

COBURG



Further Conservation Areas Report

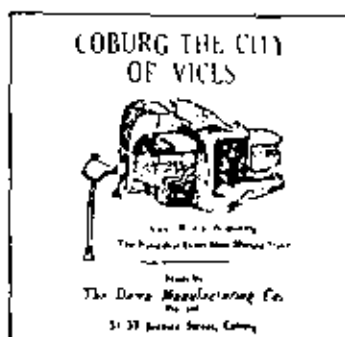
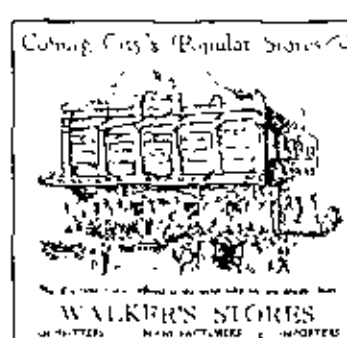
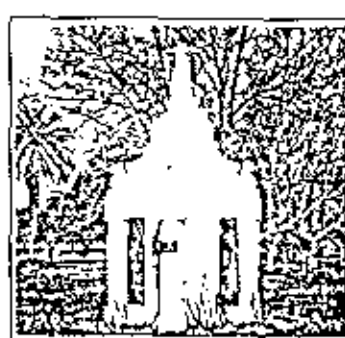
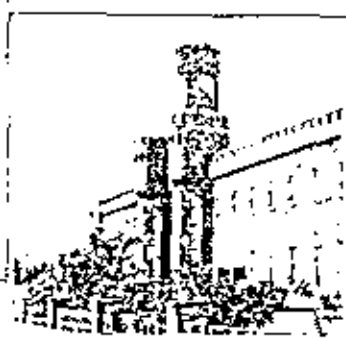
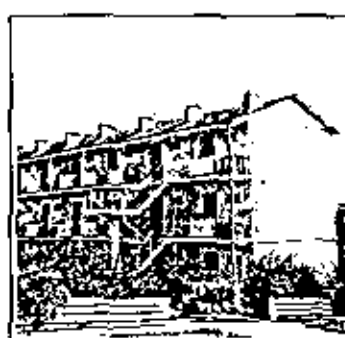
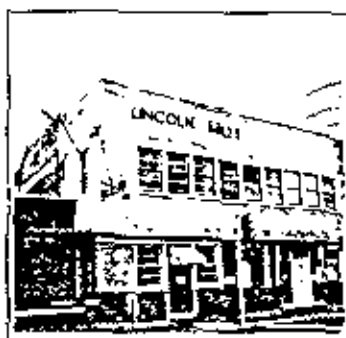
(supplementary Volume to
City of Coburg Heritage
Conservation & Streetscape Study)

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Postal Address: PO BOX 100, SE KILDEA VICTORIA 3182 AUSTRALIA
TELEPHONE 061 555 0811 FAX 061 555 7891

Further Conservation Areas Report

*(supplementary Volume to
City of Coburg Heritage
Conservation & Streetscape Study)*

by Timothy Hubbard & Karen Olsen

May 1995

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COBURG HERITAGE CONSERVATION AND STREETSCAPE STUDY:

FURTHER CONSERVATION AREAS

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TIMOTHY HUBBARD PTY LTD

CONSULTANTS

CONSERVATION ARCHITECT & PLANNER

11 HENRY STREET, ELWOOD, VICTORIA 3174 AUSTRALIA
Tel: 03 922 1111 Fax: 03 922 1111
11 HENRY STREET, ST KILDA, VICTORIA 3182 AUSTRALIA
Tel: 03 922 1111 Fax: 03 922 1111

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2 June 1995

MORELAND VIC 3058

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MS

Mr Brendan Murphy
Manager Technical Services
Moreland City Council
Locked Bag 10
MORELAND VIC 3058

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Dear Mr Murphy,

FURTHER CONSERVATION AREAS, COBURG

We are pleased to submit two copies of the final *Further Conservation Areas Report* to complement the 1990 *City of Coburg Heritage Conservation and Streetscape Study*. It includes your comments and suggestions from Mr Laurie Purrell following our draft submission.

Also enclosed is the final account for this report.

