2024 Significance Merri-bek Heritage Exemptions Incorporated Plan April 2024		
incorporated and Statement of Significance:		
referenced Daly Street Precinct Statement of Significance, April 2024		
HO60 Dawson Street Precinct, Brunswick Yes No No Yes No No	No No	
Map 13HO & 14HO		
Incorporated Plan:		
Merri-bek Heritage Exemptions Incorporated Plan April 2024		
HO66 De Carle Street/ Bishop Street Precinct, Brunswick No No Yes Yes No No	No No	
Map 14HO & 15HO (Warr Park		
Incorporated Plan:		

Page 5 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO68	Donald Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 12HO & 14HO & 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO72	Edgars Creek Reserve Precinct, North Coburg	No	No	No	Yes	No	No	No	No
	Map 9HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO73	Edward Street Precinct, Brunswick	Yes (2A	No	No	Yes	No	No	No	No
	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	Charles Street: historic commercial signage)							
	Map 14HO	0.3.1.9.7							
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Edward Street Precinct Statement of Significance 2022								

Page 6 of 142

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?
HO75	Ewing Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan								
	April 2024								
HO76	First Avenue Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 11HO & 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO77	Frederick Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO80	Gallipoli Parade Precinct, Pascoe Vale	No	No	No	Yes	No	No	No	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO81	Gavin Park and Westbreen Creek Precinct, Pascoe Vale	No	No	No	Yes	No	No	No	No
	Map 7HO								
	** -								

Page 7 of 142

Grove Precinct, Coburg Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	ар	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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO82 Glencairn Avenue/ Maranoa Crescent/ Wattle Grove Precinct, Coburg Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO85 Glenmorgan, Albion and Clarence Street Precinct, Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan Merri-bek Heritage Exemptions Incorporated Plan Merri-bek Heritage Exemptions Incorporated Plan		Incorporated Plan:								
Grove Precinct, Coburg Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO85 Glenmorgan, Albion and Clarence Street Precinct, Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan Merri-bek Heritage Exemptions Incorporated Plan										
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO85 Glenmorgan, Albion and Clarence Street Precinct, Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan			No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO85 Glenmorgan, Albion and Clarence Street Precinct, Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan		Map 11HO								
HO85 Glenmorgan, Albion and Clarence Street Precinct, Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan		Incorporated Plan:								
Brunswick East 1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan										
1-75 and 16-80 Glenmorgan Street, 26-76 Albion Street and 11-45 and 20-46 Clarence Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan	5	Glenmorgan, Albion and Clarence Street Precinct, Brunswick East	No	No		Yes	No	No	No	No
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan		Street and 11-45 and 20-46 Clarence Street,			only on Glenmorgan					
Merri-bek Heritage Exemptions Incorporated Plan		Map 15HO								
		Incorporated Plan:								
Statement of Significance:		Statement of Significance:								
Glenmorgan, Albion and Clarence Street Precinct Statement of Significance 2022										
HO87 Gordon Street and Devon Avenue Precinct, No No No Yes No No No	,		No	No	No	Yes	No	No	No	No
1A-69 and 2-70 Devon Avenue, and 1-95, 2-84 and 88-90 Gordon Street, Coburg										

Page 8 of 142

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?
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Gordon Street and Devon Avenue Precinct Statement of Significance 2022								
HO89	Grantham Street Precinct, West Brunswick	Yes	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO92	Hoffman and Hunter Streets Precinct, West Brunswick	No	No	No	Yes	No	No	No	No
	Мар 13НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO93	Hope Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO100	Brunswick Road East Precinct, Brunswick East	No	No	No	Yes	No	No	No	No

Page 9 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO108	Lyle Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO109	Marion Avenue Precinct, West Brunswick	No	No	No	Yes	No	No	No	No
	Map 13HO & 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO110	Melville Road Precinct, Pascoe Vale South	No	No	No	Yes	No	No	No	No
	Map 10HO & 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO113	Methven Park/ Methven Street Precinct, East Brunswick	Yes	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								

Page 10 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO115	Moreland Station Precinct, Coburg Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	Yes	Yes	No	No	No	No
HO116	Dudley Street Precinct, Fitzroy North Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO123	Myrtle Street Precinct, East Brunswick Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO124	Newlands Estate Precinct, Coburg Map 9HO & 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO129	Overend Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No

Page 11 of 142

	PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fences not exempt	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
		Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO130	Park Street Precinct, Brunswick Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
	HO132	French Avenue Precinct, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
1B Heller Street deleted from HO139 & their reference in the address. Updated Statement of Significance incorporated and referenced	HO139	Phillipstown Precinct - Barkly Street/ Union Street, Brunswick 308-400 and 333-419 Barkly Street, 269-303 Brunswick Road, 1-15 and 2-20 Bakery Street, 30-174 and 39-143 Gold Street, 1-39 and 2-34 Gray Street, 1A Heller Street, 1-27 and 2-18 Hodgson Street, 1 Mayfield Street, 2 and 3-7 McKay Street, 6 Spurway Lane, 105, 109-119 and 126-134 Union Street, Vincent Street, 1-11 and 2 Watson Street and 30-114 and 33-133 Wilson Street, Brunswick Map 14HO	Yes	No	Yes (Temple Park only)	Yes	No	No	No	No

Page 12 of 142

PS _I ref		Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fences not exempt	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		Phillipstown Precinct Statement of Significance 2024								
HO)145	Sheffield Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
		Map 11HO & 12HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO	0149	Sydney Road Precinct, Brunswick	No	No	Yes	Yes	No	No	No	No
		Map 14HO			(Hooper Reserve					
		Incorporated Plan:			only)					
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO)172	The Grove/Sydney Road Precinct, Coburg	Yes	No	Yes	Yes	No	No	No	No
HO150, HO173, HO174,		Map 11HO &12HO	(84-92 Sydney		Canary Island Date					
HO175, HO363 & HO374 transferred into		Incorporated Plan:	Road and		Palm at					
HO172 including their		Merri-bek Heritage Exemptions Incorporated Plan April 2024	23 & 25 The		45-47 The Grove					
associated paint and tree controls			Grove Coburg only)		Coburg					
Statement of significance incorporated and referenced										

Page 13 of 142

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?
	Statement of Significance: The Grove/ Sydney Road Precinct Statement of Significance, April 2024			Liquidamber tree at 129 Sydney Road Coburg					
HO179	Turner Street Precinct, Pascoe Vale Map 10HO & 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO180	Upfield Railway Line Precinct Map 11HO & 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO182	Lascelles Street Precinct, Coburg Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO193	Westbourne Street War Service Homes Precinct, Brunswick Map 14HO Incorporated Plan:	No	No	No	Yes	No	No	No	No

Page 14 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO194	Weston Street Precinct, Brunswick Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO196	Whitby Street Precinct, West Brunswick Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO200	Willowbank Road Precinct, Fitzroy North Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO203	Loyola Avenue Precinct, Brunswick Map15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	Yes (street trees on eastern side)	Yes	Yes	No	No	No
HO207	Coonans Hill Precinct, Pascoe Vale South	No	No	No	Yes	No	No	No	No

Suburb name corrected

Page 15 of 142

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?
	1-47 and 2-58 Carrington Street, 1-43 and 2-52 Disraeli Grove, 1-45 and 2- 44 Graham Street, 1-51 and 2-46 Grundy Grove, 1-41 and 2A-24 Louisville Avenue, 1-53 and 2-60 Prendergast Street, 2-48 Walhalla Street, 1-59 and 2-74 Ward Grove, 3-99 Woodlands Avenue, and 67-491 Moreland Road, Pascoe Vale South								
	Map 10HO & 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Coonans Hill Precinct Statement of Significance 2022								
HO214	Manallack and Union Streets Precinct, Brunswick Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO215	Marks Street Precinct, Brunswick Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO217	Olga Street Precinct, Coburg	No	No	No	Yes	No	No	No	No

Page 16 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO218	Reaburn Crescent Precinct, Brunswick West	Yes	No	No	Yes	Yes	No	No	No
	Мар 13НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO220	Roberts Street, Brunswick East	No	No	No	Yes	No	No	No	No
	Мар 15НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO229	Stewart Street Precinct, Brunswick East	No	No	No	Yes	No	No	No	No
	Мар 15НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO238	Sumner Estate Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
					1		1		

Page 17 of 142

	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?
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Precinct name updated to reflect its location an name in the statement of significance.		Sunbeam Street & Sussex Street Precinct, Pascoe Vale Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
	HO251	Warburton Street Precinct, Brunswick Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
	HO336	Victoria Street Precinct, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
	HO384	Allan Street Precinct, Brunswick Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No

Page 18 of 142

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?
HO426	Fischer Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 8HO & 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO427	Main Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO428	May Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 8HO & 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO429	Rolland Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO430	Soudan Street Precinct, Coburg	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
					1				

Page 19 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO431	Adler Grove Precinct, Coburg North	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO432	Bain Avenue Precinct, Coburg North	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO433	Delta Avenue/Lorensen Avenue Precinct, Coburg North	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO434	Station Heights Estate Precinct, Coburg North	No	No	Yes –	Yes	No	No	No	No
	Map 8HO			Canary Island Palm					
	Incorporated Plan:	Plan:	at 33 Mashoobra						
	Merri-bek Heritage Exemptions Incorporated Plan April 2024			Street only					

Page 20 of 142

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?
Lygon Street Precinct A	No	No	No	Yes	No	No	No	No
495-497 & 500-522 Lygon Street, Brunswick East								
Map 15HO								
Incorporated Plan:								
Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Lygon Street Precinct B	No	No	No	Yes	No	No	No	No
398-406 Lygon Street, Brunswick East								
Map 15HO								
Incorporated Plan:								
Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Lygon Street Precinct C	No	No	No	Yes	No	No	No	No
313-321 Lygon Street, Brunswick East								
Map 15HO								
Incorporated Plan:								
Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Lygon Street Precinct D	No	No	No	Yes	No	No	No	No
128-140 & 129-135 Lygon Street, Brunswick East								
Map 15HO								
Incorporated Plan:								
	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct B 398-406 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct B 398-406 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 113-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct B 398-406 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO	Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Map 15HO Incorporated P	Paint controls apply? apply? apply? apply? apply? apply? system exempt value (Clause Apply?) apply? alteritage Register under the Heritage Register under the Heritage Act 2017? Lygon Street Precinct A 495-497 & 500-522 Lygon Street, Brunswick East Map 15HO Incorporated Plan April 2024 Lygon Street Precinct B 398-406 Lygon Street, Brunswick East Map 15HO Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan April 2024 Lygon Street Precinct C 313-321 Lygon Street, Brunswick East Map 15HO Incorporated Plan April 2024 Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Lygon Street Precinct D 128-140 & 129-135 Lygon Street, Brunswick East Map 15HO	paint controls apply? shipper apply?

Page 21 of 142

PS map ref	Heritage place	paint alteration controls energy or controls controls apply? system exc apply? apply? controls un apply? 43.		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?		
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO439	Lygon Street Precinct E	No	No	No	Yes	No	No	No	No
	38-114 & 51-117 Lygon Street, Brunswick East								
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO543	Hickford Street Precinct	No	No	No	Yes	No	No	No	No
	49-91 & 60-102 Hickford Street, Brunswick East								
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Hickford Street Precinct', Statement of Significance, September 2019								
HO544	Meaker Avenue Precinct	No	No	No	Yes	No	No	No	No
	1-9 & 2-10 Meaker Avenue, Brunswick West								
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 22 of 142

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?
	Statement of Significance:								
	'Meaker Avenue Precinct', Statement of Significance, September 2019								
HO545	Waxman Parade Precinct	No	No	No	Yes	No	No	No	No
	4-10 Waxman Parade, Brunswick West								
	Map 13HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Waxman Parade Precinct', Statement of Significance, September 2019								
HO546	Tinning Street Precinct	No	No	No	Yes	No	No	No	No
	82-136 & 95-155 Tinning Street, Brunswick								
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Tinning Street Precinct', Statement of Significance, September 2019								
HO594	Hanover Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	2, 27-49 & 64 Hanover Street, Brunswick								

Page 23 of 142

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?
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Hanover Street Precinct Statement of Significance 2022								
HO595	Irving Estate Precinct, Brunswick West	No	No	No	Yes	No	No	No	No
	1, 2-8 & 11 Bonar Avenue; 1, 2-36 & 31 Bakers Parade; 22-26 Wales Street; 9, 2-12 & 29 McGregor Avenue, Brunswick West								
	Map 10HO & 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Irving Estate Precinct Statement of Significance 2022								
HO596	Railway Place Precinct, Coburg	Yes	No	No	Yes	No	No	No	No
	1-25 & 29-43 Railway Place, Coburg								
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 24 of 142

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?
	Statement of Significance:								
	Railway Place Precinct Statement of Significance 2022								
HO597	Sydney Road and Bell Street Interwar Shops Precinct, Coburg	No	No	No	Yes	No	No	No	No
	491-509 Sydney Road; 94, 81B-91A & 112 Bell Street, Coburg								
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Sydney Road and Bell Street Interwar Shops Precinct Statement of Significance 2022								
HO598	Victoria Street Precinct, Brunswick	No	No	No	Yes	No	No	No	No
	223-229 Victoria Street, Brunswick								
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Victoria Street Precinct (Brunswick) Statement of Significance 2022								

Page 25 of 142

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?
HO601	Former Coburg Railway Line (also known as Upfield Railway Line Precinct)	-	-	-	-	-	Yes Ref No H952	Yes	No

Serial Listings

//										
Proposed C233mbek	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?
	HO425	Beaufort Houses, Pascoe Vale South	Yes	No	No	Yes	No	No	No	No
HO425 changed from precinct type listing to		Map 10HO								
serial listing to reflect		Incorporated Plan:								
the spatial distribution of the group listing		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO443	Moderne Apartment Blocks	Yes	No	No	Yes	No	No	No	No
		37, 301 and 434C Lygon Street, Brunswick East								
		Map15HO								

Page 26 of 142

	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		Prohibited uses permitted?	Aboriginal heritage place?
-		Incorporated Plan:								
_		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO540	Closer Settlement Houses Serial Listing	No	No	No	Yes	No	No	No	No
Updated Statement of Significance incorporat	ted	6 & 10 Allard Street, 5 Balfe Crescent, 46 & 47 Cumming Street, 280 & 284 Hope Street, & 7 Hopetoun Street, 30 Murray Street, 19 & 23 Passfield Street and 18, 37, 43 & 51 Waxman Parade, Brunswick West								
and referenced		Map 10HO & 13HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'Closer Settlement Houses', Statement of Significance, April 2024								
	HO541	War Service Homes (Brick) Serial Listing	No	No	No	Yes	No	No	No	No
		42 & 50 Shamrock Street, Brunswick West and 17, 19, 25, 27, 29 & 31 Glenora Avenue, Coburg								
Updated Statement of Significance incorpora		Map 11HO & 12HO								
and referenced	icu	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'War Service Homes (Brick)', Statement of Significance, April 2024								

Page 27 of 142

	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?
•	HO542	War Service Homes (Timber) Serial Listing	No	No	No	Yes	No	No	No	No
		2 & 5 Akeroa Avenue, 1 Pareora Avenue, 169, 183 & 230 Stewart Street, 1 Temuka Avenue, 1 & 5 Timaru Avenue and 1 Waihi Avenue, Brunswick East								
Updated Statement of Significance incorpora		Map 15HO								
and referenced	atou	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'War Service Homes (Timber)', Statement of Significance, April 2024								
	HO600	Brunswick Electricity Supply Substations Serial Listing	No	No	No	Yes	No	No	No	No
		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; 24 Walker Street, Brunswick West; Brunswick & 59 Ryan Street, Brunswick East.								
		Map 13HO, 14HO & 15HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 28 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Brunswick Electricity Supply Substations Statement of Significance 2022								

2.3--/--Proposed C233mbek

Brunswick

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?
НО3	247-249 Albert Street, Brunswick – Cottages (pair) Map 14HO	Yes	No	No	Yes	No	No	Yes	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO4	291-293 Albert Street, Brunswick – Railway Hotel Map 14HO Incorporated Plan:	Yes	No	No	Yes	No	No	Yes	No

Page 29 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO5	310 Albert St, Brunswick - Former Ferry Terra Cotta and Enamelled Brickworks Office Map 14HO	-	-	-	-	-	Yes Ref No H1285	Yes	No
HO6	361-367 Albert Street, Brunswick – Cottages Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
H07	373 Albert Street, Brunswick – House Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO9	117-123 Albion Street, Brunswick – Harnett House (Melbourne City Mission) Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO12	1-7 Ballarat Street and 2-8 Sparta Place and 1 Tripovich Street, Brunswick – Former Brunswick Market	-	-	-	-	-	Yes Ref No H1307	Yes	No

Page 30 of 142

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?
	Map 14HO								
HO17	130 Barkly Street, Brunswick – Cottage Map 15HO	-	-	-	-	-	Yes Ref No H594	Yes	No
HO18	151 Barkly Street, Brunswick – Cottage	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO19	159-161 Barkly Street, Brunswick – Cottages (Art Nouveau)	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO25	1-3 Blyth Street, Brunswick – Houses (pair)	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO26	24 Blyth Street, Brunswick – Fire Station and Flats	-	-	-	-	-	Yes	Yes	No
	Мар 14НО						Ref No H916		

Page 31 of 142

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?
HO27	103A Blyth Street, Brunswick – Former Independent Church & Lynall Hall	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO29	7 Brett Street, Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO36	66 Brunswick Road, Brunswick – Former Star Cinema Theatre	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO37	181 Brunswick Road, Brunswick – Iron Cottage	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H1151		
HO38	183 Brunswick Road, Brunswick – Iron Cottage	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H1152		
HO39	187 Brunswick Road, Brunswick – Iron Cottage	-	-	-	-	-	Yes	Yes	No

Page 32 of 142

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?
	Map 14HO						Ref No H1153		
HO40	189 Brunswick Road, Brunswick – Iron House Map 14HO	-	-	-	-	-	Yes Ref No H665	Yes	No
HO41	253-263 Brunswick Road, Brunswick – Former Cable Tram Engine House & Tram Substation Map 14HO	-	-	-	-	-	Yes Ref No H2332	Yes	No
HO42	333-335 & 337-339 Brunswick Road, Brunswick – Houses and former Henderson's Shirt Factory Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO43	356 Brunswick Road, Brunswick – House Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO44	357 & 359 Brunswick Road, Brunswick – Prestonia and Hazeldeane Map 14HO Incorporated Plan:	Yes	No	No	Yes	No	No	Yes	No

