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HERITAGE ADVISORS
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Moreland Heritage Nominations Study – Stage 2

Volume 1 – Findings and Recommendations

Client: Moreland City Council

Version 6 - September 2022

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NOTE: The following properties/precincts were removed during the C208more Amendment process

- 198 Edward Street Brunswick East
- 151A Lygon Street Brunswick East
- 413 Gaffney Street Pascoe Vale South
- 31 The Avenue Coburg
- 6-8 & 7 Lee Street Brunswick East (CERES Park)
- 131 Harding Street Coburg
- 13 Ash Grove Oak Park
- Duke Street Precinct

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Executive Summary

Project Overview

Moreland City Council has a strong and continuing commitment to conserving the rich cultural heritage of the Council, which forms an important part of the municipalities identity and character. It also plays a critical role in the identification, protection, management and promotion of valued heritage places. As part of their ongoing commitment to heritage, Moreland City Council commissioned Extent Heritage Pty Ltd in 2019 to prepare the Moreland Council Heritage Nominations Study – Stage 2. The purpose of the study was to undertake a detailed heritage assessment (Stage 2 Assessment) of a list of places nominated by the public in 2016 and identified in a preliminary heritage assessment ('Heritage Assessment of Public Nominated Places' by Context Pty Ltd) in 2019 as having potential to be locally significant to Moreland. The project also took new places that were identified throughout the course of the study into consideration.

The total number of places assessed were:

- seventy-seven (77) individual places;
- one (1) serial listing of fourteen (14) substations; and
- thirteen (13) precincts.

Volume 1 of this report provides an explanation of the key findings and recommendations of the Stage 2 study, as well as the approach and methodology used in its preparation. Volume 2 of this report provides a copy of all the citations prepared for this study.

Key Findings

Individual Places

The Stage 2 assessment concluded with the following recommendations for individual place nominations:

- fifty (50) individual places meet the threshold for local significance as individual heritage places and are recommended for the Moreland Heritage Overlay. Place types (based on the Victorian Heritage Database group types) include:
 - Parks, Gardens and Trees = one (1)
 - Residential Buildings (private) = twenty-seven (27)
 - Manufacturing and Processing = three (3)
 - Community = eight (8)
-

- Religion = five (5)
 - Commercial = three (3)
 - Landscape (cultural) = one (1)
 - Education = one (1)
 - Farming and Grazing = one (1)
 - four (4) individual place nominations meet the threshold for local significance as part of a precinct and are recommended for the Moreland Heritage Overlay as two new residential precincts;
 - four (4) individual places that are already included in the Moreland HO, but do not have a citation from previous heritage studies, should remain on the HO. Citations have been prepared. Place types (based on the Victorian Heritage Database group types) include:
 - Residential Buildings (private) = three (3)
 - Recreation and Entertainment = one (1)
 - Twenty-one (21) individual places do not meet the threshold for local significance and are not recommended for the Moreland Heritage Overlay. These place types (based on the Victorian Heritage Database group types) include:
 - Parks, Gardens and Trees = five (5)
 - Residential Buildings (private) = nine (9)
 - Manufacturing and Processing = one (1)
 - Health Services = one (1)
 - Education = one (1)
 - Religion = one (1)
 - Commercial = three (3)
 - two (2) individual places, in addition to being of local significance, are identified as meeting the threshold for State heritage significance. It is recommended that a social study is undertaken for both sites to further assess their potential nomination for the Victorian Heritage Register.
-

Serial Listing

The Stage 2 assessment concluded with the following recommendations for the proposed serial listing:

- all fourteen (14) of the substations meet the threshold for local significance and are recommended for the Moreland Heritage Overlay as a serial listing; and
- one (1) additional substation at 170 Edward Street Brunswick (HO295), identified throughout the assessment process, was found to have been demolished.

Precincts

The Stage 2 assessment concluded with the following recommendations for precincts:

- seven (7) nominated precincts meet the threshold for local significance and recommended as new precincts for the Moreland Heritage Overlay;
- three (3) existing Heritage precincts have additional places that contribute to their significance and subsequent extensions are recommended for the associated Heritage Overlays; and
- three (3) nominated precincts do not meet the threshold for local significance and are not recommended for inclusion in the Moreland Heritage Overlay.

Recommendations

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

- add the fifty (50) places that meet the threshold for local heritage significance as individual heritage places to the HO;
 - retain four (4) existing individual places on the HO (HO239, HO240, HO243 and HO237);
 - add a new serial listing to the HO comprised of fourteen (14) properties. To implement this, the following should occur:
 - delete five (5) existing HO's from the Schedule to the Planning Overlay and maps (HO278, HO279, HO295, HO311 and HO52); and
 - remove the curtilage of seven (7) substations from seven (7) existing place and precinct HO curtilage (HO24, HO61, HO106, HO113, HO139, HO184 and HO92).
 - add the seven (7) new precincts that meet the threshold for local heritage significance as precincts to the Heritage Overlay;
-

- extend Glenmorgan Street Precinct (HO85) to include 26-78 Albion Street and 11-45 & 20-46 Clarence Street, Brunswick East;
- extend Coonan's Hill Precinct (HO207) to include 467–491 Moreland Road, Pascoe Vale South;
- extend Gordon Street and Devon Street Precinct (HO87) to include 95 Gordon Street, Coburg and remove 86 Gordon Street, Coburg; and
- amend the relevant Moreland Planning Scheme Heritage Overlay maps, as required—the extent of registration for the individual place, serial listings and precincts are the curtilages defined by the mapping included in the citations and provided as GIS polygon data to Council.

In addition, the following other items are recommended:

- Prepare a social study of CERES Park (study ID 24) and Joe's Market Garden (study ID 71) to further understand their potential to be nominated for the Victorian Heritage Register under HERCON Criterion G which focuses on social significance.
 - Update the citations for HO278, HO279, HO295 and HO311 to reflect the information presented in the 'Brunswick Electricity Supply Substations' serial listing.
 - Update citations for all other Brunswick Electricity Supply substations to include relevant information presented in the 'Brunswick Electricity Supply Substations' serial listing.
 - Update or create Hermes entries for all places assessed as part of this heritage study, inclusive of those places which do not meet the threshold for local heritage significance.
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1. Introduction

1.1 Stage 2 study overview

Extent Heritage Pty Ltd was commissioned by Moreland City Council (the 'Council') to prepare the Moreland Council Heritage Nominations Study – Stage 2 (the 'Stage 2 study'). As per the project brief, the purpose of the Stage 2 study is to undertake a detailed heritage assessment (Stage 2 Assessment) of a list of places nominated by the public in 2016 and identified in a preliminary heritage assessment ('Heritage Assessment of Public Nominated Places' by Context Pty Ltd) in 2019 as having potential to be locally significant to Moreland. Specifically, the Stage 2 study includes:

- sixty-six (66) individual places (residential, industrial, commercial, community, infrastructure and parks and trees);
- one (1) serial listing of substations;
- nine (9) new precincts (residential and commercial); and
- two (2) precinct extensions (residential).

In addition, twenty (20) additional places were identified throughout the course of the Stage 2 study, either from previous reporting recommendations or as part of new research. These places are made up of residential, commercial and community places, and have been integrated into the project findings. Overall, the purpose of Stage 2 study is to identify if the nominated places meet the threshold for local significance and to justify their inclusion in the Heritage Overlay of the Moreland Planning Scheme.

1.2 Stage 1 study background and key findings

Context Pty Ltd was engaged by Moreland City Council in 2019 to undertake a preliminary assessment (the 'Stage 1 study') of a number of individual places and precincts that were identified as part of a public heritage nomination process initiated in 2016. This preliminary assessment identified whether the nominated place or area had the potential to satisfy the threshold of local significance and was worthy of more detailed assessment. The assessment was limited to preliminary desktop research, Google Street View assessments and targeted fieldwork. This process included approximately 850 individual properties and a number of non-specific sites identified by street address. These properties included residential, commercial and industrial places, as well as electricity substations, parks, trees and bluestone walls. Of these properties, twenty-one individual places, twelve precincts and four precinct extensions were found not to have strong potential to satisfy the threshold for local significance. Therefore, they were excluded from the recommendations for additional assessment.

Ultimately, the Stage 1 study recommended 620 properties be assessed as part of a Stage 2 study as the following types of places:

- sixty-six (66) individual places of potential significance;
- nine (9) potential new heritage precincts (comprising 447 individual properties);
- two (2) potential extensions to existing heritage precincts (comprising 102 individual properties); and
- one (1) potential serial listing (comprising five substations).