Yours sincerely,



TIMOTHY HUBBARD

1 Introduction

1.1 Background

This Study stems from submissions made by local residents in various parts of the former City of Coburg both to the panel hearing which reviewed the *City of Coburg Heritage Conservation and Streetscape Study* and later following the successful implementation of the Study. Eight submissions were considered. The Council's administration was also aware of other individual sites worth investigating and the need to identify significant trees. Some of these areas and buildings had already been highlighted for their potential in the Study. Finally, the Dale Avenue Conservation Area was to be reviewed in the light of the substantial changes which had occurred there.

Timothy Hubbard Pty. Ltd., the author of the original Study was commissioned to assess the submissions and the other individual sites and trees, and to make appropriate recommendations.¹ This review has been undertaken by Timothy Hubbard, conservation architect and planner and by Karen Olsen, historian and horticulturist.

1.2 Methodology

This report used the same approach as set out in the earlier *City of Coburg Heritage Conservation and Streetscape Study*, Section 1.3.4 *Survey Method and Criteria*. Historical notes have been developed for specific areas. For a full history of the development of Coburg see Section 2 of the same Study.

Extra analysis of a statistical nature was done by Laurie Burchell into the age and distribution of housing in the Coonans Hill area. This complimented analysis by the consultants into building integrity and condition in the same area. Both these approaches confirmed objectively the relative value of Coonans Hill and the difference between the northern and the southern halves.

1.2.1 Areas

Areas are considered to be significant to the local community as reflections of general historical themes, for their specific historical associations and as the best representative examples of types of development. These factors may be closely linked to the architectural significance of an area. Style, building type or sub-type and period are key factors in determining architectural significance. Individually significant buildings may make important contributions to the whole. *Cohesion, integrity and condition are other issues taken into account*

The extent of an area of significance will depend on its general sense of neighbourhood which is, in turn, influenced by many factors. These include topography, natural and man-made boundaries, natural and man-made landmarks and relationships with other more intangible factors such as the networks created by transport systems, shopping centres and schools. A sense of neighbourhood in an area might also be drawn from the quality of its building stock.

All of the areas nominated were inspected thoroughly, tested against each other and those areas already identified. One area nominated in its own right, Graham Street, was included in the broader Coonans Hill area. Some sites which were individually identified in the earlier study were included in the new areas.

1.2.2 Individual Sites

Individual sites were also inspected and the same approach was adopted as the earlier study. They were tested for their historic and architectural significance. For the criteria used see Section 1.3.4 Survey Method and Criteria.

Data sheets have been prepared for approximately thirty individual sites. All of these are of local significance and comprise eighteen from the Coonans Hill Conservation Area, one from the Phillips Street Conservation Area and five sites which are outside any conservation area. Those inside the Conservation Areas have been selected as representative example according to their

1.2.3 Trees

A developing awareness for the need for municipalities to fully identify significant trees, foreshadowed in the earlier Study, confirmed in the *City of Prahran Significant Trees and Gardens Study* and now included in the proposed Heritage Act, led to the preparation of a short list of potentially significant trees. These were investigated in two stages, firstly by the Council staff with Timothy Hubbard and secondly by Karen Olsen with Michael Looker. Of the 26 identified sites, thirteen were identified to be of sufficient significance to warrant conservation planning controls. The data sheets for these trees are included in Appendix C, and the original selection list is included in Appendix A.

Further significant trees and also gardens were noted by the consultants during the study. They are representative of the development of the City, from its farming origins, nineteenth century villa gardens, market gardens and other riverside gardens (such as that at 197 The Avenue, Coburg), to its rapid suburban expansion in the 1930s and '40s typified by the highly manicured suburban garden. A comprehensive survey in an independent study will yield a far more accurate representation of this aspect of the City's heritage.

1.3 Limits of Report

This report should be seen as supplementary to the *City of Coburg Heritage Conservation and Streetscape Study* and read in conjunction with it.

The present review has been undertaken in two stages, firstly in the second half of 1993 and then in early 1995. The hiatus developed initially from a lack of formal support from the Department of Planning and Development for any new Conservation Areas in metropolitan Melbourne and then from the prospect and subsequent implementation of council amalgamations. While some inappropriate development may have occurred in potential areas during this period, there has been a both a growing acceptance of conservation planning controls in Coburg and a consolidation of the processes initiated by the earlier study.