Page 33 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO45	405-413 Brunswick Road, Brunswick – Beacon Service Station & Flats	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO46	7-9 Cassels Road, Brunswick– Downs and Sons Rope and Cordage Works (Sampson Cordage Works)	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO50	1-17 Colebrook Street, Brunswick – Former	-	-	-	-	-	Yes	Yes	No
	Melvilles Grain Store						Ref No		
	Map 14HO						H705		
HO57	2 -6 Davies Street, Brunswick - Masonic Temple	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO58	11 Davies Street, Brunswick – House	Yes	No	No	Yes	No	No	Yes	No

Page 34 of 142

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?
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO59	26 & 28 Davies Street, Brunswick – Houses	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO62	49 Dawson Street, Brunswick – Former Brunswick Technical School	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO63	72-106 Dawson Street, Brunswick – Former Hoffman Brick Works	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H703		
HO65	208A Dawson Street, Brunswick – Hudson Reserve	Yes	No	No	Yes	No	No	Yes	No
	Мар 13НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 35 of 142

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?
HO67	20 De Carle Street, Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO69	7 Donald Street, Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO70	31 Donald Street, Brunswick – "Iona"	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO71	48-68 Donald Street, Brunswick – Oxford Terraces	Yes	No	No	Yes	No	No	Yes	No
	Map 12HO & 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO74	191-193 Edward Street, Brunswick – Cottages	Yes	No	No	Y-es	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
									<u> </u>

Page 36 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO83	10 Glenlyon Road, Brunswick – Christ Church Map 14HO	-	-	-	-	-	Yes Ref No H129	Yes	No
HO84	86 Glenlyon Road, Brunswick – Brunswick Creche Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO90	38 Harrison Street, Brunswick – Cottage and associated outbuildings Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	Yes	Yes	Yes	No	Yes	No
HO94	21 Hope Street and 2-10 Lux Way, Brunswick – Former Brunswick Gas and Coke Company Retort House Map 14HO	-	-	-	-	-	Yes Ref No H2027	Yes	No
HO95	160 Hope Street, Brunswick – House Map 14HO Incorporated Plan:	Yes	No	No	Yes	No	No	Yes	No

Page 37 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO96	181-185 & 272 Hope Street, Brunswick – Church, Manse, School & Convent Map 13HO	Yes	No	No	Yes	No	No	Yes	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO106	318-324 Lygon Street, Brunswick – Baby Health Centre	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO107	513 Lygon Street, Brunswick – Lyndhurst Club Hotel	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO118	222-238 Moreland Road, Brunswick – "Moreland Terrace"	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
							<u> </u>		

Page 38 of 142

	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		Prohibited uses permitted?	Aboriginal heritage place?
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO131	15-29 Ford Street, Brunswick	No	No	No	Yes	No	No	No	No
		Map 14HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO133 name corrected	HO133	Inner Circle Railway Parklands - Park Street, Brunswick and Brunswick East	No	No	No	Yes	No	No	No	No
reflect the heritage place		Map 15HO								
represents (previously		Incorporated Plan:								
incorrectly called Park Street, Brunswick - Jan	et	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Hillman Reserve)		Statement of Significance:								
New Statement of Significance incorporate and referenced	ed	Inner Circle Railway Parklands Park Street Brunswick and Brunswick East, Statement of Significance, April 2024								
	HO134	655 Park Street, Brunswick - Nalang	Yes	No	No	Yes	No	No	Yes	No
		Map 14HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO143	2 Second Avenue, Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
		Map 11HO								

Page 39 of 142

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:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO147	120 Stewart Street, Brunswick – Residence	-	-	-	-	-	Yes	Yes	No
	Map 15HO						Ref No H1219		
HO152	212 Sydney Road, Brunswick – Former Presbyterian Church Buildings	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H756		
HO153	233 Sydney Road, Brunswick – Town Hall and Municipal Offices	Yes	No	No	Yes	No	No	Yes	No
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO157	340-350 Sydney Road, Brunswick – Former Wesleyan Church and Model Sunday School	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H1144		
HO160	430 Sydney Road, Brunswick – Duke of Edinburgh Hotel	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 40 of 142

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?
HO161	459-475 Sydney Road and 2-22 Tripovich Street and 2-8 Sparta Place, Brunswick – Former Hoopers Store Map 14HO	-	-	-	-	-	Yes Ref No H1296	Yes	No
HO170	715-719 Sydney Road, Brunswick – Don Bosco Youth Centre Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO171	807-813 Sydney Road, Brunswick – Brunswick Tram Depot Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO177	64-72 Tinning Street Brunswick – Downs and Sons Rope and Cordage Works (Sampson Cordage Works) Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO181	158-162 Union Street, Brunswick – Carrington Hotel	Yes	No	No	Yes	No	No	Yes	No

Page 41 of 142

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?
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO183	342-348 Victoria Street, Brunswick – Former Australian Licorice Factory Chimney and Fire Tunnel Remains	-	-	-	-	-	Yes Ref No H1289	Yes	No
	Map 14HO								
HO208	170 Edward Street, Brunswick – Tip Top Bakery Office building to a depth of 10 metres from the Edward Street frontage and the whole of the stables building.	Yes	No	No	Yes	Stables building	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO231	145-147 Union Street, Brunswick - Butcher's shop and dwelling	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO239	13 & 15 Rosser Street, Brunswick – Dwellings	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	l	I.	1			I .		I.	ı

Suburb name corrected

Page 42 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Houses, 13 & 15 Rosser Street Brunswick Statement of Significance 2022								
HO240	14 & 18-24 Rosser Street, Brunswick – Dwellings	Yes	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	McGeorge's Terrace, 14-24 Rosser Street Brunswick Statement of Significance 2022								
HO241	839 Park Street, Brunswick – Dwelling	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO243	828 Sydney Road, Brunswick – former Alhambra Theatre	No	Yes	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 43 of 142

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?
	Statement of Significance:								
	Alhambra Theatre (former), 828 Sydney Road Brunswick Statement of Significance								
HO244	35 Hope Street, Brunswick Craig & Seeley Offices and Showroom	-	-	-	-	-	Yes	Yes	No
	Map 14HO						Ref No H2026		
110010	•				.,				
HO246	Latiner Hat Factory (former) , 20 Dawson Street, Brunswick	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Latiner Hat Factory, 20 Dawson Street, Brunswick, Statement of Significance, September 2019'								
HO253	256 Albert Street, Brunswick– Salvation Army hall	Yes	No	No	Yes	No	No	Yes	No
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO254	258 Albert Street, Brunswick– Shop	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								

Page 44 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO257	275 Albion Street, Brunswick– House and Canary Island Palm	No	No	Yes	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO258	279 Albion Street, Brunswick – Former Methodist Church	No	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO259	281 Albion Street, Brunswick– House and Peppercorn Trees	No	No	Yes	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO260	283 Albion Street, Brunswick– House	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								

Page 45 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO265	216-222 Barkly Street, Brunswick – Houses (Terraces)	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO276	64 Brunswick Road, Brunswick – SEC Substation	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO277	104-106 Brunswick Road, Brunswick – Houses (pair)	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO280	265 Brunswick Road, Brunswick – Former Masonic Temple	No	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								

Page 46 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO281	5-11 Burchett Street, Brunswick – Terraces Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO283	27 Carnarvon Street, Brunswick – Chewton Map15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO284	29-33 Carnarvon Street, Brunswick – Houses Map15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO285	39 Cassels Road, Brunswick– House Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO286	41 Cassels Road, Brunswick- Charsfield	No	No	Yes	Yes	No	No	No	No

Page 47 of 142

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?
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO288	28 Crisp Avenue, Brunswick – House & Canary Island Palm	No	No	Yes	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO292	75 Davies Street, Brunswick – House	No	No	No	Yes	Yes	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO296	119 Lygon Street, Brunswick – Bluestone cottages and former Moran & Cato Store	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO297	88 Evans Street, Brunswick – Shop and House	Yes	No	No	Yes	No	No	No	No
	Мар 15НО								
	Incorporated Plan:								

Page 48 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO298	2 Fallon Street, Brunswick – House (former John Curtin residence)	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO301	14 Frith Street, Brunswick – Former Steel Company of Australia Ltd	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO302	87 Garnet Street, Brunswick - House	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO303	61 Glenlyon Road, Brunswick – Brunswick Free Kindergarten	Yes	No	Yes	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
							I.		

Page 49 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO328	68 Mitchell Street, Brunswick – House Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO329	86 Mitchell Street, Brunswick – House Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO331	126 Moreland Road, Brunswick – Robin Lodge Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO332	290 Moreland Road, Brunswick – House Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	Yes	No	No	No
HO333	292 Moreland Road, Brunswick – Brimin	No	No	No	Yes	Yes	No	No	No

Page 50 of 142

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?
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO334	7 Mountfield Street, Brunswick – House	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO346	827 Park Street, Brunswick – House	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO347	833 Park Street, Brunswick – House (including garden and front fence)	No	No	Yes	Yes	Yes	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO348	835 Park Street, Brunswick – House	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
							<u> </u>		

Page 51 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO361	10 South Audley Street, Brunswick – House	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO375	177 Victoria Street, Brunswick – Shop and residence	Yes	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO376	230 Victoria Street, Brunswick – House	No	No	No	Yes	No	No	No	No
	Map 14HO & 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO377	232 Victoria Street, Brunswick – House	Yes	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 52 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO378	307 Victoria Street, Brunswick – Former United Friendly Societies Dispensary Map 14HO	No	No	No	Yes	No	No	No	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO379	309-313 Victoria Street, Brunswick – Robert's Building	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO385	2-6 Ballarat Street, Brunswick – Perucci Shirt Factory (former)	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO386	9-27 Michael Street, Brunswick – Gordon Brothers Refrigeration (Former Charles Steele & Company printing factory)	No	Yes (Board room and	No	Yes	No	No	No	No
	Map 14HO		entry						
	Incorporated Plan:		foyer)						
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 53 of 142

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?
HO387	5 Pitt Street, Brunswick – Former Irene Lingerie Factory	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO388	20-24 Tinning Street, Brunswick – Silos, part of former Brunswick Plaster Mills	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO389	3-5 Union Street, Brunswick – Buffalo House	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO448	9 Aberdeen Street, Brunswick - Lochiel	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								

HO name updated to reflect the place name

Page 54 of 142

	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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
		'Lochiel', 9 Aberdeen Street, Brunswick, Statement of Significance, September 2019								
	HO449	109-111 Albert Street, Brunswick - Terrace Houses	No	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses', 109 & 111 Albert Street, Brunswick, Statement of Significance, September 2019								
	HO450	137 Albert Street, Brunswick - House	No	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 137 Albert Street, Brunswick, Statement of Significance, September 2019								
	HO451	170 Albert Street, Brunswick - Primitive Methodist Mission Hall	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place name		Мар 15НО								
Tonout the place flame		Incorporated Plan:								

Page 55 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Primitive Methodist Mission Hall', 170 Albert Street, Brunswick, Statement of Significance, September 2019								
	HO452	103 Albion Street, Brunswick - Corner Shop (former) & Residence	No	No	No	Yes	No	No	No	No
LIO nome undeted to		Map 15HO								
HO name updated to reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Corner Shop (former) & Residence', 103 Albion Street, Brunswick, Statement of Significance, September 2019								
	HO453	5 Bank Street, Brunswick - House	No	No	No	Yes	No	No	No	No
		Map 14HO & 15HO								
HO name updated to		Incorporated Plan:								
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 5 Bank Street, Brunswick, Statement of Significance, September 2019								

Page 56 of 142

	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?
	HO455	134-136 Barkly Street, Brunswick - Terrace Houses & Fences Map 15HO	No	No	No	Yes	Yes – iron palisade fence and	No	No	No
HO name updated to		Incorporated Plan:					bluestone base			
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses & Fences', 134-136 Barkly Street, Brunswick, Statement of Significance, September 2019								
	HO456	163-169 Barkly Street, Brunswick - Terrace	No	No	No	Yes	No	No	No	No
		Map 15HO								
HO name updated to reflect the place name		Incorporated Plan:								
remote the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'Terrace', 163-169 Barkly Street, Brunswick, Statement of Significance, September 2019								
	HO457	195 Barkly Street, Brunswick - House	No	No	No	Yes	No	No	No	No
		Map 15HO								
HO name updated to		Incorporated Plan:								
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 57 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
•		'House', 195 Barkly Street, Brunswick, Statement of Significance, September 2019								
•	HO458	206-210 Barkly Street, Brunswick - Terrace	Yes – 206 Barkly Street	No	No	Yes	No	No	No	No
		Мар 14НО	Darkly Street							
HO name updated to reflect the place name		Incorporated Plan:								
renect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace', 206-210 Barkly Street, Brunswick, Statement of Significance, September 2019								
·	HO459	211-219 Barkly Street, Brunswick - Terrace Houses	No	No	No	Yes	Yes	No	No	No
		Map 15HO								
HO name updated to		Incorporated Plan:								
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses (213 - Ethel, 215 – Edith, 217 – Alice, 219 – Betty)', 211-219 Barkly Street, Brunswick, Statement of Significance, September 2019								
-	HO461	193 Brunswick Road, Brunswick - Tyrone (House)	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name)	Incorporated Plan:								
-										

Page 58 of 142

	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?
'		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Tyrone (House)', 193 Brunswick Road, Brunswick, Statement of Significance, September 2019								
	HO462	233-239 Brunswick Road, Brunswick - Terraces	No	No	No	Yes	No	No	No	No
		Map 14HO								
HO name updated to		Incorporated Plan:								
reflect the place name	•	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terraces', 233-239 Brunswick Road, Brunswick, Statement of Significance, September 2019								
•	HO465	35 Cassels Road, Brunswick - Lough Brae (House)	No	No	No	Yes	No	No	No	No
		Map 11HO								
HO name updated to reflect the place name		Incorporated Plan:								
Toncot the place flame		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
HO nama undatad		'Lough Brae (House)', 35 Cassels Road, Brunswick, Statement of Significance, September 2019								
HO name updated to reflect the place name	HO467	38 David Street, Brunswick - House	No	No	No	Yes	No	No	No	No

Page 59 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		Мар 14НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 38 David Street, Brunswick, Statement of Significance, September 2019								
	HO468	29 Dawson Street, Brunswick - Former Millers Ropeworks	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name	9	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Former Millers Ropeworks, now RMIT University', 29 Dawson Street, Brunswick, Statement of Significance, September 2019								
	HO469	60 Dawson Street, Brunswick - Former W.T Rawleigh and Co-factory & warehouse	No	No	No	Yes	Yes - front fence	No	No	No
HO name updated to		Map 14HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 60 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		'Former W.T Rawleigh and Co – factory & warehouse', 60 Dawson Street, Brunswick, Statement of Significance, September 2019								
•	HO472	140-142 Edward Street, Brunswick - Terrace	No	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses', 140 & 142 Edward Street, Brunswick, Statement of Significance, September 2019								
·	HO473	183-187 Edward Street, Brunswick - Terrace	Yes –	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO	recommended to encourage							
reflect the place name		Incorporated Plan:	paint removal from no 189 &							
		Merri-bek Heritage Exemptions Incorporated Plan April 2024	187							
		Statement of Significance:								
		'Terrace', 183-187 Edward Street, Brunswick, Statement of Significance, September 2019								
HO name updated to reflect the place name	HO474	23 Evans Street, Brunswick - House Map 15HO	No	No	No	Yes	No	No	No	No

Page 61 of 142

	PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?		on the	Prohibited uses permitted?	Aboriginal heritage place?
•		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'House', 23 Evans Street, Brunswick, Statement of Significance, September 2019								
	HO476	16-18 Glenlyon Road, Brunswick - Terrace Houses	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name	е	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses', 16 & 18 Glenlyon Road, Brunswick, Statement of Significance, September 2019								
	HO477	60-62 Glenlyon Road, Brunswick - Attached Houses	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'Attached Houses', 60 & 62 Glenlyon Road, Brunswick, Statement of Significance, September 2019								

Page 62 of 142

HO name updated to reflect the place name HO name updated to reflect the place name		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?
HO name updated to reflect the place name Incorporated Plan:	•	HO478	46-48 Gold Street, Brunswick - Attached Houses	No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Attached Houses', 46 & 48 Gold Street, Brunswick, Statement of Significance, September 2019 HO479 73 Hope Street, Brunswick - Oomah (House) No No No No No No No N			Map 14HO								
No No No No No No No No			Incorporated Plan:								
'Attached Houses', 46 & 48 Gold Street, Brunswick, Statement of Significance, September 2019 HO479 73 Hope Street, Brunswick - Oomah (House) Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Oomah (House)', 73 Hope Street, Brunswick, Statement of Significance, September 2019 HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Morri-bek Heritage Exemptions Incorporated Plan April 2024 Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Merri-bek Heritage Exemptions Incorporated Plan April 2024 Merri-bek Heritage Exemptions Incorporated Plan April 2024	reflect the place name	e									
Brunswick, Statement of Significance, September 2019 HO479 73 Hope Street, Brunswick - Oomah (House) No			Statement of Significance:								
Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Oomah (House)', 73 Hope Street, Brunswick, Statement of Significance, September 2019 HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	_		Brunswick, Statement of Significance, September								
HO name updated to reflect the place name Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Oomah (House)', 73 Hope Street, Brunswick, Statement of Significance, September 2019 HO480 T6-78 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 No		HO479	73 Hope Street, Brunswick - Oomah (House)	No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Oomah (House)', 73 Hope Street, Brunswick, Statement of Significance, September 2019 HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024			Map 14HO								
April 2024 Statement of Significance: 'Oomah (House)', 73 Hope Street, Brunswick, Statement of Significance, September 2019 HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024			Incorporated Plan:								
HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences HO name updated to reflect the place name HO480 Roman (House)', 73 Hope Street, Brunswick - Terrace Houses & Fences Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	reflect the place name	9									
Brunswick, Statement of Significance, September 2019 HO480 76-78 Hope Street, Brunswick - Terrace Houses & Fences HO name updated to reflect the place name Merri-bek Heritage Exemptions Incorporated Plan April 2024			Statement of Significance:								
HO name updated to reflect the place name Werri-bek Heritage Exemptions Incorporated Plan April 2024 Werri-bek Heritage Exemptions Incorporated Plan April 2024			Brunswick, Statement of Significance, September								
reflect the place name Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024		HO480		No	No	No	Yes	No	No	No	No
reflect the place name Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	HO name undated to		Map 14HO								
April 2024	•		Incorporated Plan:								
Statement of Significance:											
	_		Statement of Significance:								

Page 63 of 142

	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?
		'Terrace Houses & Fences', 76 & 78 Hope Street, Brunswick, Statement of Significance, September 2019								
	HO482	94 Hope Street, Brunswick - House	No	No	No	Yes	No	No	No	No
		Map 14HO								
HO name updated to reflect the place name		Incorporated Plan:								
renect the place hame	3	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 94 Hope Street, Brunswick, Statement of Significance, September 2019								
	HO486	5 Laura Street, Brunswick - House	No	No	No	Yes	Yes – iron	No	No	No
		Map 14HO					and bluestone palisade			
HO name updated to		Incorporated Plan:					fence			
reflect the place name	9	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 5 Laura Street, Brunswick, Statement of Significance, September 2019								
	HO487	86 Laura Street, Brunswick - Forfarshire (House)	No	No	No	Yes	No	No	No	No
IIO manna con dato I to		Map 15HO								
HO name updated to reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 64 of 142