These sites formed the basis of this Stage 2 study. They have been visually represented in Figure 1 below to show their general distribution across the municipality.

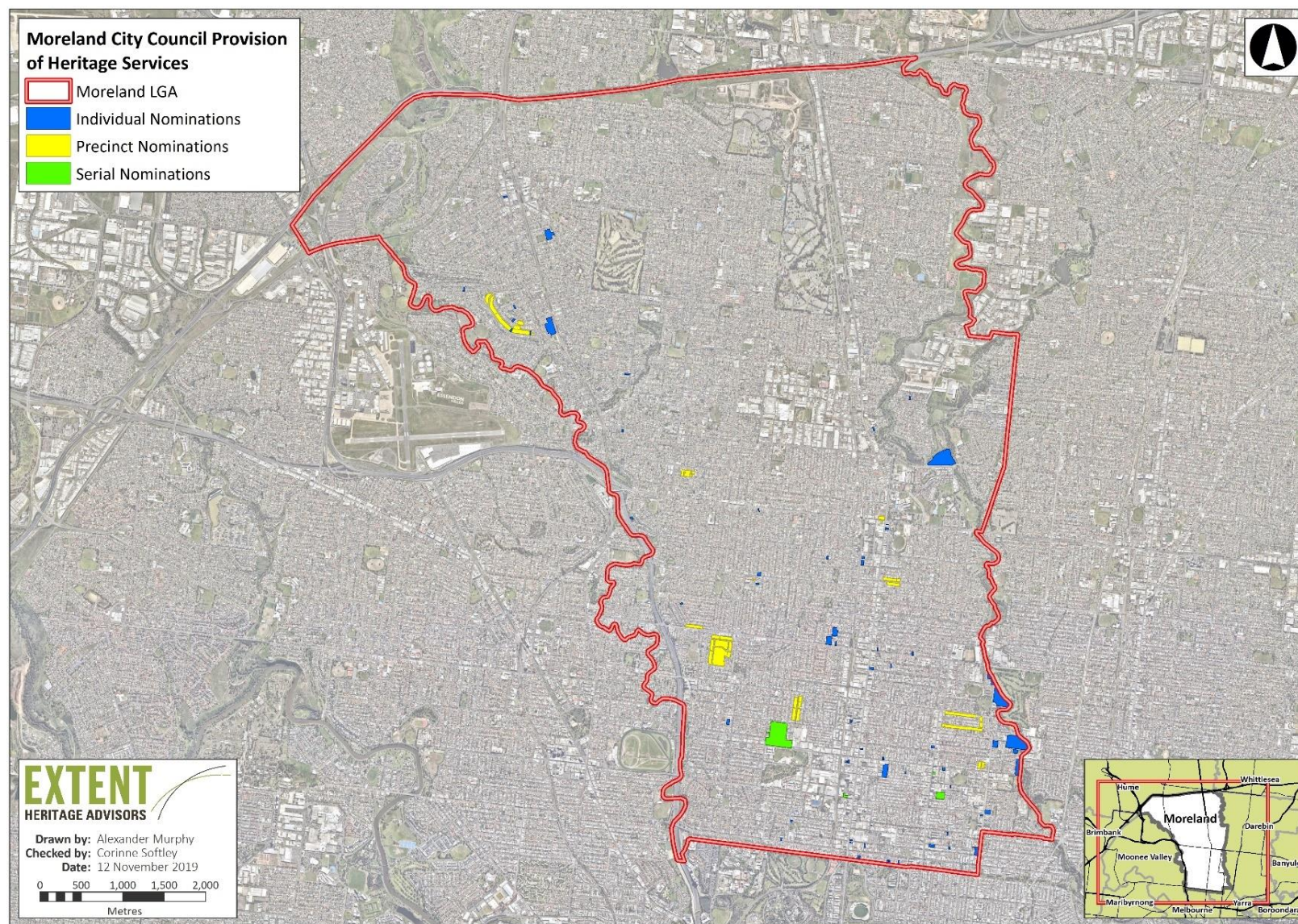


Figure 1. Distribution of places recommended by Stage 1 study for further assessment

1.3 Limitations

It is noted that the Stage 2 study was subject to the following limitations:

- Access to all heritage places was limited to a visual inspection from the public domain. The interiors of buildings and inaccessible areas such as rear gardens were not accessed as part of this heritage study.
- Condition and site modification assessment for each place was limited to a visual inspection undertaken from the public domain.
- The historical notes provided in the citations are provided only to the extent necessary to enable assessment and should not be considered an exhaustive history of the site.

1.4 Authorship

The consultants at Extent Heritage involved in the preparation of the Stage 2 study and their respective roles are outlined below.

Table 1. Authorship

Staff	Role
Corinne Softley, Senior Heritage Advisor	Project management, heritage assessment, drafting recommendations report, and quality assurance review
Luke James, Senior Heritage Advisor	Heritage assessment and quality assurance review
Jennifer Castaldi, Heritage Architect	Quality assurance review
Benjamin Petkov, Research Assistant	Research and heritage assessment
Gabrielle Harrington, Research Assistant	Research
Alexander Murphy, GIS Specialist	Mapping

1.5 Terminology

The terminology in this study follows the definitions presented in the *Burra Charter* (Australia ICOMOS 2013). Article 1 provides the following definitions:

Place means a geographically defined area. It may include elements, objects, spaces and views. Place may have tangible and intangible dimensions.

Cultural significance means aesthetic, historic, scientific, social or spiritual value for past, present or future generations.

Cultural significance is embodied in the *place* itself, its *fabric*, setting, *use*, *associations*, *meanings*, records, *related places* and *related objects*.

Places may have a range of values for different individuals or groups.

Fabric means all the physical material of the place including elements, fixtures, contents, and objects.

Conservation means all the processes of looking after a *place* so as to retain its *cultural significance*.

Maintenance means the continuous protective care of a *place* and its *setting*.

Maintenance is to be distinguished from repair which involves *restoration* or *reconstruction*.

Preservation means maintaining a *place* in its existing state and retarding deterioration.

Restoration means returning a *place* to a known earlier state by removing accretions or by reassembling existing elements without the introduction of new material.

Reconstruction means returning a *place* to a known earlier state and is distinguished from *restoration* by the introduction of new material.

Adaptation means changing a *place* to suit the existing *use* or a proposed use.

Use means the functions of a *place*, including the activities and traditional and customary practices that may occur at the place or are dependent on the place.

Compatible use means a *use* which respects the *cultural significance* of a *place*. Such a use involves no, or minimal, impact on cultural significance.

Setting means the immediate and extended environment of a *place* that is part of or contributes to its *cultural significance* and distinctive character.

Related place means a *place* that contributes to the *cultural significance* of another place. (ICOMOS 2013, 2-9)

The terminology in this study also follows the definitions below adopted from Heritage Victoria's reference materials and other guidance documents:

DELWP (Department of Environment, Land, Water and Planning). 2018. Practice Note 1: Applying the Heritage Overlay. Melbourne: DELWP.

Contributory Element: Contributory Elements are those that contribute to the significance of the Heritage Place. These should be identified in the Statement of Significance or other heritage assessment document, such as a heritage study. Note that some Heritage Places covered by an Individual HO surrounded by an Area HO may be Contributory Elements, while others might not.

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

Heritage Victoria. 2007. The Heritage Overlay Guidelines: Glossary of Terms. Melbourne: Department of Sustainability and Environment.

Heritage Overlay: A Heritage Overlay is applied to a Heritage Place to conserve its cultural heritage values.

Heritage Place: Under the Victoria Planning Provisions, a Heritage Place can be a: building (e.g. house, shop, factory etc.), structure (e.g. memorial, bridge or tram poles), features (e.g. mine shafts and mullock heaps, street gutters and paving), private garden or public park, single tree or group of trees such as an avenue, group of buildings or sites, landscape, geological formation, fossil site, or habitat or other place of natural or Cultural Heritage Significance and its associated land.

Heritage Study: A Heritage Study is a research and survey based document prepared by a suitably qualified professional that identifies Heritage Places of Cultural Heritage Significance based on a defined range of criteria.

Individual HO: An Individual HO is a single Heritage Place that has Cultural Heritage Significance independent of its context. Some places covered by an Individual HO also make a contribution to the significance of an Area HO. There should be a Statement of Significance for every Individual HO.