The consultants have serious reservations about the limited extent of the tree survey and strongly recommend that a systematic, broadly based search be undertaken. Significant gardens should also be considered.

1.4 Acknowledgments

In the preparation of this report the authors acknowledge the assistance of the following individuals and organisations:

Mr Laurie Burchell	Coburg Historical Society
Mr Brendan Murphy	City of Moreland
Ms Jenny Elphinstone	City of Moreland
Mr Michael Looker	Horticultural Consultant
Mr Paul Bermann	photography

2 Recommendations

2.1 General Recommendations

The general recommendations from the *City of Coburg Heritage Conservation and Streetscape Study* are applicable to this report and are confirmed. They are set out in Section 3 of that Study. In line with this, guidelines for the conservation of existing buildings should be followed in planning decisions. All infill buildings should be appropriate in height, scale, forms, materials, fenestration and set-back from the street. Consideration of fencing material and height, driveway size, garden form and layout is also necessary.

2.2 Planning Control Recommendations

The need for demolition permits in Conservation Areas is both a philosophical and a practical issue and it has some political overtones. Presently there is no demolition control in the Conservation (and Urban Design) Areas in the former municipality of Coburg. Demolition control is presently achieved by default. Because a permit is needed to develop, few applicants would demolish a building before that permit is issued. The main danger in this approach is that, once a permit to develop is issued, demolition can occur and the development may not proceed. The municipality misses out twice: it loses a heritage asset and gains a vacant block. A permit to develop could include conditions to protect the municipality from such a result. A bond may need to be posted or a bank guarantee entered into by the applicant. Alternatively, demolition may be prohibited until a building contract for the development has been signed.

The usual arrangement is for a Section 173 Agreement to be made as a condition of a permit, either to develop or to subdivide. This is registered on the title. The status quo, of demolition control by default, appears to be working satisfactorily and the consultants do not recommend the introduction of specific demolition controls in the short term. However, we do recommend that the issue is monitored.

We also recommend that the success, or otherwise, of performance based permits should be monitored. The present system of positive guidelines supported by expert heritage advice appears to be working well. It has been very carefully nurtured through the initial stages to now have a strong and well recognised set of policies and precedents. It has succeeded consistently in the ultimate test - the Administrative Appeals Tribunal. Indeed, Coburg's system has become something of a model for other planning schemes.

Similarly, the success, or otherwise, of the minimal identification of locally significant buildings should also be monitored. This involves the presumption that all existing buildings in an overwhelmingly uniform Conservation Area, such as the Newlands Conservation Area, are of local significance. The approach has worked well since the implementation of conservation planning controls. The same approach is recommended in the proposed Conservation Areas.

2.3 Areas Recommended

Three areas are recommended for conservation planning controls. These are:

AREA	TITLE	SIGNIFICANCE
Area E	Gallipoli Parade (Extension)	Level 1
Area V	Coonans Hill	Level 2
Area W	Phillips Street	Level 3

Council administration also asked the consultants to consider the situation of Area D, the Dale Avenue Conservation Area. Since the implementation of the Study, several houses have been demolished and others altered to the extent that the integrity of the area has been compromised. The original identification of the area has been reviewed, the precedents established by various planning decisions have been considered and the potential for long term conservation of the area has been tested. The consultants recommend that the 'Area D' Dale Avenue Conservation Area' area be removed from heritage planning controls.

2.4 Areas Rejected

The remaining areas were rejected for conservation planning controls. Their rejection was based on preliminary advice from the consultants, in which all the areas were ranked into strong, medium and weak cases. This was followed by a decision by the Council of the City of Coburg which was confirmed by the Commissioners of the City of Moreland, to consider only those areas with a strong potential. The case for Merlynston, or at least that part of it close to the Merlynston Railway Station, was ranked as 'strong' but none of the nominated area was supported by the Council.

The areas rejected by the Council included:

AREA	CASE
Warren Street	weak
Florence Street	medium
Merlynston close to the railway	strong
Merlynston away from the railway	weak
Cantala Avenue	weak

The existing Dale Avenue Conservation Area was also reviewed at the request of the Council administration. Several of the buildings existing at the time the Planning Scheme was amended have since been demolished and the integrity of the area has been eroded. The consultants are of the view that the Dale Avenue Conservation Area has been seriously compromised, no longer adequately represents the historic and architectural themes for which it was identified and that it should now be removed from the Planning Scheme.