	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?
		Statement of Significance:								
		'Forfarshire (House)', 86 Laura Street, Brunswick, Statement of Significance, September 2019								
	HO488	23-25 Luscombe Street, Brunswick - Attached Houses	No	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Attached Houses', 23 & 25 Luscombe Street, Brunswick, Statement of Significance, September 2019								
	HO489	96 Lydia Street, Brunswick - House	No	No	No	Yes	No	No	No	No
		Map 15HO								
HO name updated to	_	Incorporated Plan:								
reflect the place name	9	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 96 Lydia Street, Brunswick, Statement of Significance, September 2019								
HO name updated to reflect the place name	HO492	112 Moreland Road, Brunswick - House Map 12HO	No	No	No	Yes	No	No	No	No

Page 65 of 142

	PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?		Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 112 Moreland Road, Brunswick, Statement of Significance, September 2019								
	HO494	46 Murdock Street, Brunswick - House	No	No	No	Yes	No	No	No	No
		Map 11HO								
HO name updated to		Incorporated Plan:								
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 46 Murdock Street, Brunswick, Statement of Significance, September 2019								
	HO495	683 Park Street, Brunswick - The Elms (House)	No	No	No	Yes	Yes - fence	No	No	No
		Map 14HO					and pedestrian			
		Incorporated Plan:					gate			
HO name updated to reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'The Elms (House)', 683 Park Street, Brunswick, Statement of Significance, September 2019								
HO name updated to reflect the place name.	HO496	685 Park Street, Brunswick - House	No	No	No	Yes	No	No	No	No

Page 66 of 142

	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?
		Map 14HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 685 Park Street, Brunswick, Statement of Significance, September 2019								
	HO498	840 Sydney Road, Brunswick - State Savings Bank of Victoria (former)	No	No	No	Yes	No	No	No	No
HO name updated to		Map 11HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'State Savings Bank of Victoria (former)', 840 Sydney Road, Brunswick, Statement of Significance, September 2019								
	HO499	63-65 Union Street, Brunswick - Houses	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place name		Map 14HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 67 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		'Houses', 63 & 65 Union Street, Brunswick, Statement of Significance, September 2019								
	HO500	80 Union Street, Brunswick - Corner Shop (former) & Residence	Yes	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Corner Shop (former) & Residence', 80 Union Street, Brunswick, Statement of Significance, September 2019								
	HO501	235 Victoria Street, Brunswick - Bethany Gospel Hall (former)	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place name)	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Bethany Gospel Hall (former)', 235 Victoria Street, Brunswick, Statement of Significance, September 2019								
HO name updated to reflect the place name	HO502	273 Victoria Street, Brunswick - First City of Brunswick Scout Hall (former), Brunswick Cinema (former) & Toscana Social Club	No	No	No	Yes	No	No	No	No

Page 68 of 142

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?
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'First City of Brunswick Scout Hall (former), later Brunswick Cinema, Toscana Social Club', 273 Victoria Street, Brunswick, Statement of Significance, September 2019								
HO503	241-243 Victoria Street, Brunswick - Terrace Houses	No	No	No	Yes	Yes – cast iron palisade	No	No	No
HO name updated to	Map 14HO					fence			
reflect the place name	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Terrace Houses', 241 & 243 Victoria Street, Brunswick, Statement of Significance, September 2019								
HO504	380-382 Victoria Street, Brunswick - Victoria Hotel	No	No	No	Yes	No	No	No	No
	Map 14HO								
HO name updated to reflect the place name	Incorporated Plan:								
reliect the place hame	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								

Page 69 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		'Victoria Hotel', 380-382 Victoria Street, Brunswick, Statement of Significance, September 2019								
•	HO519	307 Brunswick Road, Brunswick - House	No	No	No	Yes	No	No	No	No
UO nomo undotod to		Map 14HO								
HO name updated to reflect the place name)	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 307 Brunswick Road, Brunswick, Statement of Significance, September 2019								
	HO523	16 Horne Street, Brunswick - Uxbridge (House)	No	No	No	Yes	No	No	No	No
		Map 15HO								
HO name updated to		Incorporated Plan:								
reflect the place name		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
_		'Uxbridge (House)', 16 Horne Street, Brunswick, Statement of Significance, September 2019								
	HO539	209 Barkly Street, Brunswick - Corner Shop (former) & Residence	Yes	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
-										

Page 70 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	'Statement of Significance:								
	'Corner Shop (former) & Residence', 209 Barkly Street, Brunswick, Statement of Significance, September 2019								
HO548	248 & 250 Barkly Street, Brunswick - Attached Houses	Yes	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Attached Houses, 248 & 250 Barkly Street Brunswick Statement of Significance 2022								
HO549	17 Breese Street, Brunswick - Glenferrie	Yes	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Glenferrie, 17 Breese Street Brunswick Statement of Significance 2022								
HO550	383 Brunswick Road, Brunswick - Concrete House & Fence	No	No	No	Yes	No	No	No	No

Page 71 of 142

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?
	Мар 14НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Concrete House and Fence, 383 Brunswick Road Brunswick Statement of Significance 2022								
HO551	30 Davies Street, Brunswick - House	No	No	No	Yes	No	No	No	No
	Map 11HO & 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 30 Davies Street Brunswick Statement of Significance 2022								
HO553	609 Park Street, Brunswick - House	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 609 Park Street Brunswick Statement of Significance 2022								
HO554	635–637 Park Street, Brunswick - Attached Houses	No	No	No	Yes	No	No	No	No

Page 72 of 142

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?
	Мар 14НО								
j	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
j	Statement of Significance:								
	Attached Houses, 635-637 Park Street Brunswick Statement of Significance 2022								
HO555	639-647 Park Street, Brunswick - Terrace	No	No	No	Yes	No	No	No	No
ĺ	Map 14HO								
ĺ	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
ĺ	Statement of Significance:								
	Terrace, 639-647 Park Street Brunswick Statement of Significance 2022								
HO556	25 Richardson Street (rear), Brunswick - House	Yes	No	No	Yes	No	No	No	No
ĺ	Мар 15НО								
ļ	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
1	Statement of Significance:								
	House, 25 Richardson Street (rear) Brunswick Statement of Significance 2022								

Page 73 of 142

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?
HO557	11 Thomas Street, Brunswick - Fitwear Hosiery Factory (former)	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Fitwear Hosiery Factory (former), 11 Thomas Street Brunswick Statement of Significance 2022								

2.4--/--/--Proposed C233mbek

Brunswick East and Fitzroy North

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?
HO2	Kirkdale Street Park, East Brunswick (adjacent Merri Creek) – Quarry Map 15HO	Yes	No	No	Yes	No	No	Yes	No

Page 74 of 142

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:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO11	326 Amess Street, East Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO16	1 Barkly Street, East Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO28	154 Blyth Street, East Brunswick – House	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO35	56 Brunswick Road, East Brunswick – Brunswick South Primary School No. 2743	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 75 of 142

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?
HO101	53 King Street, Fitzroy North – House	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO104	32 Lord Street, East Brunswick – Former Synagogue (Girgaree House)	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO114	1-20 Lomandra Walkway, 1,3, &5 Moodie Way, -41, 43, & 45 Gear street, 1-4 Edwina Way, 12, 14A, 14B, 16A, 18A, 18B & 20 Miller Street & 1-21 Dianella Walkway, , East Brunswick – John Welsh Factory	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO128	53 Nicholson Street, East Brunswick – Wesleyan Methodist Church	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Suburb name corrected

Page 76 of 142

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?
HO148	195A-197 Stewart Street, East Brunswick – Brunswick East Primary School	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO195	193 Weston Street, East Brunswick - Cottage	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO233	191 Weston Street, East Brunswick – Coppin Masonic Lodge	Yes	No	No	Yes	No	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO262	36 Alister Street, Fitzroy North – House	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO275	18-28 Brunswick Road, Brunswick East – Houses	No	No	No	Yes	No	No	No	No
	Map 15HO								

Page 77 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO304	210 Glenlyon Road, Brunswick East – Valburn (House & two Canary Island Palms)	No	No	Yes	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO305	225 Glenlyon Road, Brunswick East – House	Yes	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO306	76 Victoria Street, Brunswick East – House and front fence	No	No	No	Yes	Yes	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO321	9 Aintree Street Brunswick East (formally 1 Maghull Street, Brunswick East) – House	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
					1				

HO address updated

Page 78 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO341	225 Nicholson Street, Brunswick East – Lomond Hotel	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO380	176-180 Weston Street, Brunswick East – Houses	No	No	No	Yes	Yes	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO381	213A Weston Street, Brunswick East – Former Brunswick East Presbyterian Church	No	No	No	Yes	Yes	No	Yes	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO440	150 Lygon Street, Brunswick East - Shop	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 79 of 142

	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?
·	HO441	152-154 Lygon Street, Brunswick East – ANZ Bank (Former) Map 15HO	Yes	No	No	Yes	No	No	No	No
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
•	HO442	103-105 Evans Street, Brunswick East - Factory (Former)	No	No	No	Yes	No	No	No	No
		Map 15HO								
		Incorporated Plan:								
_		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO446	260 Lygon Street, Brunswick East – Factory (Former) Map 15HO	No	No	No	Yes	No	No	No	No
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
•	HO447	297 Lygon Street, Brunswick East – Factory (Former)	No	No	No	Yes	No	No	No	No
		Map 15HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO name updated to reflect the place name	HO485	38 John Street, Brunswick East - Devon (House) Map 15HO	No	No	No	Yes	Yes	No	No	No

Page 80 of 142

PS 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:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Devon (House)', 38 John Street, Brunswick East, Statement of Significance, September 2019								
HO name updated to		31-33 Lygon Street, Brunswick East - Inverurie & Keithall (Terrace Houses)	No	No	No	Yes	Yes	No	No	No
reflect the place name		Map 15HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses (31 – Inverurie, 33 – Keithall)', 31 & 33 Lygon Street, Brunswick East, Statement of Significance, September 2019								
HOS	0506	8 Aintree Street, Brunswick East - House	No	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 8 Aintree Street, Brunswick East, Statement of Significance, September 2019								

Page 81 of 142

	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?
110 data data	HO507	23-25 Albert Street, Brunswick East - Canaway & Albert (Terrace Houses)	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place nam		Map 15HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Terrace Houses (23 – Canaway House, 25 – Albert House)', 23 & 25 Albert Street, Brunswick East, Statement of Significance, September 2019								
	HO508	28-30 Albert Street, Brunswick East - Glen Iris & Hazel Glen	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place nam		Map 15HO								
reneet the place nam		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Glen Iris' & 'Hazel Glen', 28 & 30 Albert Street, Brunswick East, Statement of Significance, September 2019								
	HO509	47-51 Albert Street, Brunswick East - Fleming Park	No	No	Yes	Yes	Yes	No	No	No
HO name updated to		Map 15HO								
reflect the place name	е	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 82 of 142

Statement of Significance: 'Fleming Park', 47-51 Albert Street, Brunswick East, Statement of Significance, September 2019 HO510 19 Balmoral Avenue, Brunswick East - House 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		Prohibited uses permitted?	Aboriginal heritage place?
East, Statement of Significance, September 2019 HO510 HO510 HO610 HO610 HO610 HO610 HO610 HO610 Ho610 Ho610 Ho610 Ho611 Belmoral Avenue, Brunswick East - House HO611 HO612 Statement of Significance, September 2019 HO612 Statement of Significance, September 2019 HO612 Statement of Significance, September 2019 HO612 HO612 HO612 HO612 HO612 HO612 HO612 HO612 HO613 HO614 HO614 HO614 HO615 HO615 HO615 HO616 HO617 HO617 HO617 HO617 HO618 HO618			Statement of Significance:								
HO name updated to reflect the place name Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: House', 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019 HO511											
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: House', 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019 HO511 HO name updated to reflect the place name HO512 Statement of Significance: House', 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019 No		HO510	19 Balmoral Avenue, Brunswick East - House	No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'House', 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019 HO511 HO511 159-165 Donald Street, Brunswick East – Former Prestige Mill Complex Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House Map 15HO Map 15HO Map 15HO No No No No No No No No No N	HO name updated to		Map 15HO								
## Statement of Significance: House', 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019 HO511	reflect the place name	Э	-								
HO name updated to reflect the place name HO512 HO512 23 Holmes Street, Brunswick East - House HO name updated to reflect the place name HO512 HO514 HO515 April 2024 Statement of Significance: Former Prestige Mill Complex, 159-165 Donald Street, Brunswick East - House HO512 HO512 HO514 HO515 April 23 Holmes Street, Brunswick East - House Map 15HO No											
of Significance, September 2019 HO511 159-165 Donald Street, Brunswick East – Former Prestige Mill Complex Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House No No No Yes Yes No			Statement of Significance:								
HO name updated to reflect the place name Prestige Mill Complex Map 15HO											
reflect the place name Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House No No Yes Yes No No No No No No No N				No	No	No	Yes	No	No	Yes	No
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House No No No Yes Yes No			Map 15HO								
2024 Statement of Significance: 'Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House No No No Yes Yes No	reflect the place flam	G	Incorporated Plan:								
Former Prestige Mill Complex', 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019											
Brunswick East, Statement of Significance, September 2019 HO512 23 Holmes Street, Brunswick East - House No No No Yes Yes No			Statement of Significance:								
HO name updated to Map 15HO			Brunswick East, Statement of Significance, September								
reflect the place name		HO512	23 Holmes Street, Brunswick East - House	No	No	No	Yes	Yes	No	No	No
reflect the place name Incorporated Plan:			Map 15HO								
	reflect the place name	•	Incorporated Plan:								

Page 83 of 142

	PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?		on the	Prohibited uses permitted?	Aboriginal heritage place?
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 23 Holmes Road, Brunswick East, Statement of Significance, September 2019								
110	HO514	2-4 Inverness Street, Brunswick East -Yorkshire Textile Mills (Former)	No	No	No	Yes	No	No	Yes	No
HO name updated to reflect the place name	<u>.</u>	Map 15HO								
Tonout the place hame		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Yorkshire Textile Mills (Former)', 2-4 Inverness Street, Brunswick East, Statement of Significance, September 2019								
·	HO515	136A Nicholson Street, Brunswick East - Dairy & Milk Bar (former)	Yes	No	No	Yes	No	No	No	No
HO name updated to		Map 15HO								
reflect the place name		Incorporated Plan:								
•		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Dairy & Milk Bar (former)', 136A Nicholson Street, Brunswick East, Statement of Significance, September 2019								

Page 84 of 142

	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?
HO name updated to	HO516	255 Nicholson Street, Brunswick East - House & Canary Island Palm	No	No	Yes – Canary Island	Yes	No	No	No	No
reflect the place nam		Map 15HO			Palm					
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House & Canary Island Palm', 255 Nicholson Street, Brunswick East, Statement of Significance, September 2019								
	HO517	7 Parkview Avenue, Brunswick East - Canals House	No	No	No	Yes	Yes	No	No	No
HO name updated to		Map 15HO								
reflect the place name	Э	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Canals House', 7 Parkview Avenue, Brunswick East, Statement of Significance, September 2019								
	HO558	50–72 Harrison Street, Brunswick East - Brunswick Velodrome	No	No	No	Yes	No	No	No	No
		Map 15HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 85 of 142

PS map ref	Heritage place	paint	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?
	Brunswick Velodrome,50-72 Harrison Street Brunswick East Statement of Significance 2022								
HO560	373-381 Lygon Street, Brunswick East - Abruzzo Club Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: Abruzzo Club, 373-381 Lygon Street Brunswick East	No	No	No	Yes	No	No	No	No
HO561	Statement of Significance 2022 42A Nicholson Street, Brunswick East - Holy Trinity Orthodox Church Map 15HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: Holy Trinity Orthodox Church (Former St Cuthberts Church of England), 42A Nicholson Street Brunswick East Statement of Significance 2022	No	No	No	Yes	No	No	No	No
HO562	49A Nicholson Street, Brunswick East - Our Lady Help of Christians Catholic Church Map 15HO Incorporated Plan:	No	No	No	Yes	No	No	No	No

Page 86 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Our Lady Help of Christians Catholic Church, 49A Nicholson Street, Brunswick East Statement of Significance 2022								
HO563	113 Nicholson Street, Brunswick East - Flats	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Flats, 113 Nicholson Street Brunswick East Statement of Significance 2022								
HO564	148–150 Nicholson Street, Brunswick East - Church School (former) & Cretan Brotherhood	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Church School (former) & Cretan Brotherhood, 148-150 Nicholson Street Brunswick East Statement of Significance 2022								

Page 87 of 142

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?
HO565	2 St Phillip Street, Brunswick East - Worth's Hosiery Factory (former)	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Worth's Hosiery Factory (former), 2 St Phillip Street Brunswick East Statement of Significance 2022								
HO566	52 St Phillip Street, Brunswick East - House, Stables & Garden	No	No	No	Yes	No	No	No	No
	Map 15HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, Stables & Garden, 52 St Phillip Street Brunswick East Statement of Significance 2022								

Page 88 of 142

2.5 --/--/----Proposed C233mbek

Brunswick West, Pascoe Vale and Pascoe Vale South

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?
HO49	20 Cohuna Street, Brunswick West – Milano (The Harbour) Map 13HO & 14HO Incorporated Plan:	Yes	No	Yes	Yes	No	No	Yes	No
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO64	196A Dawson Street, Brunswick West– Brunswick West Tramway Substation including Plant and Equipment Map 13HO	-	-	-	-	-	Yes Ref No H2397	Yes	No
HO91	49 Heller Street, Brunswick West – "Chaumont" Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO103	22 Le Cateau Street, Pascoe Vale South – Wentworth House Map 10HO	-	-	-	-	-	Yes Ref No H138	Yes	No
HO105	16 Louisville Avenue, Pascoe Vale South – Blackburn House Map 10HO Incorporated Plan:	Yes	No	No	Yes	No	No	Yes	No

Page 89 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO111	41-45 Melville Road, Brunswick West– Former Western Theatre	Yes	No	No	Yes	No	No	Yes	No
	Мар 13НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO112	104 Melville Road, Brunswick West – House	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO135	903 & 905 Park Street, West Brunswick – Former Superintendent's Residence (Aldersyde) and House	Yes	No	Yes	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO184	423A-425A Victoria Street, Brunswick – Brunswick Park & Oval	Yes	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								