Non-contributory Element: Elements that do not make a contribution to the significance of the Heritage Place covered by an HO.

Statement of Significance: A guide to understanding the Cultural Heritage Significance of a place. These are often divided into three parts: what, how and why.

Moreland City Council. 2002. Planning Scheme Amendment C14 Panel Report. Melbourne: Moreland City Council.

Intactness: Relates to the wholeness of (or lack of alteration to) the place. Depending on the grounds for significance, this can relate to a reference point of original construction or may include original construction with progressive accretions or alterations.

Integrity: In respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. It usually describes the basic structural sufficiency of a building).

DELWP (Department of Environment, Land, Water and Planning). August 2017. Review of Heritage Provisions in Planning Schemes. Advisory Committee Report. The way forward for heritage.

Threshold: The level of cultural significance that a place must have before it can be recommended for inclusion in the planning scheme. The question to be answered is 'Is the place of sufficient import that its cultural values should be recognised in the planning scheme and taken into account in decision-making?' Thresholds are necessary to enable a smaller group of places with special architectural values, for example, to be selected out for listing from a group of perhaps hundreds of places with similar architectural values.

1.6 Abbreviations

A number of abbreviations have been used for the Stage 2 study. These have been outlined below.

Table 2. Summary of abbreviations

Abbreviation	Full term
C	Contributory
GIS	Geographic Information Systems
HERCON	National Heritage Convention
HO	Heritage Overlay
IS	Individually Significant
NC	Non-Contributory
VHD	Victorian Heritage Database
VHR	Victorian Heritage Register

2. Methodology

This Part provides an explanation of the methodology used in the Stage 2 study. Specifically, it outlines the actions taken to establish the context and significance of the nominations in the study. The process involved a review of existing documentation, physical survey, historical research, comparative analysis, and assessment of significance. The methodology also briefly touches on the methodology to the review and update of the 'City of Moreland Thematic History' which was undertaken in parallel to the Stage 2 study.

2.1 Best practice resources

This project was prepared by consulting with best practice documentary resources, including:

- Australia ICOMOS. 2013. *The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance*. Burwood, Vic.: Australia ICOMOS.
- Department of Environment, Land, Water and Planning (DELWP). 2018. *Practice Note 1: Applying the Heritage Overlay*. Melbourne: DELWP.
- Heritage Victoria. 2010. *Heritage Victoria Model Consultants Brief for Heritage Studies*. Melbourne: DELWP.
- Heritage Victoria. 2007. *The Heritage Overlay: Guidelines for Assessing Planning Permit Applications*. Melbourne: Department of Sustainability and Environment.
- Heritage Victoria. 2007. *The Heritage Overlay Guidelines: Glossary of Terms*. Melbourne: Department of Sustainability and Environment.

2.2 Documentation review

Extent Heritage reviewed the Stage 1 study assessment and findings in detail to become familiar with the places under consideration and the reasons they were recommended for further assessment. A summary of the findings was also provided by Council in a Microsoft Excel spreadsheet. It was noted that for many places no clear reason (and in some cases, no reason at all) was given for their further assessment. In these instances, a review of the original community nominations or additional desktop research was required to clarify potential significance. Again, these nominations varied in comprehensiveness, with some simply including the name or address of a place, and others including detailed research and clarification of significance.

2.3 Research

The Stage 2 study included a substantial amount of desktop research, including from historical and archival sources, to clarify the history and context of the nominations. This research was critical for developing recommendations in the Stage 2 study.

Historical research was undertaken using a wide variety of materials held by the Moreland Library, Heritage Victoria, National Trust of Australia (Victoria), Australian Heritage Council, Public Record Office Victoria, State Library of Victoria, Landata, Picture Victoria and Coburg Historical Society. Many of these libraries were searched via the search engine Trove, which is managed by the National Library of Australia. Resources sourced from these places included images, aerial photographs, plans and maps, articles, newspapers, films and government gazettes. Of particular use was the Melbourne Metropolitan Board of Works (MMBW) plans produced between the 1880s and 1950s, as well as the Sands & McDougall Directory of Victoria. Both resources are held online by State Library of Victoria.

Where items were only found to remain in hard copy at Public Record Office Victoria and State Library of Victoria, archival research was undertaken on site. A visit to the Coburg Historical Society was also undertaken to collect various resources.

The Stage 2 study was supported by HERMES database research and consultation with previous heritage studies for the Moreland municipality and its predecessors, including the City of Brunswick and City of Coburg. While most previous studies and citations were initially provided by Council or publicly available online, further relevant materials (some in draft form) were further provided by Council on specific request. There were several nominated places which had been researched previously and this information was recorded in a HERMES database entry. Similar examples of sites nearby to various nominations also presented histories which could be likened to the sites under review. Finally, the database was utilised to research comparative examples. Refer to Part 2.6 below for further detail.

To assist with the identification of architectural styles and materials, generalist architectural resources available online and in the Extent Heritage office library were also utilised as needed to inform the physical and comparative analyses.

2.4 Thematic History

A separate component of the project included a comprehensive review and update of the 'City of Moreland Thematic History' which was prepared in 2010 by Historica. The methodology and findings are outlined here, as they have had a bearing on the research and assessment outcomes of the nominated heritage places.

As defined in the 'City of Moreland Thematic History' (2010) a thematic history is:

...the essential guiding component of a heritage study, a study that aims to identify, assess and document all post-contact places of potential cultural heritage significance. A thematic history identifies and explains the major factors and processes that have influenced the history of an area and shaped its distinctive character. It serves to ensure that places identified in the assessment process reflect and represent the historical development of an area. It also provides an historical context for understanding historical importance when there may be little if any physical evidence left at a site. (Historica 2010, 11).

Initially, Extent Heritage prepared a Gap Analysis of the 'City of Moreland Thematic History'. The purpose of this Gap Analysis was to assess whether the key themes, subthemes and patterns included in the 2010 Thematic History still function in the current context of the history

and heritage of Moreland, whether changes and modifications need to be applied, and if new themes and subthemes need to be included. The Gap Analysis involved an initial process of reviewing the Thematic History in its current form to:

- identify inconsistencies and determine its readability as a historic narrative;
- to ascertain which themes and subthemes are not clearly articulated or contextualised;
- to identify where themes and subthemes fall short in relation to more recent and contemporary issues and events;
- review previous heritage studies, reports and histories that have been prepared since 2010; and
- develop a new structure to the document.

In addition, newly nominated and identified places that were being concurrently assessed for potential inclusion on the Heritage Overlay were also examined. This assessment considered how these new places inform and contribute to the existing themes and subthemes, whether they highlight the need to extrapolate or rework the current themes and subthemes, or alternatively if they have identified gaps and therefore present opportunities to add new themes and subthemes. On the most part, the nominated places fit well within existing themes and subthemes. Though, some places contributed to a reworking of sub-theme names to better represent places, particularly around community and sport. In addition, two places (study ID 24 and 71) contributed to the creation of a new sub-theme called '(Re)connection to the land'.

The recommendations from the Gap Analysis are currently being addressed in a separate review and update to the thematic history. A new thematic history will be presented at the closure of this project in 2020/2021.

2.5 Fieldwork

A comprehensive fieldwork program was developed to undertake a site inspection of each nominated place. A fieldwork form (refer to Volume 2, Appendix G) was also developed to populate with written information about each place. The form included information on the built and landscape setting of the place or precinct, as well as its condition and integrity. This was paired with a heritage curtilage map prepared using ArcGIS mapping software to contextualise the extent of the site.

The nominated sites were inspected and photographed by the authors of this report between November 2019 and January 2020, with follow up inspections undertaken on an as needed basis through to April. A visual inspection of each property was undertaken from the public domain, on foot. During the inspection, the fieldwork form was prepared and the site photographed. This component of the project provided us with an opportunity to ground-truth any existing data on the nominations and to capture new, previously unrecorded information.

2.6 Comparative analysis

Comparative analysis is an important part of the heritage assessment process. This type of assessment allows one to properly benchmark the place against similar examples to establish whether it meets the threshold for significance, and to understand the representative and rarity value of a place.

The resources utilised for the comparative analysis in the Stage 2 study included:

- HERMES database;
- Moreland Planning Scheme – Schedule to the Heritage Overlay;
- Previous heritage studies prepared for Moreland City Council; and
- Victorian Heritage Database (VHD).