2.5 Individual Sites Recommended

Individual sites nominated by the Council, residents or the consultants, for inclusion as significant were:

20	Ankertell Street
4	Heliopolis Street
8	Heliopolis Street
10	Heliopolis Street
10	Northumberland Road
197	The Avenue (formerly known as 'Moorefield')

Some sites were rejected following investigation. The others are described and classified by data sheet in Section 6, except for Numbers 4, 8, and 10 Heliopolis Street, which are considered in Sections 3 as the extension of Area F: Gallipoli Parade Conservation Area.

Within the proposed Conservation Areas, Coonans Hill and Phillips Street, a range of individual houses has been selected for being representative of the period, style, standard and, in particular, for their contribution to the streetscape. While these are distinctive buildings they should be seen as representative and all the other comparable buildings should be managed similarly. All these houses are considered locally significant.

2.6 Trees Recommended

Twenty-six trees, or groups of trees, were nominated by the public, the Council administration and the consultants, although only six of the trees were formally supported by the officer group. In the event, thirteen sites have been identified as having trees of at least local significance and data sheets have been prepared for each of these sites. The data sheets list general recommendations.

3 Area E: Gallipoli Parade Conservation Area Extension

N.B. The following text is closely based on that prepared for the original Heritage Study.

3.1 Statement of Significance

Gallipoli Parade and the surrounding streets are of state significance for the number of Beaufort homes, post-World War II prefabricated houses still surviving. Most of the Beaufort homes, constructed almost entirely from metallic materials, remain in good condition and are generally unaltered. The area also contains many State Bank homes and War Service homes from the Interwar period. It is a special example of a 1920s subdivision with its origins in the earliest history of Coburg. The street names glorifying the first AIF campaigns in the Great War reflect the mood of pride and patriotism in Australia in the Interwar period.

3.2 History

The La Rose Estate, bounded by Bell, Reynard, Reynolds and Rose Street, was one of the few large farms of the 1860s. It formed part of Arundel Wright's property, purchased at the second Coburg land sales in 1839. After changing hands several times, Farquhar McCrae bought the land in the 1840s. McCrae, a physician and Justice of the Peace, was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built the La Rose farmhouse c.1841-41. This is now known as Wentworth House.²

On McCrae's death in 1852 the land was sold to the Robertson family who had leased the farm from 1844.³ They extended the house in the 1860s. In 1886 the widow Robertson sold the La Rose Estate to the notorious subdividers Munro and Baillieu. The subdivision became one of the scandals of the boom years as the estate was sold from one part of the Munro and Baillieu group to another whenever money was needed.⁴ In the 1890s there was still a large proportion of unsold allotments which became part of a 1923 subdivision. This comprised 565 house and shop allotments. Delays in commencing the West Coburg tramline left allotments still unsold even after further auctions in 1926.⁵

In 1919 the War Service Homes Commission compulsorily acquired 12 hectares of land west of Reynolds Parade. This land had previously formed 300 allotments in the La Rose Estate, the Commission gradually built houses on the estate and sold them to returned men, charging the cheaper than normal rate of five percent. In the twenties the streets were renamed to recall the glory of the first AIF's campaigns, including Gallipoli, Somali, Perrone, Gezireh, Moascar, Heliopolis and Lemnos.⁶ Robert Irvine, best known for his construction of the Nicholson Street tram sheds, built 178 of the homes constructed in the area in the 1920s. He was a joiner from Scotland who employed mainly local men. In 1933 he became Mayor of Coburg.⁷ By 1930 there were several hundred Commission homes on the former La Rose Estate but 110 blocks remained at least until the 1940s.

Construction throughout Coburg slowed down during the depression of the 1920s and '30s and little development took place in this area until 1940 when land sales began in earnest again. This precinct appears in a 1940 auction notice and is described as being 'situated in the Most Progressive Area in the City of Coburg'. A 1941 auction notice points out the salient fact that

1500 buildings had been erected in the locality in the previous five years with 250 superior homes being built in the past twelve months.