Suburb name corrected

Page 90 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO189	46 Walhalla Street, Pascoe Vale South – Lyndhurst Hall Map 10HO	-	-	-	-	-	Yes Ref No H964	Yes	No
HO197	28 Whitby Street, Brunswick West– Whitby House Map 14HO	-	-	-	-	-	Yes Ref No H546	Yes	No
HO198	43 Whitby Street, Brunswick West– Harcourt Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO199	57 Whitby Street, Brunswick West – House Map 14HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO221	7 Oak Park Court, Oak Park – Oak Park (Belle Vue Park, Grand View Park and Pascoe Vale Farm) Map 6HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No

Page 91 of 142

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?
HO227	South Daly Street, Brunswick West – Brunswick South West Primary School	Yes	No	No	Yes	No	No	Yes	No
	Мар 13НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO261	399-401 Albion Street, Brunswick West – FJ Wolfe Cordage Factory	No	No	Yes	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO273	372-380 Bell Street, Pascoe Vale South – Post Office	No	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO274	562 Bell Street, Pascoe Vale South – Former Pascoe Vale Police Station	No	No	No	Yes	No	No	Yes	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 92 of 142

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?
HO282	7 Cadman Street, Brunswick West – House	No	No	No	Yes	No	No	No	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO289	10 Cumberland Road, Pascoe Vale South – Pascoe Vale South Uniting Church (formerly St Andrew's Uniting Church)	No	No	No	Yes	No	No	Yes	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO290	61 Cumberland Road, Pascoe Vale – House Map 7HO	No	No	No	Yes	No	No	No	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO291	109 Cumberland Road (Rogers Reserve), Pascoe Vale – World War I Soldier's Memorial	No	No	No	Yes	No	No	No	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 93 of 142

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?
HO315	25 Lake Avenue, Pascoe Vale – Former Mt Sabine building only (now part of Pascoe Vale Girls' High School)	No	No	No	Yes	No	No	Yes	No
	Map 7HO Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO316	1-33 Landells Road, Pascoe Vale – Blessed Oliver Plunkett's School (school building only)	No	No	No	Yes	No	No	Yes	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO318	2-4 Langtree Avenue, Pascoe Vale South – Duplex	No	No	No	Yes	No	No	No	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO326	180E Melville Road & 14A Jolley Street, Brunswick West – Jacobs Reserve and Scout Hall	Yes (Scout	No	Yes	Yes	Yes	No	No	No
	Map 11HO	Hall							
	Incorporated Plan:	only)							
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 94 of 142

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?
HO350	144 Pearson Street, Brunswick West – North Brunswick Primary School	No	No	No	Yes	No	No	Yes	No
	Map 14HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO351	29 Pleasant Street, Pascoe Vale – Holy Trinity Anglican Church	No	No	No	Yes	No	No	Yes	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO352	31 Pleasant Street, Pascoe Vale – Wilsleigh	No	No	No	Yes	No	No	No	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO353	35 Pleasant Street, Pascoe Vale – Residence	No	No	No	Yes	No	No	No	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO354	54 Rainer Street, Pascoe Vale South - Residence	No	No	No	Yes	No	No	No	No
	Map 10HO								
		1	I	1	I		I	1	

Page 95 of 142

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:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO355	55-57 Rainer Street, Pascoe Vale South – Residence	No	No	No	Yes	No	No	No	No
	Мар 10НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO372	273 Union Street, Brunswick West – House	No	No	No	Yes	No	No	No	No
	Map 13HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO412	38-46 Cornwall Road, Pascoe Vale – Kent Road Uniting Church & Hall	No	Yes	No	Yes	No	No	No	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO413	24 Fawkner Road, Pascoe Vale – House Map 7HO	No	No	No	Yes	No	No	No	No
	Incorporated Plan:								

Page 96 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO414	362-364 Gaffney Street, Pascoe Vale – Pascoe Vale Primary School No. 3081	No	No	No	Yes	No	No	No	No
	Map 7HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO416	10 Northumberland Road, Pascoe Vale – Loch Erne (house)	No	No	Yes – Mature Oak (Quercus	Yes	No	No	No	No
	Мар 7НО			sp.)					
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO417	2-10 Pascoe Street, Pascoe Vale – Westbreen Primary School No. 4158	No	No	No	Yes	No	No	No	No
	Мар 7НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO418	35 Pascoe Street, Pascoe Vale – Westbreen Hall	No	No	No	Yes	No	No	Yes	No
	Мар 7НО								
	Incorporated Plan:								

Page 97 of 142

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	on apply? energy o s system e controls u		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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO419	19 Pleasant Street, Pascoe Vale – House Map 7HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO420	28 Pleasant Street, Pascoe Vale – Tasma (house) Map 7HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO421	38 Pleasant Street, Pascoe Vale – House Map 7HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO422	53A Pleasant Street, Pascoe Vale – House Map 7HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO423	25 Prospect Street, Pascoe Vale – House	No	No	No	Yes	No	No	No	No

Page 98 of 142

	PS map ref	Heritage place	External paint controls apply?	alteration	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
		Мар 7НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO424	42 Prospect Street, Pascoe Vale – House	No	No	No	Yes	No	No	No	No
		Мар 7НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO497	1 South Daly Street, Brunswick West – Concrete House	Yes	No	No	Yes	No	No	No	No
HO name updated to reflect the place nam		Map 13HO								
ronost aro piaco nam		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Concrete House', 1 South Daly Street, Brunswick West, Statement of Significance, September 2019								
HO name updated to	HO518	443 Albion Street, Brunswick West - Faiman & Sons Warehouse (former)	No	No	No	Yes	No	No	No	No
reflect the place nam		Мар 14НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 99 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
		Statement of Significance:								
		'Faiman & Sons Warehouse (former)', 443 Albion Street, Brunswick West, Statement of Significance, September 2019								
	HO520	31 Burnell Street, Brunswick West - House	No	No	No	Yes	No	No	No	No
HO name updated to		Map 14HO								
reflect the place nam		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House', 31 Burnell Street, Brunswick West, Statement of Significance, September 2019								
110	HO521	22 Grantham Street, Brunswick West - House & Front Fence	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place name		Map 14HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House & Front Fence', 22 Grantham Street, Brunswick West, Statement of Significance, September 2019								
	HO522	70 Heller Street, Brunswick West - Kororoit (Concrete House)	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place name		Map 14HO								

Page 100 of 142

PS maref	o 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:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Kororoit (Concrete House)', 70 Heller Street, Brunswick West, Statement of Significance, September 2019								
HO524	228 Melville Road, Brunswick West - Brunswick & Coburg UFS Dispensary (former)	No	No	No	Yes	No	No	No	No
HO name updated to	Map 11HO								
reflect the place name	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Brunswick & Coburg UFS Dispensary (former)', 228 Melville Road, Brunswick West, Statement of Significance, September 2019								
HO525	384 Moreland Road, Brunswick West - Moreland Baptist Church Complex	No	No	No	Yes	No	No	No	No
HO name updated to reflect the place name	Map 11HO								
renest the place hand	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								

Page 101 of 142

	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		Prohibited uses permitted?	Aboriginal heritage place?
_		'Moreland Baptist Church Complex', 384 Moreland Road, Brunswick West, Statement of Significance, September 2019								
_	HO526	33 Newman Street, Brunswick West - House & Front Fence	No	No	Yes – Italian cypresses (Cupressus	Yes	Yes	No	No	No
HO name updated to		Map 14HO			sempervirens					
reflect the place name	,	Incorporated Plan:			within the front yard)					
		Merri-bek Heritage Exemptions Incorporated Plan April 2024			ya.ay					
		Statement of Significance:								
		'House & Front Fence', 33 Newman Street, Brunswick West, Statement of Significance, September 2019								
_	HO527	9 Waxman Parade, Brunswick West - Ranche, Closer Settlement House	No	No	No	Yes	No	No	No	No
HO name updated to		Мар 13НО								
reflect the place name		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Closer Settlement House ('Ranche')', 9 Waxman Parade, Brunswick West, Statement of Significance, September 2019								
HO name updated to	HO528	92-94 Whitby Street, Brunswick West – House & Front Fences	No	No	No	Yes	Yes	No	No	No
reflect the place name		Map 13HO								

Page 102 of 142

	PS map ref	Heritage place	External paint controls apply?	alteration	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4		Prohibited uses permitted?	Aboriginal heritage place?
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'House & Front Fences', 92 & 94 Whitby Street, Brunswick West, Statement of Significance, September 2019								
	HO536	109 Cumberland Road, Pascoe Vale - Rogers Memorial Reserve	No	No	Yes	Yes	No	No	No	No
HO name updated to		Мар 7НО								
reflect the place name	е	Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Rogers Memorial Reserve', 109 Cumberland Road, Pascoe Vale, Statement of Significance, September 2019								
	HO567	72–76 Melville Road, Brunswick West - St David's Uniting Church & Hall	Yes	No	No	Yes	No	No	No	No
		Мар 15НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								

Page 103 of 142

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?
	St David's Uniting Church & Hall, 72-76 Melville Road Brunswick West Statement of Significance 2022								
HO591	12 Forster Court, Pascoe Vale South - House	No	Yes	No	Yes	No	No	No	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 12 Forster Court Pascoe Vale South Statement of Significance 2022								
HO592	44 Eastgate Street, Pascoe Vale South - House	No	No	No	Yes	No	No	No	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 44 Eastgate Street Pascoe Value South Statement of Significance 2022								

Page 104 of 142

2.6--/--/--Proposed C233mbek

Coburg and Coburg North

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?
HO20	39 Belgrave Street, Coburg - The Grange	-	-	-	-	-	Yes	Yes	No
	Map 12HO						Ref No H1297		
HO22	83-85 Bell Street (Corner Bell Street and Russell Street), Coburg – Infant building & Shelter shed, Primary school No 484	-	-	-	-	-	Yes Ref No H1709	Yes	No
	Map 11HO & 12HO								
HO23	82 Bell Street, Coburg – Cottage Map 12HO	-	-	-	-	-	Yes Ref No H689	Yes	No
HO53	6 Craigrossie Avenue, Coburg – Glencairn Map 11HO	-	-	-	-	-	Yes Ref No H375	Yes	No
HO78	11 Gaffney Street, Coburg – Antrim (Now Felton House) Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	Yes	No
HO79	82-92 Gaffney Street, Coburg – Lincoln Mills 1919 Map 8HO Incorporated Plan:	Yes	No	No	Yes	No	No	Yes	No

Page 105 of 142

	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		Prohibited uses permitted?	Aboriginal heritage place?
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO86 listing updated to reflect the local	HO86	21 Glyndon Avenue, Coburg North – St Linus Anglican Church	No	Yes	No	Yes	No	No	Yes	No
significance of the place	Э	Map 8HO								
as assessed in 2024 (H	Ю	Incorporated Plan:								
listing formally describe as Moyle Organ c1855	(St	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Linus' Anglican Church)	Statement of Significance:								
New statement of significance incorporate	ed	St Linus Anglican Church, Coburg North, Statement of Significance 2024								
and referenced	HO98	5 - 15 Hudson Street, Coburg – Houses	Yes	No	No	Yes	No	No	Yes	No
		Map 11HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO99	35 Hudson Street, Coburg – House	Yes	No	No	Yes	No	No	Yes	No
		Map 11HO								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO102	Lake Reserve, Coburg – Pepper Tree (Schinus Molle Var Areira)	No	No	Yes	Yes	No	No	No	No
		Map 9HO								
		Incorporated Plan:								
į						1				

Page 106 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO117	1-9 Moreland Road, Coburg – Former Spicer Paper Mills Map 12HO	Yes	No	No	Yes	No	No	Yes	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO119	241 - 253 Moreland Road, Coburg – Seven terrace houses	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO120	659 Moreland Road, Coburg – Myer house	Yes	No	No	Yes	No	No	Yes	No
	Map 10HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO121	37-43 Munro Street, Coburg – Union Knitting Mills 1936	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 107 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO122	Murray Road, Coburg – Bridge over Merri Creek	-	-	-	-	-	Yes	Yes	No
	Мар 9НО						Ref No H1198		
HO125	Newlands Rd, Coburg – Bridge over Merri Creek	-	-	-	-	-	Yes	Yes	No
	Мар 9НО						Ref No H1446		
HO127	132A Nicholson Street, Coburg – Former Coburg East Primary School 1926	Yes	No	No	Yes	No	No	Yes	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO141	234 Reynard Street, Coburg — West Coburg Progress Association Hall & Cinema	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO146	21 Station Street, Coburg – The American Cottage	-	-	-	-	-	Yes	Yes	No
	Map 11HO						Ref No H139		
HO159	400-404 Sydney Road, Coburg – Former Bates	-	-	-	-	-	Yes	Yes	No
	Building Map 11HO						Ref No H1290		

Page 108 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO164	512 Sydney Road, and corner Bell St, Coburg – Uniting Church (Second Wesleyan Methodist Chapel)	-	-	-	-	-	Yes Ref No	Yes	No
	Map 11HO & 12HO						H962		
HO165	512 Sydney Road, Coburg – Former Wesleyan Methodist Parsonage	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO & 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO166	520 Sydney Road, Coburg – Holy Trinity Anglican Church Complex	-	-	-	-	-	Yes	Yes	No
	Map 11HO & 12HO						Ref No H959		
							(and part Ref No H1551)		
HO168	562 Sydney Road, Coburg – St Paul's Roman Catholic Church and Parish Hall and former St Paul's School (bluestone building)	Yes	No	Yes	Yes	No	Part Yes Ref No H1551	Yes	No
	Map 11HO & 12HO						(three metres		
	Incorporated Plan:						from side		
	Merri-bek Heritage Exemptions Incorporated Plan April 2024						of bluestone wall)		
HO169	610 Sydney Road, Coburg – Villa Italia	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
			1				<u> </u>		

Page 109 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO178	3-5 Toxteth Park Street, Coburg – Toxteth Park Map 9HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April	Yes	No	No	Yes	No	No	Yes	No
	2024								
HO187	1 Vincent Street, Coburg – Residence Map 11HO	Yes	No	No	Yes	No	No	Yes	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO190	49 Walsh Street, Coburg – Residence Map 12HO	Yes	No	No	Yes	No	No	Yes	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO204	88-92 Bell Street, Coburg – Municipal Offices and forecourt.	Yes	No	Yes	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 110 of 142

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?
HO206	41-49 Clarendon Street, Coburg – St Fidelis Roman Catholic Church and Presbytery	Yes	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO212	9 Grandview Street, Glenroy – House	Yes	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO224	1-33 Landells Road, Coburg – St Oliver Plunkett Catholic Church	Yes	No	No	Yes	No	No	Yes	No
	Map 7HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO242	42 Ross Street, Coburg – Arundel	-	-	-	-	-	Yes	Yes	No
	Map 11HO						Ref No H1948		
HO245	Elm Grove, Coburg – Baby Health Care Centre	-	-	-	-	-	Yes	No	No
	Map 12HO						Ref No H2042		
HO247	98 Bell St, Coburg – Coburg Primary School No 484 (Northern Section)	No	No	No	Yes	No	No	No	No

Page 111 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO266	62 Barrow Street, Coburg – Whare-Ha	No	No	No	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO268	Bell Street, Coburg – Former Quarry, De Chene Reserve	No	No	Yes	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO269	65 Bell Street. Coburg – House	No	No	Yes	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO270	124 Bell Street, Coburg – Former Antient York Lodge No. 80 Temple	No	Yes	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
					1				

Page 112 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO272	225-233 Bell Street, Coburg – Houses Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO287	Champ Street, Coburg – Street Trees Map 9HO, 11HO & 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	Yes	Yes	No	No	No	No
HO293	3 Deans Street, Coburg – Capragh Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO294	5 Deans Street, Coburg – Victoriana Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
HO308	20 Harding Street, Coburg – House Map 12HO	No	No	No	Yes	No	No	No	No

Page 113 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO309	23-25 Harding Street, Coburg – Former Coburg Electricity Supply Building	No	No	No	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO319	44-46 Linda Street, Coburg – Anderson Reserve	No	No	Yes	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO322	1A-1B Main Street, Coburg – Former Coburg Court House	No	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO324	1 McKay Street, Coburg – Fitzroy Villa	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 114 of 142

HO335 72 Munro Street, Coburg – Franklin Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO338 44 Nicholson Street, Coburg – Former Akins Auto Service Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO339 75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage 8 Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 No N	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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO338	HO335	72 Munro Street, Coburg – Franklin	No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024		Map 11HO								
HO338		Incorporated Plan:								
Service Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO339 75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & No										
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO339 75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 No N	HO338		No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO339 75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No		Map 12HO								
HO339 75 Nicholson Street, Coburg – House (including garage and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage No		Incorporated Plan:								
and front fence) Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No										
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No No Yes No No No No No	HO339		No	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO343		Map 12HO								
HO343 20 O'Hea Street, Coburg – Former Warder's Cottage & Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No No Yes No No No No		Incorporated Plan:								
& Dairy Map 11HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No Yes No No No No										
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No Yes No No No No No	HO343		No	No	No	Yes	Yes	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No Yes No No No No No		Map 11HO								
HO344 22 O'Hea Street, Coburg – Former Warder's Cottage No No No Yes No No No No		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
Map 11HO	HO344	22 O'Hea Street, Coburg – Former Warder's Cottage	No	No	No	Yes	No	No	No	No
		Map 11HO								

Page 115 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO345	22 Orvieto Street, Coburg North – Merlynston Uniting Church	No	No	No	Yes	No	No	Yes	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO349	10-38 Patterson Street (corner of Sheffield Street), Coburg – St Bernard's Catholic Church (1955 church building only)	No	No	No	Yes	No	No	Yes	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO357	27 Rennie Street, Coburg – House	No	No	No	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO358	54 Rennie Street, Coburg – House	No	No	No	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								

Page 116 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO359	130 Rennie Street, Coburg – Former Montague Dare Residence Map 12HO	No	Yes	Yes	Yes	No	No	No	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO360	185-187 Reynard Street, Coburg – Coburg West Primary School No. 3941	No	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO362	27-33 Sydney Road, Coburg – Former Hygienic Building	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO364	298 Sydney Road, Coburg – Coburg Baptist Church	No	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 117 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO365	385-391 Sydney Road, Coburg - Shops	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO366	436-442 Sydney Road, Coburg – Dunne's Building	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO367	470 Sydney Road, Coburg - Shop	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO368	559 Sydney Road, Coburg – Former United Friendly Societies Dispensary	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO369	725-729 Sydney Road, Coburg – Former Coburg Metropolitan Fire Brigade Station Map 8HO	No	No	No	Yes	No	No	Yes	No
	l .	I	I	I	1		I	1	1