The existing Schedule to the Heritage Overlay in the Moreland Planning Scheme includes a large number of precincts, serial listings and individual places listed mostly for their local heritage value. A comparative analysis of the nominated places against those already captured on the Moreland HO, in most cases, provided a clear indication of comparative value. This analysis was based on heritage place typologies (e.g. architectural styles, functional characteristics, etc.) as well as thematic contexts, as relevant. In most cases, it was unnecessary for the comparative analysis to go beyond a review of the HO and associated documentation on HERMES, the VHD and/or previous heritage studies. Where necessary, and if no appropriate comparative places could otherwise be located in the HO, places on the HO under an interim control were used. This recognised that in Moreland such places have generally been found to meet the technical threshold for inclusion on the HO through a previous heritage study.

Where no comparative examples were identified on the HO, this was noted in the citation and then followed up with further research outside of the municipality. A review of other heritage places aimed to assess the comparative value of the place in other council areas and, in a case where it was a new type of listing, any precedents for listing places of a particular type.

In some instances, comparative examples emerged from within the Stage 2 study. These were noted and their inclusion clarified as needed.

The Heritage Victoria database, HERMES, formed a primary component of the comparative analysis methodology, allowing one to search specific criteria of interest such as architectural style/era, architect name, builder and heritage study name. This allowed for a more focused comparative assessment in many cases.

2.7 Assessment of Significance

2.7.1 Establishing local significance

The Heritage Victoria standard brief for Stage 2 heritage studies states, 'It is expected that a heritage study will include a holistic assessment in terms of place types, periods and heritage values. Where a place is identified, a coherent and coordinated assessment against the HERCON criteria is expected' (DELWP 2010, 2). The National Heritage Convention (HERCON) criteria are defined as follows:

Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

Criterion B: Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

Criterion C: Potential to yield information that will contribute to understanding our cultural or natural history (research potential).

Criterion D: Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

Criterion F: Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

Criterion H: Special association with the life or works of a person, or group of persons, of importance in our history (associative significance). (DELWP 2018, 1–2)

For this Stage 2 study, each nomination was assessed against the above HERCON criteria after the research and fieldwork data had been gathered. The place, serial listing or precinct needed to meet at least one criterion to meet the threshold for local significance to Moreland. It should be noted that meeting more than one criterion does not make a place more significant, it simply means that the place is significant for a variety of reasons.

Within the citations, a tabulated section has been included to show how the HERCON criterion was addressed. Where a criterion was not met, a note stating 'The place does not meet this criterion' was added. Places that did not meet all of the criterion were generally of:

- no cultural or natural historic value;
- no rarity value;
- no research or archaeological value;

- low integrity, such that it did not represent a class of place or retain aesthetic value;
- no technical value for a particular period of time;
- no social, cultural or spiritual value to a community or group; and/or
- no special association with a person or groups of persons of importance.

Where a criterion was met, the reasons for this were specifically provided as relevant to the specific criterion being addressed. The results of the tabulated assessment were used to formulate the full Statement of Significance for the nomination.

2.7.2 Establishing state significance

Where merited by the initial assessment (and the comparative assessment in particular), it was considered whether places that easily surpassed the threshold for local significance might be of State significance such as to be considered for nomination to the Victorian Heritage Register. In this regard, the *Victorian Heritage Register Criteria and Threshold Guidelines* (Heritage Victoria 2019) was consulted to establish the prima facie case to claim potential state significance. The comparative assessment was not extended beyond the municipality, as would be required to establish state-level significance, and such a recommendation would be subject to a full evaluation for potential nomination to the Victorian Heritage Register.

2.7.3 Assessment of integrity

A critical aspect in assessing the significance of a property is a consideration of overall integrity. The integrity of a place 'in respect to a heritage place is a descriptor of the veracity of the place as a meaningful document of the heritage from which it purports to draw its significance. It usually describes the basic structural sufficiency of a building' (Moreland City Council 2002). An integrity grading was provided for each assessment based on the definitions outlined below, which were prepared by Context Pty Ltd in 2012 within a study called 'Lygon Street Heritage Study: Stage 2'.

It is important to note that integrity is not the only factor taken into consideration when assessing the overall significance of a place. There may be instances where a place that is deemed to be 'individually significant' is of moderate or even low integrity. An example may be a site which has retained a significant use over time but has been heavily changed. The gradings are a guide only and must be subject to consideration on a site-by-site basis.

Table 3. Grading of integrity.

Integrity	Description	Significance Level Guide
High	'The building appears to be very intact externally with little change to the principal elevations (i.e. façade and side walls) – i.e. weatherboards and/or roofing iron may be original, windows and front door are original. Most, if not all, of the other original detailing is intact. Other features that contribute to the	Contributory or Individually Significant

Integrity	Description	Significance Level Guide
	<p>setting of the place such as fences, garden plantings etc. may be intact.</p> <p>Note: this term may be applicable to a building where an addition has been made, but the form and detailing of the original section of the building remains intact.' (Context Pty Ltd 2012, 10)</p>	
Moderate	<p>'Minor alterations have been made, but much of the original form and detailing remains intact. Where materials or detailing have been replaced, similar or 'like for like' materials have often been used. Where changes have been made they are often reversible – such as the replacement of windows and doors within existing openings. Where additions have been made they are sited or of such a scale that they do not overwhelm the original building – e.g. they have been made to rear or secondary elevations and do not affect the principal or primary elevations of the building or are smaller freestanding structures.' (Context Pty Ltd 2012, 10)</p>	Contributory
Low	<p>'Major alterations or additions have been made to the building, often to the extent that the original form and style is hard to recognise. Cladding materials have been replaced using different materials. The roof has been significantly modified or removed entirely. Chimneys have been removed, windows and doors have been replaced, and the form/size may also have been altered. Many of the changes are not readily reversible.' (Context Pty Ltd 2012, 10)</p>	Non-contributory

2.7.4 Assessment of condition

Another important aspect in assessing the significance of a property is a consideration of overall condition. Condition assessments can assist in identifying significant fabric and what maintenance or repair work may be required to maintain that significance. Condition assessments were undertaken through public domain inspections, assessment of photographs and reviews of previous relevant reports, if available. A condition grading was provided for each assessment based on the definitions outlined below.

Table 4. Grading of condition.

Condition	Description
Good	Little to no maintenance and repair works required.
Fair	Some maintenance and repair works required.
Poor	Significant maintenance and repair works required.

2.7.5 Precinct designation assessment

The nominated precincts and precinct extensions within the Stage 2 study were analysed to be given a putative common theme or theory of possible significance, and then assessed against the HERCON criteria (as outlined in Part 2.7.1 above). To support this analysis, particularly with regards to Criterion D: Representativeness and Criterion E: Aesthetic significance, a precinct designation assessment was undertaken to understand the relative contribution of individual properties towards the significance of the study area as a whole. The following designations were applied to each place as relevant:

- Contributory (C): elements that contribute to the significance of the precinct;
- Non-contributory (NC): elements that do not make a contribution to the significance of the precinct; and
- Individually Significant (IS): a place that is both individually significant, independent of its context within the precinct, and contributes to the significance of the precinct (DEWLP 2010, 6).

Following fieldwork for each precinct, each individual property was given a designation based on the above criteria. This designation generally took into consideration the aesthetic and representative attributes of the place (similar fabric, construction era, intactness etc.), relative to the common theme upon which the precinct was nominated. For example, a potential precinct may have been nominated for its high-quality and intact Federation era dwellings. In that instance, later structures such as interwar or postwar dwellings may not have fitted the criteria from a heritage contribution perspective.

Most places were either found to be contributory or non-contributory. In a small handful of cases, some properties were identified as individually significant. In that instance, the site contributed towards the common theme of the precinct but was also of cultural significance in its own right. The results of this assessment were applied to a Geographic Information Systems (GIS) site plan of the precinct from ArcGIS to show a visual allocation of the three designations. For the purposes of this study, 'intactness' within precincts was measured as percentage of contributory places with 'low' being less than sixty per cent, 'moderate' being sixty to eighty per cent, and 'high' being eighty to a hundred per cent. Generally speaking, a potential precinct would be expected to have at least 'moderate' intactness and in some cases 'high' intactness. In some cases, this assessment helped to identify which portion of a nominated precinct should be recommended for the HO and which parts should be excluded from the curtilage. Where a precinct was considered as a precinct extension or when two precincts were nominated in close vicinity of each other on the basis of a common theme, in some cases this analysis compared the proportion of contributory properties in the existing or other proposed HO as a benchmark for assessing the nominated extension.