After World War II the government began initiatives to develop prefabricated houses. This precinct benefited from the development of the prefabricated 'Beaufort home'. Combining the skills of the Victorian Housing Commission, the architect Arthur Baldwinson and the technical staff of the Beaufort Division of the Department of Aircraft Production, these houses went into production in 1946. Most of the Beaufort homes built in Victoria over that time can be found in this precinct. The prototype was a two bedroom house, based on a two foot grid, with a steel frame and clad with zincanneal sheet pressed to imitate weatherboard. The amount of steel required proved to be too demanding on post war supplies and the project was terminated prematurely in 1947, although examples appear to have been assembled in this area of Coburg as late as 1953.*

3.3 Description

The Gallipoli Parade Conservation Area primarily comprises a mixture of War Service and State Bank houses from the Interwar period. This original, single storey stock is complemented by various post-war bungalows, including Beaufort steel houses.⁹ Two storey intrusions and inappropriate alterations are isolated and generally unobtrusive. The street planting, of *Melaleuca* and *Prunus x blumeana* is mature and appropriate. All streets have nature strips of grass with concrete kerbs and channels. Most houses have vehicle crossings of concrete with garages well set back from the street. The footpaths are of concrete.

3.4 Extent

In the original Heritage Study the whole of the Gallipoli Parade Area, from Reynolds Parade to Mitchell Parade and from Reynard Street to Bell Street, was recommended as the Conservation Area. However, only a limited section was finally included in the Coburg Planning Scheme. The reasons for recommending the whole area still stand. This report considered the first four houses in Heliopolis Street, specifically Numbers 4, 6, 8 and 10.

3.5 Recommendations

This report recommends that the Gallipoli Parade Conservation Area be extended to include the four houses at Nos 4, 6, 8 and 10 in Heliopolis Street.

4 Area V: Coonan's Hill Conservation Area (including Graham Street)

4.1 Statement of Significance

The Coonans Hill Conservation Area is of local significance as a typical and representative suburban neighbourhood. It is associated with the first settlers and with early farming in Coburg. Its late nineteenth century subdivision and development did not proceed, reflecting its position on the edge of metropolitan expansion at that time. Truly suburban development occurred continuously from after World War I, when the houses were relatively humble, through to the more prestigious post World War II development. Post-war austerity is, nevertheless, reflected in these houses, and to some extent their gardens. This is seen in the use of secondhand materials, the 'stretching' of available materials and an absence of extraneous decoration. There are notable exceptions especially along the Moreland Road cliff top.

4.2 History

The area now known as Coonans Hill was originally owned by Farquhar McCrae, physician and Justice of the Peace.¹⁰ He was a member of the significant and influential McCrae family, the most famous member being Georgiana McCrae. He built the La Rose farmhouse c.1841, now known as Wentworth House.¹¹ Later the area was farmed by Michael Coonan, an Irishman who owned over sixty acres, a holding which was more or less typical of the district at that time.¹² A Michael Coonan is listed in an 1847 *Melbourne Directory* as a 'carter'.¹³ The land had been part of the Moreland Estate which was sold by the executors of Farquhar McCrae in 1858. Coonan sold about sixty acres but kept another five acres, including his own house. This latter portion was subsequently sold by his widow and, in 1927, it became Langtree Avenue.¹⁴

The later nineteenth century saw highly speculative subdivision all over the municipality. The Woodlands Estate, also known as the Great Moreland Estate and the Moreland Township Estate, was subdivided in 1888 into 594 lots by the Property Building Finance and Investment Society.¹⁵ This area was bounded by Walhalla Street, Coonans Hill Road, Woodlands Avenue and an irregular line on the western side.¹⁶ This subdivision was not developed.

The Moreland Hill Estate was a smaller area sharing the north and south boundaries of the Woodlands Estate, Woodlands Avenue and Moreland Road. It extended from Walhalla Street to midway between Carrington Street and Melville Road. (Of course, both Walhalla and Carrington Streets are new roads.) This land, about ninety acres, had been owned by Thomas and Jane Saunders.¹⁷ The family, comfortable survivors of Coburg's pioneering farms, owned other land. The Moreland Hill Estate was sub-divided into twenty lots of one acre each and re-subdivided again in the twentieth century.¹⁸

Historically, the Coonans Hill Conservation Area has developed from east to west. Three important factors affecting the pattern of settlement were the proximity of the Moreland Railway Station and the cable tram and the provision of sewerage. The tram in Sydney Road

terminated at Moreland Road. Carrington, Graham and Walhalla Streets are largely 1920s and 1930s bungalows. Grundy Street, Disrach Grove, Prendergast Street and Ward Grove are transitional and include predominantly maisonette pairs, representing the 1930s. The eastern streets and the Moreland Road cliff are predominantly post World War II. There are some interesting exceptions to this trend. The trend ends with the construction of Our Lady of Perpetual Succour Roman Catholic Parish School in 1960-61 and the house at 20 Louisville Street.