Page 118 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO373	21 Victoria Street, Coburg – Uniting Church and Hall	No	No	No	Yes	No	No	Yes	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO390	2A Gaffney Street, Coburg North (land generally bound by Gaffney Street, Newlands Road, De Chene Parade, Carr Street and Lake Grove, Coburg North) – Lake Reserve	No	No	Yes	Yes	No	No	No	No
	Map 8HO & 9HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO391	1 Deans Street, Coburg – Manse (former)	No	No	No	Yes	No	No	No	No
	Мар 8НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO392	1 Gaffney Street, Coburg – Modernist House	No	No	No	Yes	No	No	No	No
	Map 8HO & 9HO								
	Incorporated Plan:								

Page 119 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO394	(part) 180 O'Hea Street, Coburg – Coburg North Primary School No. 4543	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO395	(part) 56 Bakers Road, Coburg North – Merlynston State School No. 4328 (former)	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO396	97 Boundary Road, Coburg North – House and Canary Island Palm	No	No	Yes – Canary	Yes	No	No	No	No
	Мар 8НО			Island Palm					
	Incorporated Plan:			only					
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO397	36-38 Charles Street, Coburg North – J. Gadsden Factory (former)	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
								<u> </u>	

Page 120 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO398	4 Mathieson Street, Coburg North – Merlynston Salvation Army Hall & Officers' Quarters (former)	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO399	2 Merlyn Street, Coburg North – D.S. Bain Reserve Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	Yes – Elms, Bottle Tree and 2 Moonahs	Yes	No	No	No	No
HO400	1 Novian Street, Coburg North – Merlynston Progress Hall (former) Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	Yes	No
HO401	773 Sydney Road, Coburg North – House Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	Yes – Front fence only	No	No	No

Page 121 of 142

	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?
	HO402	775 Sydney Road, Coburg North – House Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	Yes – Front fence	No	No	No
	HO403	781 Sydney Road, Coburg North – Rathmore (house) Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	No	No	No	Yes	No	No	No	No
	HO404	811 Sydney Road, Coburg North – House Map 8HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	Yes – Canary Island Palm only	Yes	No	No	No	No
HO name updated to reflect the place nam		26 Walsh Street, Coburg - Oamaru (Aitken House) 'Map 12HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: 'Oamaru (Aitken House)', 26 Walsh Street, Coburg, Statement of Significance, September 2019	No	No	No	Yes	No	No	No	No
	HO445	155 Newlands Road, Coburg – Coburg Drive-In	-	-	-	-	-	Yes	Yes	No

Page 122 of 142

	PS map ref	Heritage place Map 9HO	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?
		Wap 9110						H2218		
	HO529	Corner of Bell Street and Nicholson Street, Coburg - Bell Street Bridge	No	No	No	Yes	No	No	No	Yes
HO name updated to reflect the place nam		Map 12HO								
reflect the place flam		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Bell Street Bridge', Corner of Bell Street and Nicholson Street, Coburg, Statement of Significance, September 2019								
	HO530	160-162 Bell Street, Coburg - Coburg Police Station (former)	No	No	No	Yes	No	No	No	No
LIO nama undatad ta		Map 11HO								
HO name updated to reflect the place name		Incorporated Plan:								
•		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		'Coburg Police Station (former)', 160-162 Bell Street, Coburg, Statement of Significance, September 2019								
	HO531	105 Munro Street, Coburg - Shop (former) & Residence	No	No	No	Yes	No	No	No	No
HO name updated to		Map 11HO								
reflect the place name		Incorporated Plan:								

Page 123 of 142

Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance:		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		Prohibited uses permitted?	Aboriginal heritage place?
Statement of Significance	_										
Statement of Significance.			Statement of Significance:								
'Shop (former) & Residence', 105 Munro Street, Coburg, Statement of Significance, September 2019											
HO532 153 Reynard Street, Coburg - H.P.L. Morris Chemist (former) & Residence No	1	HO532		No	No	No	Yes	No	No	No	No
HO name updated to Map 11HO	HO name updated to		Map 11HO								
reflect the place name Incorporated Plan:			Incorporated Plan:								
Merri-bek Heritage Exemptions Incorporated Plan April 2024											
Statement of Significance:			Statement of Significance:								
'H.P.L. Morris Chemist (former) & Residence', 153 Reynard Street, Coburg, Statement of Significance, September 2019			Reynard Street, Coburg, Statement of Significance,								
HO533 425 Sydney Road, Coburg - Shop & Residence No No No Yes No No No No		HO533	425 Sydney Road, Coburg - Shop & Residence	No	No	No	Yes	No	No	No	No
HO name updated to Map 11HO	HO name updated to		Map 11HO								
reflect the place name Incorporated Plan:	reflect the place name	e	Incorporated Plan:								
Merri-bek Heritage Exemptions Incorporated Plan April 2024											
Statement of Significance:			Statement of Significance:								
'Shop & Residence', 425 Sydney Road, Coburg, Statement of Significance, September 2019											
HO534 431 & 433 Sydney Road, Coburg - Shops & No		HO534		No	No	No	Yes	No	No	No	No
reflect the place name Map 11HO			Map 11HO								

Page 124 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Shops & Residences', 431 & 433 Sydney Road, Coburg, Statement of Significance, September 2019								
HO537	2/197 The Avenue, Coburg - Bluestone Outbuilding	Yes	No	No	Yes	Yes	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	'Moorefield' (Outbuilding), 2/197 The Avenue, Coburg, Statement of Significance, September 2019								
HO568	20 Anketell Street, Coburg - Erindale	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Erindale, 20 Anketell Street Coburg, Statement of Significance 2022								
HO569	126 Bruce Street, Coburg - Baptist Church (former)	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								

Page 125 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Baptist Church (former), 126 Bruce Street Coburg, Statement of Significance 2022								
HO570	19 Edward Street, Coburg - Scout Hall (former)	No	No	No	No	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Scout Hall (former), 19 Edward Street Coburg, Statement of Significance 2022								
HO571	1/86 Gordon Street, Coburg - Walham	Yes	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Walham, 1/86 Gordon Street Coburg, Statement of Significance 2022								
HO573	24 Jessie Street, Coburg - Moreton Bay Fig	No	No	Yes	Yes	No	No	No	No
	Map 11HO			(Moreton Bay Fig)					
	Incorporated Plan:								

Page 126 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Moreton Bay Fig, 24 Jessie Street Coburg, Statement of Significance 2022								
HO574	131 Moreland Road, Coburg - Roslyn	No	No	No	Yes	No	No	No	No
	Map 12HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Roslyn, 131 Moreland Road Coburg, Statement of Significance 2022								
HO575	181 Moreland Road, Coburg - House	Yes	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 181 Moreland Road Coburg, Statement of Significance 2022								
HO576	50 Murray Road, Coburg North - Coburg Olympic Swimming Pool	No	No	No	Yes	No	No	No	No
	Мар 9НО								
	Incorporated Plan:								

Page 127 of 142

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	Victorian	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Coburg Olympic Swimming Pool, 50 Murray Road Coburg North Statement of Significance 2022								
HO577	415–425 Sydney Road, Coburg - Coburg Market	No	Yes	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Coburg Market, 415-425 Sydney Road Coburg, Statement of Significance 2022								
HO578	490 Sydney Road, Coburg - Shop	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Shop, 49 Sydney Road Coburg, Statement of Significance 2022								
HO579	492 Sydney Road, Coburg - Shop	No	No	No	Yes	No	No	No	No
	Map 11HO								
	Incorporated Plan:								

Page 128 of 142

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		Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Shop, 492 Sydney Road Coburg, Statement of Significance 2022								
HO581	32 Carr Street, Coburg North - House	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 32 Carr Street Coburg North, Statement of Significance 2022								
HO582	30-34 Charles Street, Coburg North - Coburg Velodrome	No	No	No	Yes	No	No	No	No
	Мар 8НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Coburg Velodrome, 30-34 Charles Street Coburg North, Statement of Significance 2022								
HO583	28 McMahons Road, Coburg North - House	No	No	No	Yes	No	No	No	No
	Map 9HO								
	Incorporated Plan:								
					1				

Page 129 of 142

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fences not exempt	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	House, 28 McMahons Road Coburg North, Statement of Significance 2022								

2.7 --/---Proposed C233mbek

Fawkner, Glenroy, Hadfield and Oak Park

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?
HO88	63-65 Gowrie Street, Glenroy – Gowrie Map 3HO	-	-	-	-	-	Yes Ref No H128	Yes	No
HO201	44 Acacia Street, Glenroy – "Ingleside" Map 3HO Incorporated Plan:	Yes	No	No	Yes	No	No	No	No

Page 130 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO205	2 Churchill Street, Glenroy – House Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	Yes	Yes	No	No	No	No
HO209	127 Glenroy Road, Glenroy – House Map 3HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	No	No
HO210	139 Glenroy Road, Glenroy – House Map 3HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	No	No
HO211	149 Glenroy Road, Glenroy – "Minnawarra" Map 3HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024	Yes	No	No	Yes	No	No	No	No

Page 131 of 142

HO213 Hartington Street (corner Melbourne Avenue), Glenroy – Electricity Substation Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO216 1187 Sydney Road and 100 Boundary Road, Hadfield – Fawkner Memorial Park Map 4HO and 8HO HO219 Moonee Ponds Creek, Glenroy – Trestle Bridge Map 1HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO222 34 Finchley Avenue, Glenroy – Glenlyn Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church e 1908 Map 2HO Incorporated Plan:	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: Merri-bek Heritage Exemptions Incorporated Plan April 2024	HO213	- Electricity Substation	Yes	No	No	Yes	No	No	Yes	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO216										
Hadfield – Fawkner Memorial Park Map 4HO and 8HO HO219 Moonee Ponds Creek, Glenroy – Trestle Bridge Map 1HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO222 34 Finchley Avenue, Glenroy – Glenlyn Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO No		Merri-bek Heritage Exemptions Incorporated Plan April								
HO219 Moonee Ponds Creek, Glenroy – Trestle Bridge Yes No	HO216		-	-	-	-	-		Yes	No
Map 1HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO222 34 Finchley Avenue, Glenroy – Glenlyn Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO		Map 4HO and 8HO						H2331		
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO222 34 Finchley Avenue, Glenroy – Glenlyn Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO	HO219	Moonee Ponds Creek, Glenroy – Trestle Bridge	Yes	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO222 34 Finchley Avenue, Glenroy – Glenlyn Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO										
HO222 34 Finchley Avenue, Glenroy – Glenlyn Yes No No No Yes No Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO		·								
Map 2HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO										
Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO	HO222	34 Finchley Avenue, Glenroy – Glenlyn	Yes	No	No	Yes	No	No	No	No
Merri-bek Heritage Exemptions Incorporated Plan April 2024 HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO		Map 2HO								
HO223 Plumpton Avenue, Glenroy – Former St Matthew's Church c 1908 Map 2HO		Incorporated Plan:								
Church c 1908 Map 2HO										
	HO223		Yes	No	No	Yes	No	No	Yes	No
Incorporated Plan:		Map 2HO								
		Incorporated Plan:								

Page 132 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO225	6 Salisbury Street, Glenroy – "Taringa"	Yes	No	Yes	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO226	21 South Street, Hadfield – Kingsley College (Huntingtower)	Yes	No	Yes	Yes	No	No	Yes	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO230	11 Tudor Street, Glenroy – Buangor	Yes	No	Yes	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO234	92 Wheatsheaf Road, Glenroy – Shop	Yes	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 133 of 142

	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	on the	Prohibited uses permitted?	Aboriginal heritage place?
	HO235	139 Wheatsheaf Road, Glenroy – Shop	Yes	No	No	Yes	No	No	No	No
		Мар 2НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO236	30-32 Widford Street, Glenroy – Wiseman House (Sawbridgeworth)	Yes	No	Yes	Yes	No	No	Yes	No
		Мар 3НО								
		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	HO237	73 Plumpton Avenue, Glenroy – Alanbrae	Yes	No	No	Yes	No	No	No	No
HO name updated to)	Map 14HO								
reflect the place nam		Incorporated Plan:								
		Merri-bek Heritage Exemptions Incorporated Plan April 2024								
		Statement of Significance:								
		Alanbrae, 73 Plumpton Avenue, Glenroy, Statement of Significance 2022								
	HO264	118 Argyle Street, Fawkner – St Mark's Catholic Primary School (1930s school building)	No	No	No	Yes	No	No	Yes	No
		Мар 8НО								
		Incorporated Plan:								

Page 134 of 142

		paint controls apply?	alteration controls apply?	controls apply?	energy system controls apply?	or fences not exempt under Clause 43.01-4	Victorian	uses permitted?	heritage place?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	58 Belair Avenue, Glenroy – Greystanes (Former Tiverton Park)	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	1-7 Marlborough Street (corner Hartington Street), Glenroy – Former Hutchinson's Flour Mill	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Imaroo Street, Fawkner (opposite Nos.5, 7 and 9) – Former Quarry	No	No	No	Yes	No	No	No	No
	Map 9HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO313	Josephine Street, Oak Park (outside 37 Murphy St) – Peppercorn Tree	No	No	Yes	Yes	No	No	No	No
	Map 6HO								
	Incorporated Plan:								

Page 135 of 142

PS map ref	Heritage place	External paint controls apply?	alteration	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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO314	26 Josephine Street, Oak Park – Oak Park Reserve	No	No	Yes	Yes	No	No	No	No
	Map 6HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO323	82 Major Road, Fawkner – Dowling House	No	No	No	Yes	No	No	No	No
	Map 4HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO325	151 Melbourne Avenue, Glenroy – House and front fence	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO342	9 Oak Park Court, Oak Park – Former Belle Vue Park Stables	No	No	No	Yes	No	No	No	No
	Мар 6НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								

Page 136 of 142

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	on the Victorian	Prohibited uses permitted?	Aboriginal heritage place?
HO370	1218-1220 Sydney Road, Fawkner – Former Fawkner Methodist Church & Sunday School	No	No	No	Yes	No	No	Yes	No
	Map 4HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO371	16 Tudor Street, Glenroy – House	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO382	54 Wheatsheaf Road, Glenroy – Glenroy Primary School No. 3118	No	No	Yes	Yes	No	No	Yes	No
	Map 2HO & 3HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO383	11 Willett Avenue, Oak Park – Former The Pines	No	No	No	Yes	No	No	No	No
	Мар 6НО								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO405	144 Major Road, Fawkner – St Nektario's Greek Orthodox Church	No	No	No	Yes	No	No	No	No

Page 137 of 142

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?
	Map 4HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO406	67 Major Road, Fawkner – House	No	No	No	Yes	No	No	No	No
	Map 5HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO407	21 Princess Street, Fawkner – Fawkner Police Station & Residence (former)	No	No	No	Yes	No	No	No	No
	Map 8HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO408	5 Cromwell Street, Glenroy – Glenroy Public Hall	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO409	(part) 70 Wheatsheaf Road, Glenroy – Glenroy Uniting Church	No	No	Yes – Canary	Yes	No	No	Yes	No
	Map 2HO			Island Palm					
	Incorporated Plan:			only					

Page 138 of 142

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?
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO410	Station Road (near Strachan Street), Oak Park – Railway culvert Map 6HO	No	No	No	Yes	No	No	No	No
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
HO584	737 Pascoe Vale Road, Glenroy - Glenroy Library	No	No	No	Yes	No	No	No	No
	Map 2HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
	Glenroy Library. 737 Pascoe Vale Road Glenroy Statement of Significance 2022								
HO585	Deveraux Street and surrounds includes: Deveraux Street, Ash Grove, Vincent Street, Short Street, Draska Court and Xavier Street, Oak Park - Bluestone Retaining Walls	No	No	No	Yes	No	No	No	No
	Map 6HO								
	Incorporated Plan:								
	Merri-bek Heritage Exemptions Incorporated Plan April 2024								
	Statement of Significance:								
						<u> </u>			

Page 139 of 142

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?
	Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue, Vincent Street, Ash Grove and Xavier Street, Oak Park, Statement of Significance 2022								
HO588	22 Josephine Street, Oak Park - House Map 6HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: House, 22 Josephine Street Oak Park, Statement of Significance 2022	No	No	No	Yes	No	No	No	No
HO589	4 Vincent Street, Oak Park - House Map 6HO Incorporated Plan: Merri-bek Heritage Exemptions Incorporated Plan April 2024 Statement of Significance: House, 4 Vincent Street Oak Park, Statement of Significance 2022	Yes	No	No	Yes	No	No	No	No

Page 140 of 142

Deleted HO listings

- These eight listings are being merged into the adjacent precinct listings that they contribute to, including their associated planning controls (where appropriate).

	PS map ref	Heritage place	paint	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fences not exempt	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Transferred into the HO172 – The Grove / Sydney Road Precinct and associated HO listing	HO150	84-92 Sydney Road, Coburg - Palm Avenue Hotel (Nugget, Woolpack & Nugget Inn, Nugget and- Woolpack, Woodlands Hotel) Map 11HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan- 2023	Yes	No	₩e	Yes	No	No	Yes	Ne
Transferred into the HO172 – The Grove / Sydney Road Precinct and	HO173	22 The Grove, Coburg — Holyrood 1890 Map 12HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	Yes	Ne	₩e	¥es	No	Ne	Yes	Ne
Transferred into the HO172 – The Grove / Sydney Road Precinct and associated HO listing	HO174	23 & 25 The Grove, Coburg — Koorali & Kalimna- (Polychrome Brick Residences) Map 12HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023								
Transferred into the HO172 – The Grove / Sydney Road Precinct and associated HO listing	HO175	45 & 47 The Grove, Coburg — Oak Hill & Waratah (Manumbar) (Polychrome Brick Residences) Map 12HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	Yes	No	OV	Yes	⊕	₩	Yes	No

Page 141 of 142

	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?
Transferred into the HO56 – Daly Street Precinct and associated HO listing	HO185	484-486 Victoria Street, Brunswick West — West- Brunswick Progress Association Hall Map 14HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	Yes	No	No	¥es	Мо	No	Yes	Ne
Transferred into the HO56 – Daly Street Precinct and associated HO listing	HO186	490-492 Victoria Street, Brunswick West – Former- Brunswick West Primary School Map 14HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	Yes	No	\$	Yes	₩e	No	Yes	Ne
Transferred into the HO172 – The Grove / Sydney Road Precinct and associated HO listing	HO363	148-164 Sydney Road, Coburg — Moreland Park- Buildings (Australia House) Map 11HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	No	No	No	Yes	No	No	Ne	No
Transferred into the HO172 – The Grove / Sydney Road Precinct and associated HO listing	HO374	129 Sydney Road, Coburg — Dental Surgery Map 11HO Incorporated Plan: Moreland Heritage Exemptions Incorporated Plan 2023	No	No.	No	Yes	el4	₩	No	No.