In some cases, places assessed as non-contributory were included on the edges of proposed precincts. These places were retained within the curtilage to encourage sympathetic changes to the site in the future. The place may see the reinstatement of period appropriate features, sympathetic additions, or a new build which is respectful towards the prevailing character of the

streetscape in terms of form, scale and materiality. This will protect the overall character of the precinct in the longer term.

It is critical to note that this mapping formed only one component of the overall assessment of precincts in this study and was not of itself determinative. There were instances where precincts were of moderate or high intactness but was still given a 'below threshold' recommendation. In this instance, other factors such as condition or integrity were taken into account or, alternatively, it was found to not be a good representative example of a set of buildings when compared with other similar precincts on the HO.

2.8 Statements of significance

Following an assessment of each place against the HERCON criteria, a Statement of Significance was developed for each place that was found to meet the threshold for local listing. The Statement of Significance was written based on the following guidelines from the Planning Practice Note 1:

What is significant?

This section should be brief, usually no more than one paragraph or a series of dot points. There should be no doubt about the elements of the place that are under discussion. The paragraph should identify features or elements that are significant about the place, for example, house, outbuildings, garden, plantings, ruins, archaeological sites, interiors as a guide to future decision makers. Clarification could also be made of elements that are not significant. This may guide or provide the basis for an incorporated plan which identifies works that may be exempt from the need for a planning permit.

How is it significant?

Using the heritage criteria above, a sentence should be included to the effect that the place is important. This could be because of its historical significance, its rarity, its research potential, its representativeness, its aesthetic significance, its technical significance and/or its associative significance. The sentence should indicate the threshold for which the place is considered important.

Why is it significant?

The importance of the place needs to be justified against the heritage criteria listed above. A separate point or paragraph should be used for each criterion satisfied. The relevant criterion reference should be inserted in brackets after each point or paragraph, for example '(Criterion G)'. (DELWP 2018, 2)

2.9 Curtilage assessment

Proposed heritage curtilages were, on the most part, dictated by the property boundary. This was particularly the case for residential sites where it is more practical from a planning perspective to nominate the whole parcel of land. For larger, more complex sites such as industrial buildings, churches, parks, and landscaping elements such as bluestone retaining walls, a specific curtilage was nominated to account for the significant components of that place.

While the large majority of curtilages concern private property, there are several places assessed within the Stage 2 study which are owned and/or managed by Moreland City Council. This may be represented in the item in its totality, or in part where the curtilage of a heritage place extends outside of the boundary of a private property.

2.10 Mapping

A set of GIS mapping data for the Planning Scheme HO base maps was provided by the Council at the beginning of the project. This dataset was updated using ArcGIS to include polygons for the recommended curtilage for the assessed places in response to the findings of the project.

2.11 Identification of additional places

Throughout the course of the project, a series of additional places were identified for inclusion in the study. There were a range of reasons for these findings, including:

- mapping of Register of the National Estate curtilage data against the existing Heritage Overlay to identify sites not captured by the HO;
- identification of sites of interest during fieldwork followed by additional background research;
- identification of sites during desktop research; and
- identification of Individually-Significant places during precinct assessments.

After review and approval by Council, additional citations were prepared for these places for inclusion in the study.

3. Key findings

The following chapter provides a summary of the key findings for the individual heritage places, serial listing and precincts. The findings cover the historic themes which are represented within the group of places, as well as recommendations related to significance and the HO.

The total number of places assessed were:

- seventy-seven (77) individual places;
- one (1) serial listing of fourteen (14) places; and
- thirteen (13) precincts.

These places were primarily made up of the places recommended in the Stage 1 study of the nominated places by Context Pty Ltd, as well as additional places identified throughout the course of this Stage 2 study.

3.1 Thematic Context

The nominated individual places, serial listing and precincts had a wide variety of thematic representations. The following table is based on the table of contents which has been recommended as part of the 2020 thematic history update.

Table 5. Summary of thematic context.

Nomination Type	Group Type	Place Type / Era	Historic Sub-theme
Individual	Parks, Gardens and Trees	Native trees	Defining the Character of Moreland's Cultural Landscape
	Residential Buildings (private)	Early Victorian cottage	Second Phase of Housing and Settlements
		Boom era villas and terraces	Building During the Boom
		Federation/Edwardian era houses and semi-detached houses	Building Houses in the Twentieth Century
		1920s Bungalows	Building Houses in the Twentieth Century
		Postwar 'Mediterranean idiom' houses	Building Houses in the Twentieth Century
		Postwar Austerity houses	Building Houses in the Twentieth Century

Nomination Type	Group Type	Place Type / Era	Historic Sub-theme
		Postwar International Style houses	Building Houses in the Twentieth Century
		Film set	Arts and Culture
	Manufacturing and Processing	Textile factories	Textile Manufacturing
		Workshop/residence	Expansion into Manufacturing
	Community	Churches	Worshipping in Moreland
		Social clubs	Joining Clubs and Pursuing Leisure Interests
		Scout hall	Joining Clubs and Pursuing Leisure Interests
		Sporting facilities – swimming pool and velodromes	Enjoying Sports and Recreation
		Theatre	Arts and Culture
		Community urban farm	Participating in Community Activities
	Farming and Grazing	Market gardens	(Re)connection with the Land
	Commercial	Shops	Shopping on Sydney Road
		Market buildings	Shopping on Sydney Road
	Landscape	Bluestone retaining walls	Defining the Character of Moreland's Cultural Landscape
	Education	Brutalist building – former high school and TAFE	Establishing Schools and Places of Learning
Serial	Utilities – Electricity	Substations	Providing Essential Services: Water, Gas and Electricity
Precinct	Residential Buildings (private)	Boom era terraces	Building During the Boom
		Federation/Edwardian era houses	Building Houses in the Twentieth Century
		1920s Bungalows	Building Houses in the Twentieth Century
		Postwar Austerity houses	Building Houses in the Twentieth Century

Nomination Type	Group Type	Place Type / Era	Historic Sub-theme
	Commercial	1920s commercial buildings	Shopping on Sydney Road

3.2 Individual places

The Stage 1 study nominated a total of sixty-six (66) individual places for further heritage assessment. During the course of this project, an additional eleven (11) individual places were identified for assessment. The combination of seventy-seven (77) individual places are made up of:

- sixty-two (62) proposed individual places (including those already within a precinct HO as being Contributory or within the curtilage of an individually significant place HO);
- four (4) individual places already included in the Moreland HO but do not have a citation from previous heritage studies (study IDs 17, 18, 19 and 55);
- three (3) individual places identified as potential individually significant within proposed precincts (study IDs 74, 76 and 77); and
- eight (8) individual places which were identified through historical research, fieldwork and within precinct nominations as potential additional sites (study IDs 67-73, and 75).

The Stage 2 assessment concluded with the following outcomes:

- fifty (50) individual places meet the threshold for local significance as individual heritage places and are recommended for the Moreland Heritage Overlay. Place types (based on the Victorian Heritage Database group types) include:
 - Parks, Gardens and Trees = one (1)
 - Residential Buildings (private) = twenty-seven (27)
 - Manufacturing and Processing = three (3)
 - Community = eight (8)
 - Religion = five (5)
 - Commercial = three (3)
 - Landscape (cultural) = one (1)
 - Education = one (1)
 - Farming and Grazing = one (1)




- four (4) individual place nominations meet the threshold for local significance as part of a precinct and are recommended for the Moreland Heritage Overlay as two new residential precincts;
- four (4) individual places that are already included in the Moreland HO, but do not have a citation from previous heritage studies, should remain on the HO. Citations have been prepared. Place types (based on the Victorian Heritage Database group types) include:
 - Residential Buildings (private) = three (3)
 - Recreation and Entertainment = one (1)
- Twenty-one (21) individual places do not meet the threshold for local significance and are not recommended for the Moreland Heritage Overlay. These place types (based on the Victorian Heritage Database group types) include:
 - Parks, Gardens and Trees = five (5)
 - Residential Buildings (private) = nine (9)
 - Manufacturing and Processing = one (1)
 - Health Services = one (1)
 - Education = one (1)
 - Religion = one (1)
 - Commercial = three (3)
- two (2) individual places , in addition to being of local significance, are identified as meeting the threshold for State heritage significance (study IDs 24 and 71). Specifically, the assessment of State significance comes under Criterion G which states, 'Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons' (DELP 2018, 2). It is recommended that a social study of both sites is undertaken to further establish this significance against Criterion G and associated potential nomination for the VHR.