Topography also affected development. The prime sites after the second World War were along the cliff top in Moreland Road and along the ridge-line of the hill, especially along Louisville Avenue and the northern end of Rainer Street. This was the best ground, for its view over the city towards the bay and for its better drainage¹⁹ Moreland Road offered the prestige of a main road and houses here display growing car ownership. This prestige has since been compromised by heavy traffic from the freeway. The eastern edge of the neighbourhood was 'rearranged' by the construction of the Tullamarine Freeway in the late 1960s. The end of the historical development of Coonans Hill can be seen in the construction of the combined church and school, Our Lady of Perpetual Succour which was opened in 1961.

4.3 Description

The Coonans Hill Conservation Area is a typical and representative suburban neighbourhood, developed at a time of increasing car ownership. The population has ranged and still ranges across the middle classes. Its cohesion today has developed from its relatively short period of development, the number and integrity of the surviving houses, and the condition of the properties. The cohesion is reinforced by the uniform use of concrete paths and kerbs and the inclusion of nature strips and street trees.

The topography of Coonans Hill dominates the Conservation Area and creates a sense of place. It has influenced the street layout, particularly in the eastern half of the area. It has created important views into and out of the area. The quality of housing peaks at the top of the cliff and along the ridge-line.

For the most part, the houses in the Coonans Hill Conservation Area are single storey. The important exceptions are the row of houses along the Moreland Road cliff, which are all the more dominating because of the topography, the split level houses in Langtree Avenue and Rainer Street, and isolated examples such as Lyndhurst Hall, at 46 Walhalla Street, No. 20 Louisville Avenue and the attic houses at No. 16 Louisville Avenue and No. 41 Graham Street. There are also some new houses which are double-storeyed and some houses have been extended.

The area is also notable for its gardens, which are mostly contemporary with, or at least sympathetic to, the houses. The integrity of fences, driveways and garages is high, and the standard of maintenance in many gardens is striking. There are very intrusive new carports. Notable examples of Interwar gardens occur at several houses, where tightly clipped hedging and topiaried shrubs and trees reflect an aseptic domestic style. The best example of this approach to gardening is at No. 27 Disraeli Street. Notable Post World War II gardens are at Nos 40, 54 and 57 Rainer Street. These continue the suburban concern with tidiness and introduce a revived interest in contrasting colour. There are few trees and little canopy cover

over 12 to 15 metres in either gardens or streets. Important trees include a sugar gum, *Eucalyptus cladocalyx*, a street tree in Graham Street; a golden elm, *Ulmus procera* 'Louis van Houtte', and a pencil pine, *Cupressus sempervirens*, at No 55 Ward Grove. The streets are typical mixed deciduous and natives of no special distinction.

The standard of maintenance of both houses and gardens is high in the central part of the Coonans Hill Area, notably Louisville and Disraeli Avenues, Grundy and Prendergast Streets, the northern end of Rainer Street and Ward Grove.