Page 142 of 142

08/09/202 C195more

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

HERITAGE PROTECTION

1.0 08/09/2022

Design objectives

To protect and enhance the environment of heritage places.

To ensure that the character and appearance of heritage places is not adversely affected by the design of new-buildings on adjoining land.

To ensure that building heights, building bulk and setbacks on sites adjoining heritage places are compatible with and enhance the character and appearance of heritage places.

2.0 08/09/2022

Buildings and works

A permit is not required to construct a building or carry out works if the following requirements are met to the satisfaction of the responsible authority:

- The overall height of the building is consistent with the height of the heritage place.
- The siting and setback of the building is consistent with the siting of the heritage place.
- The new building is consistent with the character and design of the existing heritage place including the scale, bulk and building materials.
- The roof shape and pitch are consistent with that of the heritage place including the seale, bulk and building materials.

A permit is not required for repairs to and routine maintenance of buildings that do not change the external appearance of the building.

98/09/2022 C495more

Subdivision

None specified.

4.0 _{08/09/2022}

Signs

None specified.

5.0

Application requirements

None specified.

6.0 08/09/2022

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Brunswick Heritage Study "Keeping Brunswick's Heritage"
- The character and appearance of any proposed buildings or works on land specified in Column 1 of the table to this schedule and their impact on the heritage significance, character and appearance of any heritage place on land specified opposite in Column 2 of the table to this schedule.
- Whether the location, bulk, height and appearance of any proposed buildings or works will be in keeping with the character of the area.

Page 1 of 4

Table to Schedule

Golumn 1	Column 2
Land adjoining a heritage place	Heritage place
308-312 Albert Street	306 Albert Street – office
369 Albert Street	361-367 Albert Street - cottages
1-3 Gardner Street	301-307 Albert Street - cottages
369-371 Albert Street	373 Albert Street - house
375 Albert Street	373 Albert Street – House
115 Albion Street	117-123 Albion Street - Harnett House
125 Albion Street	117-123 Albioti Street – Hamett House
8 Allard Street	10 Allard Street – house
12 Allard Street	To Allard Street - House
49 Nicholson Street	1 Barkly Street – house
3 Barkly Street	1 Barray Careet House
61 Lygon Street	130 Barkly Street – bluestone cottage
132 Barkly Street (or 109 Brunswick Road)	,
63 Lygon Street	151 Barkly Street – cottage
153 Barkly Street	, , , ,
157 Barkly Street	159-161 Barkly Street – cottages
163 Barkly Street	
5 Brett Street	7 Brett Street – house
9 Brett Street	
58 Brunswick Road	56 Brunswick Road – Brunswick South Primary School
64 & 64B Brunswick Road	66 Brunswick Road – former cinema
68 Brunswick Road	CO Branswick (Code – John Cr Gilletila
179 Brunswick Road	181-189 Brunswick Road – houses
193 Brunswick Road	
16 Cohuna Street	20 Cohuna Street – house
24 Cohuna Street	
38-46 Tinning Street	1-7, 9-17 Colebrook Street – grain stores
19 Colebrook Street	Ĭ
Railway sidings and track, Colebrook Street	
45 Cumming Street	47 Cumming Street – house
14 Duggan Street	
6 Davies Street	2 Davies Street – masonic temple
9 Davies Street	11 Davies Street – house
a Davies Otteet	
13 Davies Street	

Page 2 of 4

30 Davies Street	28 Davies Street – house
198 Dawson Street 1A Melville Road	196A Dawson Street - MMTB substation
208 Dawson Street 210 Dawson Street 5-Passfield Street 7-Passfield Street 16-10 Passfield Street 26 Passfield Street	208A Dawson Street - Hudson Reserve
18 De Carle Street 22 De Carle Street	20 De Carle Street – house
5-Donald Street 9-Donald Street	7 Donald Street – house
187 Edward Street 193 Edward Street	189-191 Edward Street – cottages
88 Glenlyon Road	86 Glenlyon Road - Brunswick creche
1-7 Albion Street (cnr Harrison Street) 42 Harrison Street 44 Harrison Street Roberts Reserve	38 & 48 Harrison Street — cottages
45 Heller Street 53 Heller Street	49 Heller Street "Chaumont"
162 Hope Street	160 Hope Street – house
268 Hope Street 276 Hope Street	81-185 & 272 Hope Street - church, manse, school and convent
51 King Street 294 Glenlyon Road	53 King Street – house
312-316 Lygon Street 326 Lygon Street	318-324 Lygon Street – infant welfare centre
39A Melville Road 47 Melville Road	41-43 Melville Road – former Western Theatre
102 Melville Road 106-108 Melville Road	104 Melville Road – house
10 Miller Street 22 Miller Street	12-20 Miller Street – John Welsh Pty Ltd
220 Moreland Road	222-238 Moreland Road – Moreland terrace
51 Nicholson Street	53 Nicholson Street – church
653 Park Street 657 Park Street	655 Park Street – house
905 Park Street	903 Park Street – former superintendent's house

Page 3 of 4

903 Park Street 907 Park Street	905 Park Street – house
17 Passfield Street 21 Passfield Street	19 Passfield Street – house
21 Passfield Street 25 Passfield Street	23 Passfield Street – house
255 Nicholson Street	195-197 Stewart Street – Brunswick East Primary School
705-713 Sydney Road 721-737 Sydney Road	715-719 Sydney Road – Don Bosco Youth Centre
805 Sydney Road	8 07-813 Sydney Road – MMTB depot
3 Timaru Avenue 173 Stewart Street	1 Timaru Street – 'Mernda'
62 Tinning Street 74-80 Tinning Street	64-72 Tinning Street & 7-9 Cassels Road – Downs Ropeworks
427 Victoria Street (Raeburn Reserve) 29 Holloway Road 32 Holloway Road	423A-425 Victoria Street – Brunswick Park & Oval
3 Waihi Avenue 202 Stewart Street	1 Waihi Avenue – house
195 Weston Street	193 Weston Street - house

08/09/2022 C195more

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5.

22 FRENCH AVENUE BRUNSWICK

1.0 08/09/2022 C195more

Design objectives

To provide a high quality interface between housing in French Avenue and Lord Street and Methven Park.

To enhance the public realm through landscaping and give informal surveillance of Methven Park.

To consider the visual impact of any new development on the heritage value of Methven Park.

To provide a high quality example of the use of energy efficient design and environmentally sustainable development.

To improve pedestrian access from French Avenue to Methven Park.

To encourage contemporary and innovative design that reflects is respectful of the urban character and landscape attributes of the location.

To provide for quality design treatments which facilitate the development of urban villages within the municipality.

To ensure that new development includes appropriate acoustic measures to attenuate noise levels from adjoining industrial uses being audible within the building.

To provide a design that respects and protects the recognised heritage value of adjoining properties.

To ensure that any new development is compatible with the existing scale and character of residential buildings on adjoining and nearby sites.

2.0 08/09/2022 C195more

Buildings and works

Heiaht

Buildings and works must not exceed a height of 9 metres. Building height should be greater at the north western extremity of the site, and not exceed 7 metres on the eastern extremity of the site.

Building height on the southern boundary should be articulated and in keeping with the park interface.

This requirement can only be varied with a permit when both design excellence and a 5 star HERS rating are met.

The height of the building or works is the height of its highest point above the permanent footpath at the French Avenue frontage.

Setbacks

Setbacks to French Avenue should be characteristic to the street and current residential development.

Setbacks from the southern boundary should enable the utilisation of northern light for the adjoining property in Lord Street and Methven Park.

Setbacks to the eastern and southern boundary should provide a landscape buffer / green space function, and address visual bulk, overshadowing and overlooking impacts on adjoining properties.

Permeability

Development should increase permeability through the site. Access should be well lit and able to service pedestrian and bicycle usage.

Opportunities to increase visible permeability north south through the site should be encouraged.

Page 1 of 3

Design and articulation

Property demarcation on the southern boundary should be landscaped to produce a visual transition between public and private land.

The fabric utilised in construction should be sympathetic to the character of the neighbouring development, but provide an innovative and contemporary treatment of the site.

All development on the site should be highly articulated to break the visual bulk, and give rhythm to the development.

Innovative design that achieves a more sustainable form of development should be achieved within the site. Opportunities for natural ventilation and cooling, reduction of impervious surfaces (including roof gardens), passive solar design, reuse of grey water should be utilised.

Development should achieve a minimum 4 star HERS rating.

Car parking should be provided in manner so as not to be intrusive to the design elements and landscape perception of the development.

Include connection with the parkland with landscape treatment within the setback that respects the existing vegetation in Methven Park.

Any development must be designed and constructed to include noise attenuation levels in accordance with the Building Code of Australia and relevant Australian Standards for acoustic control to a maximum of 45dB(a) in habitable rooms within the development.

3.0 Subdivision

08/09/2022 C195more None specified

4.0 Signs

08/09/2022 C195more None specified.

5.0 Application requirements

08/09/2022 C195more None specified.

6.0 Decision guidelines

**Proposed C233mbek*The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Any relevant urban village policy and any urban village framework plan adopted by the responsible authority.

The Design objectives and Building and works requirements of this clause.

The quality of the interface with Methven Park, and any impacts on its heritage qualities.

The character of buildings in which similarity of height is an important factor, and a gradation of development height across the site.

The architectural quality of structures and overall environmental sustainability of the development.

The ability of the design of the development to accommodate an integrated mix of uses on the site

The interface with residential properties in Lord Street and French Avenue.

Any loss of privacy caused by overlooking.

Page 2 of 3

The interface with industrial properties.

The extent to which any new residential development protects its internal amenity from adjoining industrial uses.

Refer to:

Urban Villages: A sustainable future for Moreland, Integrated Urban Management, 23 June 1999.

Page 3 of 3

08/09/202

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

2 JOHN STREET, 12-20 MILLER STREET, BRUNSWICK EAST

1.0 08/09/2022

Design objectives

To ensure that residential and commercial development on the site is integrated with the surrounding neighbourhood by providing for public vehicle, bicycle and pedestrian access between John Street and Miller Street.

To create a safe, attractive and communal public realm through clear delineation between public and private areas, landscaping and other streetscape design elements, pedestrian priority and safe pedestrian environments through laneway access to vehicle parking.

2.0 14/02/2023

Buildings and works

Vehicle and Pedestrian Access

The design and siting of any new development of the land not associated with its existing industrial use must make provision for:

- A public road linking Miller Street and John Street generally in accordance with the 'Miller Street and John Street Connection Plan', which forms part of this schedule.
- Car parking should be provided at the rear of dwellings and where appropriate accessed by public laneways generally in accordance with the 'Miller Street and John Street Connection Plan' or within basement car parking areas.
- A landscaped element must be integrated within any future development plan, providing public access:

The public road and laneways must be designed and constructed in accordance with Merri-bek City Council standards and make appropriate provision for two-way vehicular traffic, on street car parking, safe pedestrian access for all, bicycles and street tree landscaping.

Environmental Sustainable Design of Dwellings and Other Buildings

Dwellings and other buildings should incorporate innovative design that achieves high standards of environmental sustainability. Opportunities for passive solar design, natural ventilation and eooling, natural lighting, solar hot water, natural gas appliances, storm water retention and re-use, and grey water re-use should be utilised.

3.0 08/09/2022 C195more

Subdivision

Except for the consolidation of existing lots or the realignment of existing boundaries, any application to subdivide land must include a Plan of Subdivision showing public roads generally in accordance with the 'Miller Street and John Street Connection Plan'.

4.0

Signs

18/09/2022 C195more None specified.

5.0 08/09/2022

Application requirements

None specified.

6.0 08/09/2022

Decision-guidelines

None specified.

Page 1 of 2

RESIDENTIAL DEVELOPME MILLER STREET AND JOHN STREET ROAD CONNECTION PLAN MILLER STREET WESTON JOHN STREET PUBLIC ROAD TYP. PUBLIC ROAD

Page 2 of 2

08/09/202

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

2-6 & 8-10 WALTER STREET, HADFIELD ALSO KNOWN AS LOTS 1 & 2 ON LP 208653K

1.0 08/09/2022

Design objectives

To ensure that residential development is integrated throughout the overlay area and with the surrounding neighbourhood, by providing appropriate public vehicle, bicycle and pedestrian linkages:

To provide for public pedestrian links from Middle Street through to Walter Street.

To ensure that new development promotes a safe walkable environment.

To ensure that new development responds positively to the neighbourhood character of the area.

To ensure that development on the site incorporates environmentally sustainable design.

2.0 08/09/2022

Buildings and works

Environmental Sustainable Design of Dwellings and Other Buildings

Any new development on the site should, where appropriate, incorporate an environmental management plan that demonstrates how the development provides for environmentally sustainable design in the areas of:

- Passive solar design;
- Natural ventilation;
- Reduction of impervious surfaces;
- Stormwater reduction and management; and
- Orientation and layout of the development.

Building heights

The building heights of new development at the interface with the street and adjoining properties should respond to the predominant residential neighbourhood character.

3.0 14/02/2023

Subdivision

Vehicle and Pedestrian Access

The subdivision for the land must, where appropriate, make provision for:

- Public pedestrian access from Walter Street to Middle Street. Vehicle access may also be provided.
- Unless Lots 1 & 2 LP 208653k are consolidated and re-subdivided as a master-planned development, a public pedestrian link must be made between Lots 1 & 2 to facilitate access between Walter Street and Middle Street.
- Public pedestrian links must be designed to meet the relevant objectives of Element 5 of the "Safe Design Guidelines for Victoria".
- Roads must be public and designed and constructed in accordance with Merri-bek City Council standards and make appropriate provision for two-way vehicular traffic, on street car parking (at a rate of 1 space for every two dwellings), safe pedestrian access for all, bicycles and street tree landscaping.
- Waste management trucks and street sweepers must be able to turn around at the end of each street.

Page 1 of 2

4.0 08/09/2022 C195more

Signs

None specified.

5.0

Application requirements

None specified.

6.0 08/09/2022

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which the proposed development allows for the integrated development of land in the overlay area in accordance with the provisions of this overlay.
- The extent to which the proposed development improves the pedestrian environment and in particular whether the development provides opportunities for passive surveillance of public linkages throughout the development.
- The extent to which the development is consistent with any Council adopted neighbourhood character of the area.
- The overall environmental sustainability of the development, including any environmental management plan demonstrating how the development achieves environmentally sustainable design, in the areas of natural ventilation and cooling, reduction of impervious surfaces (including roof gardens), lot orientation and passive solar design, appropriate use of daylight and the retention of stormwater.

Background document

Safer Design Guidelines for Victoria, DSE, 2005

Page 2 of 2

08/09/2022 C195more

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

GOWANBRAE

1.0

Objectives

None specified.

2.0 08/09/2022 C195more

Requirement before a permit is granted

A permit may be granted to subdivide the land before a development plan has been prepared to the satisfaction of the responsible authority provided that no more than 50 residential lots are created in any twelve month period.

3.0

Conditions and requirements for permits

eProposed C233mbekThe following conditions and/or requirements apply to permits:

П

 Any new dwelling must incorporate noise attenuation measures to achieve internal noise levels generally in accordance with Australian Standard 2021-19942000 "Acoustics – Aircraft Noise Intrusion – Building Siting and Construction".

Decision Guidelines for Permits

Before deciding on an application, the responsible authority must consider:

- The provisions and requirements of the approved development plan.
- The need for a development contribution towards the provision of reticulated service infrastructure, community facilities and transport systems as set out in the development plan and appropriate agreements, conditions or other arrangements to guarantee such contributions.
- The relationship of the proposed subdivision to the existing and proposed subdivision and use
 of adjoining land.

4.0 08/09/2022 C195more

Requirements for development plan

A development plan must include the following requirements:

- The proposed use of each part of the land
- The relationship of the land to the existing or proposed land uses on adjoining land Population targets for component areas of the plan
- A proposed road layout pattern and design which is ecologically sustainable, enhances the residential character of the area and establishes a movement network which:
 - Provides good internal and external access for residents
 - Maximises safety
 - Encourages use of public transport
 - Minimises through traffic
 - Provides for connection between the proposed urban area and abutting areas
- Proposed public transport facilities
- The means by which significant employment will be created or opportunities for employment facilitated.

Page 1 of 2

- Proposed commercial and community centres and facilities in a sustainable hierarchy Proposed schools
- A range of housing and lot types and densities including proposed medium density and other special housing areas
- Provision for water, sewerage, drainage, electricity and gas services Major drainage lines, water features, proposed retarding basins and floodways, and the means by which these will be managed and water quality maintained
- Open space and recreation facilities and major pedestrian/cycle networks
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees where possible and any areas for regeneration
- Sites of conservation, heritage and archaeological significance and the means by which they will be managed
- The staging and anticipated timing of development
- The arrangements for the provision and funding of social and physical infrastructure.

The development plan may consist of one or more separate plans and may include detailed plans of sub areas within the plan as well as supporting documentation.

5.0 Decision Guidelines

In considering a development plan, the responsible authority must take the following matters into consideration:

- The purpose of the zone
- The extent of noise generated by aircraft movement from Essendon Airport.
- Whether satisfactory arrangements have been made for the conservation of the natural characteristics (such as scenic beauty, environmental significance and buildings or sites of historic or archaeological significance) and other assets of the area.
- The pattern of land ownership in the area Future accessibility in the area and the wider region
- The manner in which the plan can proceed in the event that the owner of any parcel is not able
 or intending to develop
- The views of the owners and occupiers of lots adjoining the land and any other person who, in the opinion of the responsible authority, may be affected by the development plan.

Page 2 of 2

08/09/2022 C195more

SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO12**.

PUBLIC HOUSING RENEWAL - GRONN PLACE, BRUNSWICK WEST

1.0

Objectives

08/09/2022 C195more

None specified.

2.0

Requirement before a permit is granted

08/09/2022 C195more

A permit may be granted before a development plan has been approved to use or subdivide land, construct a building or construct or carry out works to the satisfaction of the Responsible Authority. Before granting a permit the Responsible Authority must be satisfied that the permit will not prejudice the future use and integrated and orderly development of the site in accordance with the Development Plan requirements specified in this Schedule.

3.0 08/09/2022 C195more

Conditions and requirements for permits

The following conditions and/or requirements apply to permits, as appropriate:

Prior to the commencement of any permitted demolition, buildings or works, a detailed Construction Management Plan as relevant to that demolition or those buildings or works must be prepared to the satisfaction of the Responsible Authority. The Construction Management Plan:

must address (as relevant); demolition, bulk excavation, management of the construction site, hours of construction, noise, control of dust, public safety, construction vehicle road routes and traffic management (including location of construction vehicle access and worker parking), soiling and cleaning of roadways, discharge of any polluted water and stormwater, security fencing, disposal of site waste, location of cranes, location of site offices, storage of plant and equipment, redirection of any above or underground services and the protection of trees on or adjacent to the site to be retained in accordance with an Arboricultural Assessment Report prepared in accordance with this schedule.