The following table provides a more detailed breakdown of the above findings. For additional site-specific information, refer to the citations in Volume 2, Appendix A for 'individual places that meet the threshold for local significance' and Appendix E for 'individual places which do not meet the threshold for local significance'.

It should be noted that the lack of a recommendation for a place to be given a heritage designation (Moreland HO or VHR) should not preclude such a place being nominated, assessed and indeed potentially recommended for such a designation in the future, particularly where reconsidered on basis of social value.

Table 6. Summary of findings for individual places.

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
1	-	Parks, gardens and trees	'Tree', Adjacent to 178 Barkly Street, Brunswick	Below threshold	N	
2	-	Residential Buildings (private)	'Attached Houses', 248 & 250 Barkly Street, Brunswick	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
3	-	Residential Buildings (private)	'Glenferrie', 17 Breese Street, Brunswick	Local	Y	
4	-	Residential Buildings (private)	'Terrace Houses', 21–23 Breese Street, Brunswick	Below threshold	N	
5	-	Residential Buildings (private)	'Concrete House and Fence', 383 Brunswick Road, Brunswick	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
6	Within HO73	Manufacturing and Processing	'Page and Barrie Workshop (former)', 2A Charles Street, Brunswick	Local	Y	
7	-	Residential Buildings (private)	'House', 30 Davies Street, Brunswick	Local	Y	
8	-	Residential Buildings (private)	'Lorreto', 198 Edward Street, Brunswick	Local	Y	




Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
9	Within precinct HO139	Residential Buildings (private)	'Terraces', 26–34 Gray Street, Brunswick	Local	Y- Individual place within precinct HO139	
10	-	Residential Buildings (private)	'House', 609 Park Street, Brunswick	Local	Y	
11	-	Residential Buildings (private)	'Attached Houses', 635–637 Park Street, Brunswick	Local	Y	




Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
12	-	Residential Buildings (private)	'Terrace', 639 Park Street, Brunswick	Local	Y – combine study ID 12 with study ID 13 as one individual place.	
13	-	Residential Buildings (private)	'Terrace', 641–647 Park Street, Brunswick	Local	Y – combine study ID 13 with study ID 12 as one individual place.	
14	-	Residential Buildings (private)	'Attached Houses', 691–693 Park Street, Brunswick	Below threshold	N	




Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
15	-	Residential Buildings (private)	'Park View Flats', 695 Park Street, Brunswick	Below threshold	N	
16	-	Residential Buildings (private)	'House (rear)', 25 Richardson Street (rear), Brunswick	Local	Y	
17	HO239	Residential Buildings (private)	'Houses', 13 & 15 Rosser Street, Brunswick	Local	Y – remain in HO239	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
18	HO240	Residential Buildings (private)	'McGeorge's Terrace', 14–24 Rosser Street, Brunswick	Local	Y – remain in HO240	
19	HO243	Recreation and Entertainment	'Alhambra Theatre (former)', 828 Sydney Road, Brunswick	Local	Y – remain in HO243	
20	-	Manufacturing and Processing	'Fitwear Hosiery Factory (former)', 11 Thomas Street, Brunswick	Local	Y	




Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
21	-	Residential Buildings (private)	'House', 223–225 Victoria Street, Brunswick	Local	Y – No. 223 identified as individually significant. Combine study ID 21 with study ID 22 to create a new precinct. See Part 3.4.	
22	-	Residential Buildings (private)	'House', 227–229 Victoria Street, Brunswick	Local	Y – No. 227 identified as individually significant. Combine study ID 22 with study ID 21 to create a new precinct. See Part 3.4.	
23	-	Residential Buildings (private)	'House', 82 Albert Street, Brunswick	Below threshold	N	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
24	-	Community	'CERES Park', 7 Lee Street, Brunswick East	Local & State	Y	
25	-	Parks, gardens and trees	'Tree <i>Melaleuca linariifolia</i> ', 50–72 Harrison Street, Brunswick East	Below threshold	N	
26	-	Community	'Abruzzo Club', 377 Lygon Street, Brunswick East	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
27	-	Religion	'Holy Trinity Orthodox Church (Former St Cuthberts Church of England)', 42A Nicholson Street, Brunswick East	Local	Y	
28	-	Religion	'Our Lady Help of Christians Catholic Church', 49 Nicholson Street, Brunswick East	Local	Y	
29	-	Residential Buildings (private)	'Flats', 113 Nicholson Street, Brunswick East	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
30	-	Community	'Church School (former) and Cretan Brotherhood', 148–150 Nicholson Street, Brunswick East	Local	Y	
31	-	Manufacturing and Processing	'Worth's Hosiery Factory (former)', 2 St Phillips Street, Brunswick East	Local	Y	
32	-	Residential Buildings (private)	'House, Stables and Garden', 52 St Phillips Street, Brunswick East	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
33	-	Manufacturing and Processing	'Jenkins Boot Factory (former)', 118–122A Victoria Street, Brunswick East	Below threshold	N	
34	-	Parks, gardens and trees	'Tree', 2–10 Weigall Street, Brunswick East	Below threshold	N	
35	-	Religion	'St David's Uniting Church and Hall', 72–76 Melville Road, Brunswick West	Local	Y – combine study ID 35 with study ID 36 as one individual place.	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
36	-	Religion	'St David's Uniting Church and Hall', 80A Melville Road, Brunswick West	Local	Y – combine study ID 36 with study ID 35 as one individual place.	
37	-	Residential Buildings (private)	'Erindale', 20 Anketell Street, Coburg	Local	Y	
38	-	Religion	'Baptist Church (former)', 126 Bruce Street, Coburg (incorrectly identified as 295A Bell Street in Stage 1 assessment)	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
39	Within precinct HO87	Residential Buildings (private)	'Walham', 86 Gordon Street, Coburg	Local	Y – remove from HO87 and create new HO for this individual place	
40	-	Parks, Gardens and Trees	'Moreton Bay Fig', 24 Jessie Street, Coburg (entire site of Uniting Care ReGen was assessed)	Local – Moreton Bay Fig only.	Y – Moreton Bay Fig tree only.	
41	-	Residential Buildings (private)	'Roslyn', 131 Moreland Road, Coburg	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
42	-	Residential Buildings (private)	'House', 181 Moreland Road, Coburg	Local	Y	
43	-	Health Services	'John Fawkner Private Hospital', 275 Moreland Road, Coburg	Below threshold	N	
44	-	Community	'Coburg Olympic Swimming Pool', 50 Murray Road, Coburg	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
45	-	Residential Buildings (private)	'Terrace', 1–7 Railway Place, Coburg	Local	Y – combine study ID 45 with study ID 46 to create a new precinct. See P12 in Part 3.4.	
46	-	Residential Buildings (private)	'Terrace', 19–41 Railway Place, Coburg	Local	Y – combine study ID 45 with study ID 46 to create a new precinct. See P12 in Part 3.4.	
47	-	Religion	'St Albans Anglican Church', 250 Reynard Street, Coburg	Below threshold	N	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
48	-	Commercial	'Shop', 492 Sydney Road, Coburg	Local	Y	
49	-	Commercial	'Shops', 470–474 Sydney Road, Coburg	Below threshold	N	
50	-	Commercial	'Moreland Market (former)', 68–74 Sydney Road, Coburg	Below Threshold	N	



Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
51	Within HO164 and HO165	Parks, gardens and trees	'Trees', 512 Sydney Road, Coburg	Below threshold	N – no changes to HO164 and HO165.	
52	-	Residential Buildings (private)	'House', 32 Carr Street, Coburg North	Local	Y	
53	-	Residential Buildings (private)	'House', 28 McMahons Road, Coburg North	Local	Y	


Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
54	-	Commercial	'Commonwealth Bank Glenroy (former)', 781–783 Pascoe Vale Road, Glenroy	Below threshold	N	
55	HO237	Residential Buildings (private)	'Alanbrae', 73 Plumpton Avenue, Glenroy	Local	Y – remain in HO237 and classify as individually significant.	
56	-	Landscape - cultural	'Bluestone Retaining Walls', Deveraux Street, Draska Court, Short Avenue, Vincent Street, Ash Grove and Xavier Street, Oak Park	Local	Y	




Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
57	-	Residential Buildings (private)	'House', 22 Josephine Street, Oak Park	Local	Y	
58	-	Residential Buildings (private)	'House', 19 Murphy Street, Oak Park	Below threshold	N	
59	-	Education	'St Francis De Sales Primary School', 605 Pascoe Vale Road, Oak Park	Below threshold	N	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
60	-	Parks, gardens and trees	'Tree', 18 Percival Street, Oak Park	Below threshold (tree removed)	N	
61	-	Residential Buildings (private)	'House', 4 Vincent Street, Oak Park	Local	Y	
62	-	Residential Buildings (private)	'House', 34 Vincent Street, Oak Park	Below threshold	N	


Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
63	-	Residential Buildings (private)	'House', 413 Gaffney Street, Pascoe Vale	Local	Y	
64	-	Residential Buildings (private)	'House', 53 Northumberland Drive, Pascoe Vale	Below threshold	N	
65	-	Residential Buildings (private)	'House', 12 Forster Court, Pascoe Vale South	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
66	Within precinct HO207	Residential Buildings (private)	'House', 20 Louisville Avenue, Pascoe Vale South	Below threshold	N – remain in HO207 and classify as a Non-Contributory place to the precinct.	
67	-	Community	'Scout Hall (former)', 19 Edward Street, Coburg	Local	Y	
68	-	Education	'Moreland Secondary College and Kangan Institute TAFE Campus (former)', 31 The Avenue, Coburg (corner of The Avenue and The Grove)	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
69	-	Commercial	'Shop', 490 Sydney Road, Coburg	Local	Y	
70	-	Commercial	'Coburg Market', 415–423 Sydney Road, Coburg	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
71	-	Farming and Grazing	'Joe's Market Garden', 131 Harding Street, Coburg	Local & State	Y	
72	-	Community	'Brunswick Velodrome', 50–72 Harrison Street, Brunswick East	Local	Y	
73	-	Community	'Coburg Velodrome', 30-34 Charles Street, Coburg North	Local	Y	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
74	-	Residential Buildings (private)	'House', 44 Eastgate Street, Pascoe Vale South	Local	Y	
75	-	Community	'Glenroy Library', 737 Pascoe Vale Road, Glenroy	Local	Y	
76	-	Residential Buildings (private)	'House', 10 Josephine Street, Oak Park	Below threshold	N	

Study ID	Existing HO number	Group type	Place name	Significance assessment	Recommended for the Heritage Overlay? (Y/N)	Thumbnail
77	-	Residential Buildings (private)	'House', 13 Ash Grove, Oak Park	Local	Y	

3.3 Serial listing

The Stage 1 study recommended five (5) substations for consideration as a serial listing for Brunswick Substations. Initial research of these five substations identified nine (9) other substations in Brunswick worthy of investigation for a serial listing within the previous heritage studies:

- *Elm Grove Electrical Substation Heritage Assessment* (Context Heritage Pty Ltd, c.2017) identified eight (8) other substation sites.
- The study *Keeping Brunswick's Heritage* (1990) by Context Heritage also identified 59 Ryan Street, Brunswick East which is still in situ today.

As a result, this serial listing assessment came to include a total of fourteen (14) substations. The fourteen sites are made up of:




- five (5) substations that are already included in the Moreland HO as individually significant;
- five (5) substations that are included in the Moreland Heritage Overlay as part of a larger heritage site or precinct; and
- four (4) new proposed substations that are not included in the Moreland HO.




The Stage 2 assessment concluded with the following outcomes:




- all fourteen (14) of the substations meet the threshold for local significance and are recommended for the Moreland Heritage Overlay as a serial listing.
- one (1) additional substation at 170 Edward Street Brunswick (HO295), identified throughout the assessment process, was found to have been demolished; and
- to implement the serial listing, the following is recommended for the HO:
 - delete five (5) existing HO's from the Schedule to the Planning Overlay and maps (HO278, HO279, HO295, HO311 and HO52); and
 - remove the curtilage of seven (7) substations from seven (7) existing place and precinct HO curtilage (HO24, HO61, HO106, HO113, HO139, HO184 and HO92).




The following table provides a more detailed breakdown of these findings. For additional site-specific information, refer to the citation in Volume 2, Appendix C.



Table 7. Summary of findings for substation serial listings.

Study ID	Existing HO number	Address	Significance assessment	Include as part of serial listing? (Y/N)	Thumbnail
S1	HO61	10 Dawson Street, Brunswick	Local	Y – remove site from curtilage of HO61	
S2	HO184	425B Victoria Street, Brunswick	Local	Y – remove site from curtilage of HO184.	
S3	Within precinct HO113	7 Methven Street, Brunswick East	Local	Y - remove site from curtilage of HO113.	

Study ID	Existing HO number	Address	Significance assessment	Include as part of serial listing? (Y/N)	Thumbnail
S4	-	339 Albion Street, Brunswick	Local	Y	
S5	HO106	318–324 Lygon Street, Brunswick East	Local	Y - remove site from curtilage of HO106.	
S6	HO278	119 Brunswick Road, Brunswick	Local	Y – delete HO278 from the HO schedule and maps. Apply serial listing HO to site.	

Study ID	Existing HO number	Address	Significance assessment	Include as part of serial listing? (Y/N)	Thumbnail
S7	HO279	188 Brunswick Road, Brunswick	Local	Y – delete HO279 from the HO schedule and maps. Apply serial listing HO to site.	
S8	-	Colebrook Street, Brunswick	Local	Y	
S9	Within precinct HO139	24 Gray Street, Brunswick	Local	Y - remove site from curtilage of HO139.	

Study ID	Existing HO number	Address	Significance assessment	Include as part of serial listing? (Y/N)	Thumbnail
S10	HO311	14 Frith Street (facing Howarth Street), Brunswick	Local	Y – delete HO311 from the HO schedule and maps. Apply serial listing HO to site.	
S11	-	2 Russell Street, Brunswick	Local	Y	
S12	Within precinct HO24 HO52	25A Stewart Street (faces Connelly Street), Brunswick	Local	Y – delete HO52 from the HO schedule and maps and remove site from curtilage of HO24. Apply serial listing HO to site. (Nb: HO52 relates to the substation but it is incorrectly located on 2 Connelly Street)	

Study ID	Existing HO number	Address	Significance assessment	Include as part of serial listing? (Y/N)	Thumbnail
S13	HO92	2A Walker Street, Brunswick West	Local	Y - remove site from curtilage of HO92.	
S14	-	59 Ryan Street, Brunswick East	Local	Y	

3.4 Precincts

The Stage 1 study nominated a total of nine (9) new precincts and two (2) precinct extensions for further detailed heritage assessment. During the course of this project, an additional two (2) precincts were identified for inclusion based off of findings from the individual place nominations. These thirteen (13) precincts are primarily made up of residential properties, with the exception of one which is a commercial centre.

The Stage 2 assessment concluded with the following outcomes:

- seven (7) nominated precincts meet the threshold for local significance and recommended as new precincts for the Moreland Heritage Overlay;
- three (3) existing Heritage precincts have additional places that contribute to their significance and subsequent extensions are recommended for the associated Heritage Overlays; and
- three (3) nominated precincts do not meet the threshold for local significance and are not recommended for inclusion in the Moreland Heritage Overlay.

The following table provides a more detailed breakdown of these findings. For additional site-specific information, refer to the citations in Volume 2, Appendix D for 'precincts which meet the threshold for local significance' and Appendix F for 'precincts which do not meet the threshold for local significance'.

Table 8. Summary of findings for precincts.