Prior to the commencement of any permitted demolition, buildings or works, a Waste Management Plan must be prepared to the satisfaction of the Responsible Authority that addresses a cohesive approach to waste and recycling collections for the entire development. The Waste Management Plan must:

- Identify and specify the type of bins to be used, location areas, where they will be stored, collection points and times, responsibility for collection and return, and details of screening and ventilation
- Specify how recycling materials will be managed and collected
- Show access routes for waste collection vehicles that do not rely on reversing movements.
- Explore a waste management system that diverts organic waste from landfill
- Explore centralised and easily accessible areas located within the development where waste compactors could be stationed for all residents of the development to utilise.

4.0

Requirements for development plan

102270030 | 10223mbek | Development Plan must include the following requirements.



General

The Development Plan must be prepared to the satisfaction of the Responsible Authority in consultation with Merri-bek City Council.

Page 1 of 11

The Development Plan must demonstrate:

high quality integrated social and private housing that is socially, economically and environmentally sustainable and delivers high levels of residential amenity and liveability

an increase in the number of social housing dwellings that achieves dwelling diversity across the site with a range of one, two and three or more bedroom dwellings balancing issues of equity in the delivery of social and private housing that is well integrated and is visually indistinguishable.

creation of safe buildings and spaces within the site that adopts Crime Prevention Through Environmental Design (CPTED) design principles to determine the siting of buildings, access ways and dwelling design

integration with the surrounding area by responding to existing or preferred neighbourhood character, enhancing the public realm and existing networks and delivering 'good neighbour' outcomes

opportunities for legible access and address points for the site, buildings and spaces, including defining spaces that foster social connections between residents and the wider community and prioritise pedestrian and bicycle access within and external to the site

landscaping and open space (including communal parks, playgrounds and other pocket spaces) that is resilient, well connected and enhances the sense of place, sustainability and liveability of the site and local area and which meets the needs of both social housing and private residents

delivery of adaptable buildings and spaces that are accessible and practical for people of all abilities that respond to the future needs of residents.

Land Use

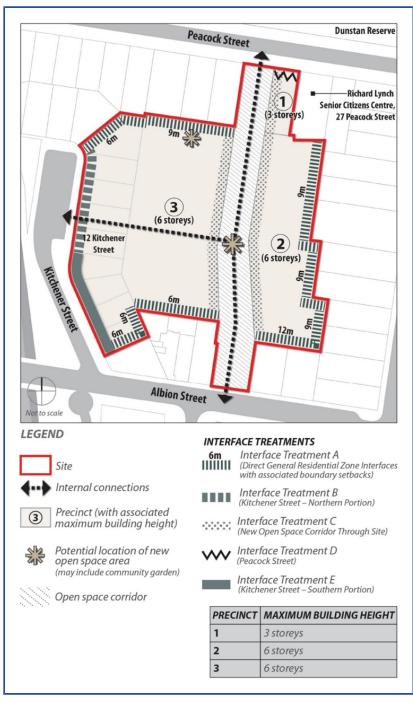
The Development Plan could show or make provision for community facilities in appropriate locations at ground level fronting Peacock Street or Albion Street or the publicly accessible open space corridor, where they will be accessible to all residents of the Estate and the surrounding community. The Development Plan must demonstrate that potential amenity impacts can be appropriately managed.

Concept Plan

The Development Plan must be generally in accordance with the Concept Plan forming part of this schedule to the satisfaction of the Responsible Authority.

Page 2 of 11

Map 1 to Schedule 12 to Clause 43.04



Page 3 of 11

Building Heights and Setbacks

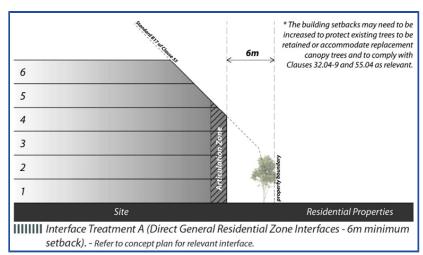
The Development Plan must show:

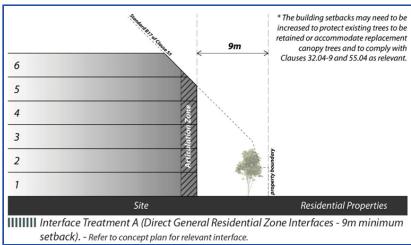
Building heights that do not exceed the maximum buildings heights specified in the table to the Concept Plan.

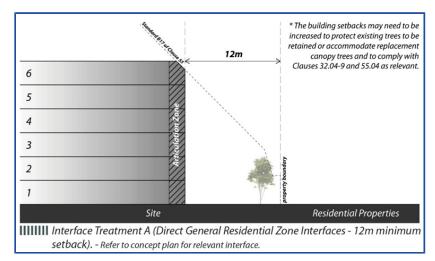
Boundary setbacks as outlined in each relevant Interface Treatment or an increased setback in locations where necessary to protect existing trees to be retained or accommodate replacement canopy trees.

For Interface Treatment A (Direct General Residential Zone Interfaces):

 boundary setbacks as shown on the Concept Plan and increased as required to comply with Clause 32.04-9 and the Clause 55.04 as relevant.

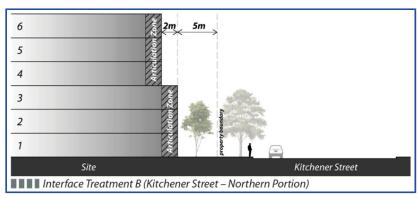






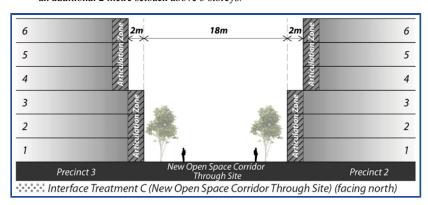
For Interface Treatment B (Kitchener Street – northern portion):

5 metre boundary setback up to 3 storeys, and an additional 2 metre setback above 3 storeys.



For Interface Treatment C (New Open Space Corridor Through Site):

- 18 metre wide open space corridor with a zero setback to the corridor up to 3 storeys, and an additional 2 metre setback above 3 storeys.



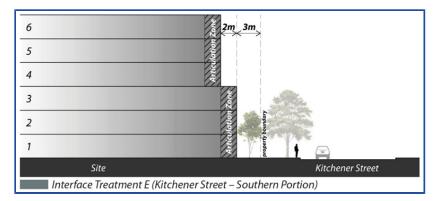
Page 5 of 11

For Interface Treatment D (Peacock Street):

in accordance with Clause 55.03-1.

For Interface Treatment E (Kitchener Street – southern portion):

- 3 metre boundary setback up to 3 storeys and an additional 2 metre setback above 3 storeys.



Other Built Form Requirements

The Development Plan should show:

Highest built form in the western portion of site towards Kitchener Street and the Tullamarine Freeway, and towards Albion Street on the western side of the open space corridor, with a transition down to lower built forms at residential interfaces to the north and south, and to 12 Kitchener Street.

Visual bulk of buildings reduced through variation in heights within each Precinct and the placement of balconies and use of discontinuous forms, articulated facades and varied materials, particularly in the articulation zones shown on the Interface Treatment Diagrams.

Buildings and works such as architectural features, sunshades and artworks may be constructed within setback areas, provided they demonstrate a positive contribution to the overall façade composition.

The location of car parking spaces within basement levels or suitably concealed behind buildings, or behind appropriate architectural features.

Cohesive architectural design throughout the site, with the use of high quality, durable and low maintenance materials.

Building envelopes that are adapted to:

- Protect existing trees to be retained;
- Provide a minimum of 2 hours of sunlight available to a least 50% to public open space areas between 9.00am and 3.00pm on the September equinox;
- Provide reasonable levels of direct sunlight to the public realm, and surrounding footpaths
 on the September equinox that are commensurate with the proposed use of the spaces and
 ensure the amenity enjoyed by existing and future residents is not unreasonably compromised.

Active frontages to Albion, Peacock and Kitchener Streets, internal connections and open space areas, through the following:

Page 6 of 11

- Avoiding large expanses of blank wall, large service areas, garbage storage areas, car parking and co-located or continuous garage doors along ground floor frontages; and
- Provision of individual entry doors to ground floor dwellings that have frontages to a road or internal connection.

Where a non-residential use is proposed, provision of the following:

- A minimum 4 metres floor to floor height;
- An entrance and/or clear glazed window at the frontages of the non-residential use; and
- Weather protection at the frontages of the non-residential uses.

Appropriate mitigation measures to minimise the adverse impacts on existing or potential future sensitive uses in proximity of the site.

Appropriate noise attenuation measures to minimise noise impacts on proposed dwellings from the Tullamarine Freeway, Albion Street and any non-residential uses on the site.

A 6 metre setback to all boundaries of 12 Kitchener Street if it does not form part of the site at the time the Development Plan is prepared.

Landscape and Open Space

The Development Plan should show:

A new publicly accessible open space corridor through the site between Albion and Peacock Streets generally located as shown on the Concept Plan. The corridor is to be a minimum 18 metres wide and may contains vehicle access to the site from each street.

Two open space areas, as shown on the Concept Plan. These areas may form part of the communal open space required under Clause 55.07-2 or Clause 58.03-2 and/or public open space.

A community garden, which may be located in either of the two open space areas shown on the Concept Plan.

Informal Outdoor Recreational facilities designed to meet the needs of all residents.

Retention of all trees identified in the required Tree Management Plan as trees to be retained.

Tree planting and/or replacement as follows:

- Any high or medium value tree identified in the required Arboricultural Assessment Report on a two for one ratio;
- Replacement trees that provide equivalent amenity value to residents and the public realm;
- Landscaped buffers and setbacks at residential interfaces consisting of existing trees to be retained and/or replacement canopy trees
- Additional street trees along the frontages of Albion, Peacock and Kitchener Streets, subject to agreement from Merri-bek City Council
- New canopy trees along the new open space corridor and internal connections and within new open space areas.

Circulation

The Development Plan should show:

An indicative layout of internal roads that:

- Complements the form and structure of the surrounding road network
- Recognises the primacy of pedestrian and bicycle access within the site

Page 7 of 11

- Provides a high level of amenity and connectivity, whilst managing the movement of vehicles travelling to and from the site;
- Are of sufficient width to accommodate footpaths and street trees.

The location of on-site car parking for residents, workers (if applicable) and visitors. Some or all of the existing car parking within Kitchener Street may be used for visitor parking subject to agreement from Merri-bek City Council

A pedestrian path along the new open space corridor between Albion and Peacock Streets

Provision for secure bicycle parking for residents and workers if applicable), end of bicycle trip facilities for workers (if applicable) and short term bicycle parking for visitors.

Bicycle parking located at primary frontages and in proximity to pedestrian access ways.

Bicycle parking provided at a minimum of:

- one space per dwelling without a car space
- one space per five dwellings with a car space
- one space per 10 dwellings for visitors.

Bicycle servicing facilities that are located in highly visible and well-lit places.

Required documents, plans and reports

The following documents, plans and reports must form part of any Development Plan (as applicable if the Development Plan is approved in stages) and must be prepared to the satisfaction of the Responsible Authority

- 1. A **Planning Report** that demonstrates how the recommendations of the other plans required by this Schedule have been incorporated into the proposed development of the land.
- 2. A **Site Context Analysis** prepared in accordance with Clause 55.01 or Clause 58.01 of the Planning Scheme that includes, but is not limited to:

The urban context and existing conditions showing topography, the surrounding and on site land uses, buildings, noise sources, access points, adjoining roads, cycle and pedestrian network and public transport

Views to be protected and enhanced, including views of and from the site

Key land use and development opportunities and constraints.

3. **Preliminary Architectural Plans and Design Report** that show the distribution and design of built form on the site which must be generally accordance with the Concept Plan included in this Schedule, including, but not limited to:

A design response to the Site Context Analysis in accordance with Clause 55.01 or Clause 58.01 of the Merri-bek Planning Scheme

Demonstration of compliance with the requirements of Clause 55 and 58 as relevant

Demolition works

Building envelopes including maximum building heights, building setbacks to all interfaces, and building depths

The proposed built form edge and interface treatments to adjoining streets and adjoining residential properties

Conceptual elevations and cross-sections, indicating level changes across the site

Shadow diagrams of both the existing conditions and proposed shadows demonstrating that the overshadowing criteria outlined in this Schedule can be met in accordance with the overshadowing criteria outlined in this clause

Page 8 of 11

Images which show how the proposed built form will be viewed from the surrounding area, particularly the Albion Street corridor, Dunstan Reserve and adjoining residential properties

The mix of dwelling types and sizes for each precinct

The location of any non-residential uses within each building or area

Vehicle access, circulation and parking locations

Pedestrian and bicycle access and circulation

Open space area/s surrounding buildings and the proposed use and access of all spaces.

4. An **Integrated Transport and Traffic Management Plan** that addresses, but is not limited to, the following:

The range and scale of residential and non-residential uses anticipated on the site

The estimated population of residents, visitors and workers (if applicable)

Estimated vehicle trip generation levels resulting from use and development within the site

Estimated levels of vehicle ingress and egress points

The likely impacts of the proposed development on the arterial and local roads and any mitigating works required such as off-site traffic management treatments

The location of on-site car parking for residents, visitors and staff (if applicable)

Areas for loading and unloading of vehicles and access to those areas

Green Travel Plan initiatives that can be adopted to reduce private car usage by residents, visitors and workers (if applicable), including a new resident awareness and education program and opportunities for the provision of a car share program

Provision for an electric vehicle charging space

5. An Arboricultural Assessment Report that addresses, but is not limited to:

Assessment of trees on or adjacent to the site, including retention value;

Recommendations for the protection of trees to be retained to conform to *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* to ensure long-term health, including designation of tree protection zones and structural root zones

Recommendations for trees to replace any trees of moderate or high retention value required to be removed where replacement trees provide equivalent amenity value to residents and the public realm.

6. A Tree Management Plan that addresses, but is not limited to:

identifying trees which are to be retained

detailing the methodology for protecting trees identified for retention, including the provision of high visibility tree protections fences at least 1.8 metres tall before construction commences, and measures to protect the trees, including their canopies, during construction.

7. A Landscape and Open Space Plan that addresses, but is not limited to:

Existing vegetation to be retained and the appropriate protection zones to allow for their retention

A planting theme which complements existing trees to be retained and the surrounding neighbourhood character, and that demonstrates water sensitive urban design outcomes

New canopy trees and landscaping within the public realm / open space areas;

Delineation of communal and private open spaces, including the community garden, and the treatment of these interfaces

Hard and soft landscaping treatments of the public realm and communal open spaces

Page 9 of 11

Interface treatments between adjoining streets and residential properties, including boundary fences

Integration of sustainability and WSUD measures with WSUD measures informed by the Stormwater Drainage Master Plan

Maintenance responsibilities.

8. A **Dwelling Diversity Report** that must:

Demonstrate how the development will achieve an appropriate level of dwelling diversity for both the social and the private components across the site

This should include the number and extent of one, two and three bedroom plus dwellings for social and private housing

Provide for additional initiatives that actively encourage affordable housing opportunities.

9. An Ecologically Sustainable Development Plan that demonstrates how development on the site will achieve best practice standards and incorporate innovative initiatives on a precinct-wide scale. The Plan is to address the areas of energy efficiency, on-site renewable energy systems, resilience to climate related impacts water resources, indoor environment quality, stormwater management, transport, waste management, innovation and urban ecology. The Plan must meet the requirements of Clause 22.0815.01-2L-05 of the Merri-bek Planning Scheme and all buildings must achieve a minimum of 5 star rating against the Green Building Council of Australia's Green Star rating system for design (or achieve an equivalent standard using an equivalent rating tool).

10. A Services and Infrastructure Plan that addresses, but is not limited to:

An assessment of the existing engineering infrastructure servicing the site and its capacity to service the proposed development

A description of the proposed provision of all appropriate utility services to development parcels

Preparation of a Stormwater Drainage Master Plan, including proposed stormwater treatment, capture and reuse (if appropriate), and water sensitive urban design measures as appropriate

The identification of the location of the location of any on-site drainage retention facilities.

11. An Environmental Site Assessment prepared by a suitably qualified professional that addresses, but is not limited to:

Site history and current site uses, including a photographic record of the buildings to be demolished

The extent of fill that has occurred on the site, including area, depth and fill material

The presence and depth of groundwater at the site

The contamination status of soil on the site

If intrusive works are likely to occur during redevelopment works, an acid sulphate soil

Advice on the need for a Site Remediation Strategy.

12. Where the development will be undertaken in stages, a Staging Plan that addresses, but is not limited to:

The delivery of infrastructure and shared facilities within each stage to ensure the orderly development of the site;

Site management, such as resident amenity, vehicle access and parking, pedestrian access and protection of existing buildings, infrastructure and vegetation; and

Timeframes for the commencement and completion of each stage and any management of overlap between stages.

Page 10 of 11

13. An **Acoustic Report** that identifies:

Whether the proposed use and development of the Estate is likely to be affected by noise from nearby uses or abutting roads;

The likely effect of non-residential uses on the site on the amenity of nearby residential uses; and

Methods to address the issues identified.