Study ID	Category	Precinct Name	Nominated Address	Recommended Address	Significance Assessment	Recommended for the Heritage Overlay? (Y/N)	Comments
P1	Residential	Hanover Street Precinct	1–49 and 2–64 Hanover Street, Brunswick	27–49 and 2–64 Hanover Street, Brunswick	Local	Y	-
P2	Residential	Duke Street Precinct	1-15 & 2-14 Duke Street, Brunswick East	1–15 & 2–14 Duke Street, Brunswick East	Local	Y	-
P3	Residential	Irving Estate Precinct	1–11 and 2–8 Bonar Avenue, 1–31 and 2–36 Bakers Parade, 18A–26 & 23–59 Wales Street, and 1–29 and 2–12 McGregor Avenue, Brunswick West	1–11 and 2–8 Bonar Avenue, 1–31 and 2–36 Bakers Parade, 22-26 Wales Street, and 9–29 and 2–12 McGregor Avenue, Brunswick West	Local	Y	-
P4	Commercial	Sydney Road and Bell Street Interwar Shops Precinct	489–509 Sydney Road, 94–112,89B–91A Bell Street, Coburg	491–509 Sydney Road, 94-112,89B–91A Bell Street, Coburg	Local	Y	-
P5	Residential	Walsh Street Precinct	1–35 and 6–26 Walsh Street, Coburg	1–35 and 6–24 Walsh Street, Coburg	Local	Y	-

Study ID	Category	Precinct Name	Nominated Address	Recommended Address	Significance Assessment	Recommended for the Heritage Overlay? (Y/N)	Comments
P6	Residential	Ash Grove and Vincent Street Precinct	1–13 & 2–12 Ash Grove, 2–82 Vincent Street, Oak Park	-	Below threshold	N	One individually significant place identified. Refer to Study ID 77. The bluestone retaining walls have been incorporated into Study ID 56.
P7	Residential	Josephine Street Precinct	8–14 & 17–25 Josephine Street, Oak Park	-	Below threshold	N	One individually significant place identified. Refer to Study ID 76.
P8	Residential	Precinct Extension to HO207 (Coonan's Hill Precinct)	467–491 Moreland Road, Pascoe Vale South	467–491 Moreland Road, Pascoe Vale South	Local	Y	Extension to precinct HO207.
P9	Residential	Pascoe Vale South Postwar Houses Precinct	1–4 Dace Court, 40–56 Eastgate Street, and 1–4 Eunice Court, Pascoe Vale South	-	Below threshold	N	One individually significant place identified. Refer to Study ID 74.
P10	Residential	Precinct Extension to HO85 (Glenmorgan, Albion and Clarence Streets Precinct)	24–80 Albion Street, 11–93 & 20–90 Clarence Street, 261–279 Nicholson Street, Brunswick East	26–78 Albion Street and 11–45 & 20–46 Clarence Street, Brunswick East	Local	Y – precinct extension	Extension to precinct HO85. In addition to the boundary nominated by the Stage 1

Study ID	Category	Precinct Name	Nominated Address	Recommended Address	Significance Assessment	Recommended for the Heritage Overlay? (Y/N)	Comments
							assessment, the northern side of Clarence Street was added to the study area.
P11	Residential	Precinct Extension to HO 87 (Gordon Street & Devon Avenue Precinct)	95 Gordon Street, Coburg	95 Gordon Street, Coburg	Local	Y – precinct extension	Extension to precinct HO87.
P12	Residential	Railway Place Precinct	1–43 Railway Place, Coburg	1–43 Railway Place, Coburg	Local	Y	Combination of study ID 45 with Study ID 46 to create a new precinct.
P13	Residential	Victoria Street Precinct	223–229 Victoria Street, Brunswick	223–229 Victoria Street, Brunswick	Local	Y	Combination of Study ID 21 with study ID 22 to create a new precinct. No. 223 and No. 227 have been identified as individually significant.

4. Recommendations

4.1 Implementation of this report

Adoption of study

It is recommended that Moreland City Council formally adopts the Moreland Heritage Nominations Study – Stage 2 (2020) which comprises:

- Volume 1: Findings and Recommendations
- Volume 2: Citations

Moreland Heritage Overlay

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

- add the fifty (50) places that meet the threshold for local heritage significance as individual heritage places to the HO;
- retain four (4) existing individual places on the HO (HO239, HO240, HO243 and HO237);
- add a new serial listing to the HO comprised of fourteen (14) properties. To implement this, the following should occur:
 - delete five (5) existing HO's from the Schedule to the Planning Overlay and maps (HO278, HO279, HO295, HO311 and HO52); and
 - remove the curtilage of seven (7) substations from seven (7) existing place and precinct HO curtilage (HO24, HO61, HO106, HO113, HO139, HO184 and HO92).
- add the seven (7) new precincts that meet the threshold for local heritage significance as precincts to the Heritage Overlay;
- extend Glenmorgan Street Precinct (HO85) to include 26-78 Albion Street and 11-45 & 20-46 Clarence Street, Brunswick East;
- extend the Coonan's Hill Precinct (HO207) to include 467–491 Moreland Road, Pascoe Vale South;
- extend Gordon Street and Devon Street Precinct (HO87) to include 95 Gordon Street, Coburg and remove 86 Gordon Street, Coburg; and
- amend the relevant Moreland Planning Scheme Heritage Overlay maps, as required—the extent of registration for the individual place, serial listings and precincts are the curtilages

defined by the mapping included in the citations and provided as GIS polygon data to Council.

Victorian Heritage Register

CERES Park (study ID 24) and Joe's Market Garden (study ID 71) are identified as meeting the threshold for both local and State heritage significance. They both have potential State significance under HERCON Criterion G – 'Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons' (DELP 2018, 2) which focuses on social significance. To establish this, it is recommended that Moreland Council prepare a social study of both sites to further understand their potential to be nominated for the VHR under this criterion. The most appropriate, and efficient, approach would be to evaluate the sites simultaneously, given the overlap in community values. This social study could then be used to prepare the nomination itself.

Further Citation Updates

In relation to the serial listing, the citations for all existing Brunswick Electricity Supply substations to be included in this serial listing should be updated to:

1. change the statement of significance to read as follows:

This electricity substation forms part of the Brunswick Electricity Supply Electricity Substations serial listings. Please refer to the serial listing citation for the statement of significance for this place.

2. Add / update the condition descriptions with the condition descriptions prepared for this citation, below (and otherwise, make no change to the descriptions);
3. Replace the comparative assessment with the comparative assessment prepared for this citation, below; and
4. Reflect the naming and format requirements in Planning Practice Note 1 'Applying the Heritage Overlay' (August 2018, hereafter 'PPN1').

These places are HO278, HO279, HO295 and HO311.

The citations for all existing Brunswick Electricity Supply substations should be updated to:

1. Replace the existing histories with the new history prepared for this citation, below; and
2. Reflect the naming and format requirements in PPN1.

Hermes Updates

Hermes entries must be updated or created for the places assessed as part of this heritage study. This includes places assessed as not meeting the threshold for local significance. Where an existing Hermes entry exists for the place, or a property within the place, this has been noted on the citation below the recommendations table.

4.2 Future investigations and opportunities

The Stage 2 study identified a number of areas for heritage investigation that would be beneficial for Moreland City Council to pursue in the future. These include:

- Preparation of a social value study for the Victoria Street Mall: this mall in Coburg was identified in the Stage 2 study as a place with potential social significance. This mall is bustling urban centre in Coburg's shopping precinct which is utilised by the locals for social gatherings. A place such as this would benefit from a social value study including survey with members of the local community in order to fully ascertain its heritage value. It is recommended that a study of this type is undertaken for the site in the future to inform its potential to be included on the HO.
- Preparation of a revised factory study for the City of Moreland: the latest factory study was undertaken in 1992 by Gary Vines and Matthew Churchward, and was called *Northern Suburbs Factory Study*. Although it was highly useful for the purposes of comparative assessment in the Stage 2 study, it is now considerably outdated, including sites which are now demolished and excluding sites which have since come to be recognised as having heritage value.
- Preparation of a thematic study on community gardens: the theme of community gardens is becoming increasingly more important to the municipality. This is evidenced by the findings of CERES Parl (study ID 24) and Joe's Market Garden (study ID 71). Council would benefit from a targeted study of this type to identify other potential sites and to understand them holistically.
- Preparation of a heritage landscape study of public domain plantings, including street plantings and urban reserves: a series of individual street trees were included as part of Stage 2 study, which, when assessed individually, were not considered to have local heritage value. However, Moreland, and Brunswick in particular, has a history of street and public planting connected with the emergence of urban forestry in Melbourne and corresponding interest in using native species in the urban environment. There would be merit in pursuing a heritage landscape study of public domain plantings in the future, to better understand and incorporate this type of heritage element into the HO. Such a study would benefit from cross-Municipality coordination with the City of Yarra and City of Melbourne in regard to areas near the southern borders with the City of Moreland.

In addition to above, Moreland City Council would benefit from a review of the Stage 1 heritage study reporting requirements to ensure that nominated Stage 1 sites are well defined (preferably through mapping) and their rationale for inclusion clearly stated. This will provide further clarity and focus to Stage 2 assessments.

5. References

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