- 14. A **Social Infrastructure Assessment** to inform potential community facilities, programs and services that may be delivered on site.
- 15. A **Community Engagement Report** which outlines the consultation which has occurred to inform the preparation of the Development Plan, including but not limited to the following stakeholders:

City of Merri-bek

Office of the Victorian Government Architect

Transport for Victoria (including VicRoads and Public Transport Victoria)

Estate Residents

Community Groups

Neighbouring owners and occupiers

Page 11 of 11

П

MERRI-BEK PLANNING SCHEME

5/01/2024 SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents 16/01/2024-/-/--V6249Proposed C233mbek

Name of document	Introduced by:
13-17 Duggan Street, Brunswick West Incorporated Plan – June 2003	C25
21-35 Hope Street, Brunswick Incorporated Plan – September 2003	C36
Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction, issued by Standards Australia International Ltd	VC173
Bell and Moreland Level Crossing Removal Project Incorporated Document, October 2019	C178more
Brunswick Terminal Station Incorporated Document, 2012	C140
Camp Road, Campbellfield Level Crossing Removal Project Incorporated Document, April 2017	GC63
Geotechnical Declaration and Certification Form, Moreland City Council, November 2012	C83
King Khalid Islamic College Primary School Campus Incorporated Plan - May 2004	C41
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Merri-bek Development Contribution Plan (SGS Economics and Planning, December 2023)	VC249
2015 DCP Addendum, December 2022	C221more
Moreland Merri-bek Heritage Exemptions Incorporated Plan 2023, April 2024	C226moreC233mbek
Merri-bek Heritage Precinct and Serial Listing Grading Maps, April 2024	C233mbek
Moreland Tree Planting Manual for Residential Zones, 2019	C189more
Pentridge Coburg Design Guidelines and Masterplan, February 2014	C154
Pentridge Village Design Guidelines and Masterplan, August 2009	C125
Merri-bek-Development Contribution Plan (SGS Economics and Planning, December 2023)	VC249
2015 DCP Addendum, December 2022	C221more
Signage on sports grounds Incorporated Document, June 2019	C169more
Sheppard Street and Norris Street, Coburg North Incorporated Plan, 2021	C201more
Statements of Significance Incorporated under Clause 43.01	
Abruzzo Club, 373-381 Lygon Street Brunswick East Statement of Significance 2022	C208more
Alanbrae, 73 Plumpton Avenue, Glenroy Statement of Significance 2022	C208more
Alhambra Theatre (former), 828 Sydney Road Brunswick Statement of Significance 2022	C208more
Attached Houses, 23 & 25 Luscombe Street, Brunswick, Statement of Significance, September 2019	C174morePt1
Attached Houses, 46 & 48 Gold Street, Brunswick, Statement of Significance, September 2019	C174morePt1

Page 1 of 7

lame of document	Introduced by:
Attached Houses, 60 & 62 Glenlyon Road, Brunswick, Statement of Significance, September 2019	C174morept1
Attached Houses, 248 & 250 Barkly Street, Brunswick Statement of Significance 2022	C208more
Attached Houses, 635–637 Park Street Brunswick Statement of Significance 2022	C208more
Baptist Church (former), 126 Bruce Street Coburg Statement of Significance 2022	C208more
Beaufort Houses Statement of Significance, April 2024	C233mbek
Bell Street Bridge, Corner of Bell Street and Nicholson Street, Coburg, Statement of Significance, September 2019	C174morept1
Bethany Gospel Hall (former), 235 Victoria Street, Brunswick, Statemer of Significance, September 2019	t C174morept1
Bluestone Retaining Walls, Deveraux Street, Draska Court, Short Avenue Vincent Street, Ash Grove and Xavier Street Oak Park Statement of Significance 2022	e, C208more
Brunswick & Coburg UFS Dispensary (former), 228 Melville Road, Brunswick West, Statement of Significance, September 2019	C174morept1
Brunswick Electricity Supply Substations Statement of Significance 202	2 C208more
Brunswick Velodrome, 50–72 Harrison Street Brunswick East Statemer of Significance 2022	t C208more
'Canals House', 7 Parkview Avenue, Brunswick East, Statement of Significance, September 2019	C174morept1
Church School (former) and Cretan Brotherhood, 148–150 Nicholson Street Brunswick East Statement of Significance 2022	C208more
'Closer Settlement House ('Ranche')' 9 Waxman Parade, Brunswick Wes Statement of Significance, September 2019	t, C174morept1
Closer Settlement Houses, Statement of Significance, September 2019 Apr. 2024.	il C174morept1C233mbek
Coburg Market, 415–423 Sydney Road Coburg Statement of Significance 2022	e C208more
Coburg Olympic Swimming Pool, 50 Murray Road Coburg North Statemer of Significance 2022	nt C208more
Coburg Police Station (former), 160-162 Bell Street, Coburg, Statement of Significance, September 2019	C174morept1
Coburg Velodrome, 30-34 Charles Street Coburg North Statement of Significance 2022	C208more
Concrete House, 1 South Daly Street, Brunswick West, Statement of Significance, September 2019	C174morept1
Concrete House and Fence, 383 Brunswick Road Brunswick Statemen of Significance 2022	t C208more
Coonans Hill Precinct Statement of Significance 2022	C208more

Page 2 of 7

Name of document	Introduced by:
Corner Shop (former) & Residence, 80 Union Street, Brunswick, Statement of Significance, September 2019	C174morept1
Corner Shop (former) & Residence, 103 Albion Street, Brunswick, Statement of Significance, September 2019	C174morept1
Corner Shop (former) & Residence, 209 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
Dairy & Milk Bar (former), 136A Nicholson Street, Brunswick East, Statement of Significance, September 2019	C174morept1
■ Daly Street Precinct Statement of Significance April 2022	C233mbek
'Devon' (House), 38 John Street, Brunswick East, Statement of Significance, September 2019	C174morept1
Edward Street Precinct Statement of Significance 2022	C208more
Erindale, 20 Anketell Street, Coburg Statement of Significance 2022	C208more
Faiman & Sons Warehouse (former), 443 Albion Street, Brunswick West, Statement of Significance, September 2019	C174morept1
First City of Brunswick Scout Hall (former), later Brunswick Cinema, Toscana Social Club, 273 Victoria Street, Brunswick, Statement of Significance, September 2019	C174morept1
Fitwear Hosiery Factory (former), 11 Thomas Street Brunswick Statement of Significance 2022	C208more
Flats, 113 Nicholson Street Brunswick East Statement of Significance 2022	C208more
'Fleming Park,' 47-51 Albert Street, Brunswick East, Statement of Significance, September 2019	C174morept1
'Forfarshire' (House), 86 Laura Street, Brunswick, Statement of Significance, September 2019	C174morept1
Former Millers Ropeworks, now RMIT University, 29 Dawson Street, Brunswick, Statement of Significance, September 2019	C174morept1
Former Prestige Mill Complex, 159-165 Donald Street, Brunswick East, Statement of Significance, September 2019	C174morept1
Former W.T Rawleigh and Co – factory & warehouse, 60 Dawson Street, Brunswick, Statement of Significance, September 2019	C174morept1
'Glen Iris' & 'Hazel Glen', 28 & 30 Albert Street, Brunswick East, Statement of Significance, September 2019	C174morept1
Glenferrie, 17 Breese Street Brunswick Statement of Significance 2022	C208more
Glenmorgan Albion and Clarence Streets Precinct Statement of Significance 2022	C208more
Glenroy Library, 737 Pascoe Vale Road Glenroy Statement of Significance 2022	C208more
Gordon Street and Devon Avenue Precinct Statement of Significance 2022	C208more
Hanover Street Precinct Statement of Significance 2022	C208more

Page 3 of 7

Name of document	Introduced by:
Hickford Street Precinct, Statement of Significance, September 2019	C174morept1
Holy Trinity Orthodox Church (Former St Cuthberts Church of England, 42A Nicholson Street Brunswick East Statement of Significance 2022	C208more
House, 4 Vincent Street Oak Park Statement of Significance 2022	C208more
House, 5 Bank Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 5 Laura Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 8 Aintree Street, Brunswick East, Statement of Significance, September 2019	C174morept1
House ,12 Forster Court Pascoe Vale South Statement of Significance 2022	C208more
House, 19 Balmoral Avenue, Brunswick East, Statement of Significance, September 2019	C174morept1
House, 22 Josephine Street Oak Park Statement of Significance 2022	C208more
House, 23 Evans Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 23 Holmes Road, Brunswick East, Statement of Significance, September 2019	C174morept1
House, 28 McMahons Road Coburg North Statement of Significance 2022	C208more
House, 30 Davies Street Brunswick Statement of Significance 2022	C208more
House, 31 Burnell Street, Brunswick West, Statement of Significance, September 2019	C174morept1
House, 32 Carr Street Coburg North Statement of Significance 2022	C208more
House, 38 David Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 44 Eastgate Street Pascoe Vale South Statement of Significance 2022	C208more
House, 46 Murdock Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 94 Hope Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 96 Lydia Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 112 Moreland Road, Brunswick, Statement of Significance, September 2019	C174morept1
House, 137 Albert Street, Brunswick, Statement of Significance, September 2019	C174morept1
House, 181 Moreland Road Coburg Statement of Significance 2022	C208more
House, 195 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1

Page 4 of 7

Na	me of document	Introduced by:
	House, 307 Brunswick Road, Brunswick, Statement of Significance, September 2019	C174morept1
	House, 609 Park Street Brunswick Statement of Significance 2022	C208more
	House, 685 Park Street, Brunswick, Statement of Significance, September 2019	C174morept1
	House, 25 Richardson Street (rear) Brunswick Statement of Significance 2022	C208more
	House & Canary Island Palm, 255 Nicholson Street, Brunswick East, Statement of Significance, September 2019	C174morept1
	House & Front Fence, 33 Newman Street, Brunswick West, Statement of Significance, September 2019	C174morept1
	House & Front Fence, 22 Grantham Street, Brunswick West, Statement of Significance, September 2019	C174morept1
	House & Front Fences, 92 & 94 Whitby Street, Brunswick West, Statement of Significance, September 2019	C174morept1
	House, Stables and Garden, 52 St Phillip Street Brunswick East Statement of Significance 2022	C208more
	Houses, 13 & 15 Rosser Street Brunswick Statement of Significance 2022	C208more
	Houses, 63 & 65 Union Street, Brunswick, Statement of Significance, September 2019	C174morept1
	H.P.L. Morris Chemist (former) & Residence, 153 Reynard Street, Coburg, Statement of Significance, September 2019	C174morept1
0	Inner Circle Railway Linear Reserve Statement of Significance, April 2024	C233mbek
	Irving Estate Precinct Statement of Significance 2022	C208more
	'Kororoit' (Concrete House), 70 Heller Street, Brunswick West, Statement of Significance, September 2019	C174morept1
	'Lochiel', 9 Aberdeen Street, Brunswick, Statement of Significance, September 2019	C174morept1
	'Lough Brae' (House) 35 Cassels Road, Brunswick, Statement of Significance, September 2019	C174morept1
	McGeorge's Terrace, 14–24 Rosser Street Brunswick Statement of Significance 2022	C208more
	Meaker Avenue Precinct, Statement of Significance, September 2019	C174morept1
	'Moorefield' (Outbuilding), 2/197 The Avenue, Coburg, Statement of Significance, September 2019	C211more
	'Moreland Baptist Church Complex' 384 Moreland Road, Brunswick West, Statement of Significance, September 2019	C174morept1
	Moreton Bay Fig, 24 Jessie Street Coburg Statement of Significance 2022	C208more
	'Oamaru' (Aitken House), 26 Walsh Street, Coburg, Statement of Significance, September 2019	C174morept1
	'Oomah' (House), 73 Hope Street, Brunswick, Statement of Significance, September 2019	C174morept1

Page 5 of 7

Var	ne of document	Introduced by:	
	Our Lady Help of Christians Catholic Church, 49A Nicholson Street Brunswick East Statement of Significance 2022	C208more	•
	Phillipstown Precinct, Brunswick Statement of Significance 2022 April 2024	C208moreC233mbek	
	Primitive Methodist Mission Hall, 170 Albert Street, Brunswick, Statement of Significance, September 2019	C174morept1	
	Railway Place Precinct Statement of Significance 2022	C208more	
	Rogers Memorial Reserve, 109 Cumberland Road, Pascoe Vale, Statement of Significance, September 2019	C174morept1	
	Roslyn, 131 Moreland Road Coburg Statement of Significance 2022	C208more	
	Scout Hall (former), 19 Edward Street Coburg Statement of Significance 2022	C208more	-
	Shop, 490 Sydney Road Coburg Statement of Significance 2022	C208more	
	Shop, 492 Sydney Road Coburg Statement of Significance 2022	C208more	-
	Shop (former) & Residence, 105 Munro Street, Coburg, Statement of Significance, September 2019	C174morept1	
	Shop & Residence, 425 Sydney Road, Coburg, Statement of Significance, September 2019	C174morept1	-
	Shops & Residences, 431 & 433 Sydney Road, Coburg, Statement of Significance, September 2019	C174morept1	
	St David's Uniting Church and Hall, 72–76 Melville Road Brunswick West Statement of Significance 2022	C208more	
(St Linus Anglican Church, 21 Glyndon Avenue Coburg North Statement of Significance April 2024	C233mbek	
	State Savings Bank of Victoria (former), 840 Sydney Road, Brunswick, Statement of Significance, September 2019	C174morept1	•
	Sydney Road and Bell Street Interwar Shops Precinct Statement of Significance 2022	C208more	
	Terrace, 163-169 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1	
	Terrace, 183-187 Edward Street, Brunswick, Statement of Significance, September 2019	C174morept1	
	Terrace, 206-210 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1	
	Terraces, 233-239 Brunswick Road, Brunswick, Statement of Significance, September 2019	C174morept1	
	Terrace, 639-647 Park Street Brunswick Statement of Significance 2022	C208more	
	Terrace Houses, 16 & 18 Glenlyon Road, Brunswick, Statement of Significance, September 2019	C174morept1	
	Terrace Houses (23 – Canaway House, 25 – Albert House) 23 & 25 Albert Street, Brunswick East, Statement of Significance, September 2019	C174morept1	
	Terrace Houses (31 – Inverurie, 33 – Keithall), 31 & 33 Lygon Street, Brunswick East, Statement of Significance, September 2019	C174morept1	

Page 6 of 7

Na	me of document	Introduced by:
	Terrace Houses, 109 & 111 Albert Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Terrace Houses, 140 & 142 Edward Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Terrace Houses (213 - Ethel, 215 – Edith, 217 – Alice, 219 – Betty), 211-219 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Terrace Houses, 241 & 243 Victoria Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Terrace Houses & Fences, 76 & 78 Hope Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Terrace Houses & Fences, 134-136 Barkly Street, Brunswick, Statement of Significance, September 2019	C174morept1
	'The Elms' (House), 683 Park Street, Brunswick, Statement of Significance, September 2019	C174morept1
I	The Grove / Sydney Road Precinct Statement of Significance, April 2024	C233mbek
	Tinning Street Precinct, Statement of Significance, September 2019	C174morept1
	'Tyrone' (House), 193 Brunswick Road, Brunswick, Statement of Significance, September 2019	C174morept1
	'Uxbridge' (House) 16 Horne Street, Brunswick, Statement of Significance, September 2019	C174morept1
	'Victoria Hotel', 380-382 Victoria Street, Brunswick, Statement of Significance, September 2019	C174morept1
	Victoria Street Precinct (Brunswick) Statement of Significance 2022	C208more
	Walham, 1/86 Gordon Street Coburg Statement of Significance 2022	C208more
	War Service Homes (Brick), Statement of Significance, September 2019 April 2024	C174morept1C233mbek
	War Service Homes (Timber), Statement of Significance, September 2019 April 2024	C174morept1C233mbek
	Waxman Parade Precinct, Statement of Significance, September 2019	C174morept1
	Worth's Hosiery Factory (former), 2 St Phillip Street Brunswick East Statement of Significance 2022	C208more
	Yorkshire Textile Mills (Former), 2-4 Inverness Street, Brunswick East, Statement of Significance, September 2019	C174morept1
Tra	amway Infrastructure Upgrades Incorporated Document, May 2017	GC68
10	Dawson Street, Brunswick - February 2021	C210more
	tiner Hat Factory, 20 Dawson Street, Brunswick, Statement of Significance, ptember 2019	C212more
<u> </u>	pterriber 2019	

Page 7 of 7

П

MERRI-BEK PLANNING SCHEME

31/07/2018 VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

G208moreProposed C233mbel

Name of background document	Amendment number - clause reference
A Park Close to Home (Moreland City Council, December 2017)	C212more - 2.03-2; 12.01-1L
Brunswick Structure Plan Reference Document (Moreland City Council, 2018)	C167 - 02.03-1; 43.02s19
Coburg Activity Centre Structure Plan Reference Document (Moreland City Council, 2018)	C167 - 02.03-1; 37.08s1
Development Guidelines for Merri Creek (Merri Creek Management Committee, 2004)	C152 - 12.03-1L
Edgars Creek Conservation and Development Plan, Edwardes Lake to Merri Creek (Thompson Berrill Landscape Design, June 2013)	C152 - 12.03-1L
Gambling in Moreland 2015-2020 (Moreland City Council, 2015)	C163 - 52.28
Glenroy Structure Plan (Moreland City Council, 13 August 2008)	C109 - 02.03-1
Guidelines for alterations and additions to detached houses in heritage areas (Moreland City Council, 2021)	C212more - 15.03-1L
Guidelines for Fences in Heritage Areas (Moreland City Council, 2021)	C212more - 15.03-1L
Livable Housing Design Guidelines (Livable Housing Australia, 2017)	C152 - 16.01-1L
Local impacts of electronic gaming machine (EGM) gambling in Moreland (Moreland City Council, April 2011)	C157 - 52.28
Moreland Activity Centre Framework (Echelon Planning, February 2014)	C152 - 02.03-1
Moreland Affordable Housing Strategy Action Plan (Moreland City Council, September 2019)	C212more - 02.03-5; 16.01-2L
Moreland Apartment Design Code (Moreland City Council, September 2015)	C142 - 15.01-2L
Moreland Arts Infrastructure Plan 2018-2023 (Hodyl + Co, February 2018)	C212more - 2.03-6
Moreland Economic Development Strategy 2016-2021 (Moreland City Council, August 2016)	C212more - 02.03-6
Moreland Heritage Nominations Study (Extent Heritage for Moreland City Council, Vols. 1-2, 2022)	C208more - 15.03-1L
Moreland Industrial Land Strategy 2015-2030 (Moreland City Council, July 2016)	C158 - 02.03-6; 16.01-1L; 17.01-1L

Page 1 of 2

Name of background document	Amendment number - clause reference
Moreland Integrated Transport Strategy 2019 (Moreland City Council, March 2019)	C212more - 02.03-7; 182-4L
Moreland Integrated Water Management Strategy 2040 (Moreland City Council, July 2020)	C212more - 15.01-1L; 19.03-3L
Moreland Nature Plan (Moreland City Council, 2020)	C212more - 2.03-2; 12.02-1L
Moreland Neighbourhood Centres Strategy 2017 (Moreland City Council, March 2017)	C159 - 02.03-1
Moreland Open Space Strategy 2012-2022 (Moreland City Council, 2012)	C122 - 02.01; 2.03-2; 2.03-8
Moreland Tree Planting Manual for Residential Zones (Moreland City Council, 2019)	C189more - 32.07s1; 32.07s2; 32.08s1; 32.08s2; 32.08s3; 32.08s4; 32.09s1
Moreland Urban Forest Strategy 2017-2027	C189more - 32.04s1; 32.07s1; 32.07s2; 32.08s1; 32.08s2; 32.08s3; 32.08s4; 32.09s1
Moreland Vehicle Crossing (Driveway) Policy 2019 (Moreland City Council, July 2019)	C212more - 15.01-1L
Moreland Zero Carbon 2040 Framework (Moreland City Council, September 2018)	C212more - 2.01
Sydney Road and Upfield Corridor Strategic Framework Plan (David Lock Associates, 2014)	C134 - 43.02s18
Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 2006)	C152 - 15.02-1L