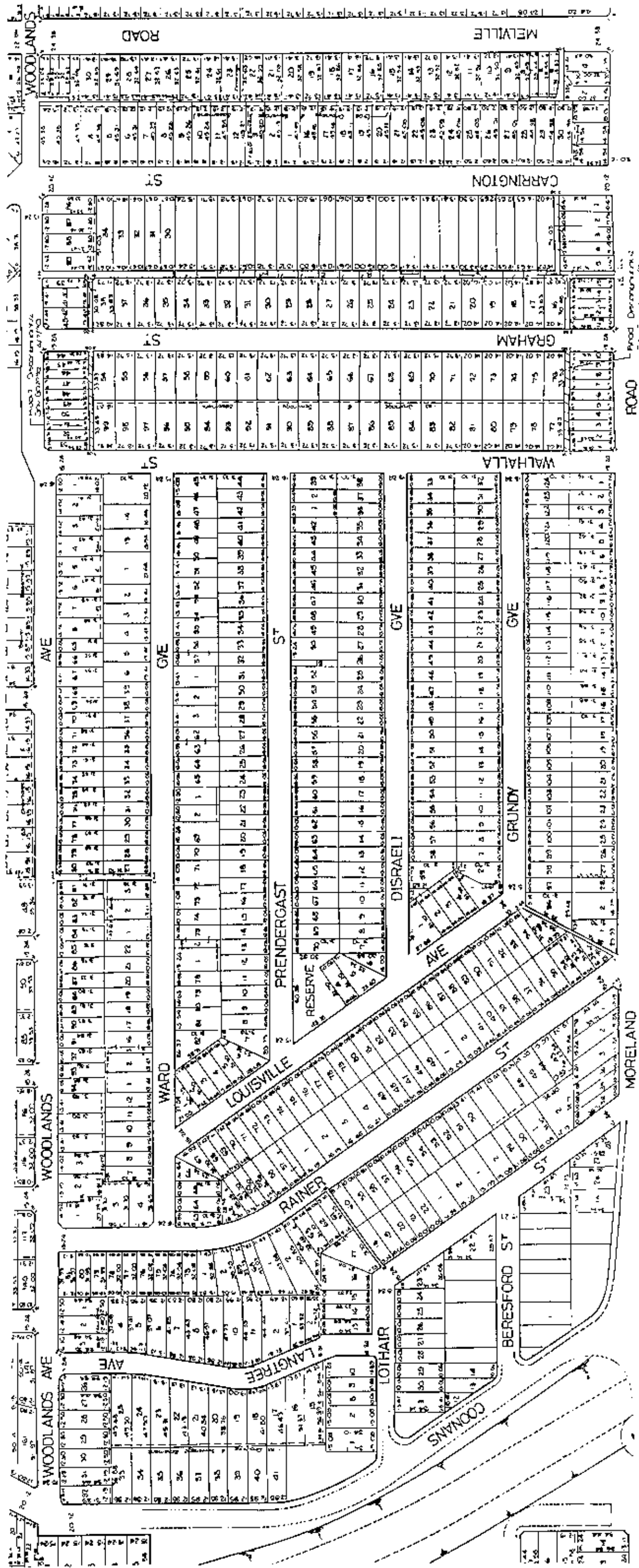
4.4 Extent

The Coonans Hill neighbourhood extends, from east to west between Melville and Coonans Roads and, from north to south, between Reyanard Street and Moreland Road. The Coonans Hill Conservation Area extends over approximately one half of this neighbourhood. Its perimeters are Woodlands Avenue, Carrington Street, Moreland Road and Coonans Road. It is contiguous with the southern end of the Melville Road Conservation Area.

A number of the houses in the Coonans Hill Conservation Area are also listed as individual sites.

4.5 Recommendations

Within the perimeter set out above and indicated on the plan, it is recommended that Coonans Hill be declared as Urban Conservation 'Area V'.



Area V: Coonans Hill Conservation Area

5 Area W: Phillips Street Conservation Area

5.1 Statement of Significance

Phillips Street is of local significance as an example of early twentieth century development. All the houses are of local significance except for those at Nos 12, 34, & 42. It is complementary to the Clarendon Street Conservation Area (Area C) but differs significantly in its sense of place which is developed predominantly by the avenue of Plane trees lining the street.

5.2 History

The area of Phillips Street south of Reynard Street was originally part of Crown Portion 134 and was first owned by Robert Bourne who, in 1848, sold to William Easey.²⁰ It was subdivided into thirteen lots of fifteen to twenty-four acres. Twenty acres was owned by Jane Hamilton, and this became the View Hill Estate.

The subdivision of View Hill Estate was set out in 1888. It comprised 94 lots plus ten acres, and its east-west borders ran in-between Phillips and Shaftsbury Streets, and Ilawthorn and Saunders Streets. It was bounded on the north by Reynard Street and to the south along the line of Woodlands Avenue - although the Avenue does not continue this far. The boundaries are shown clearly on the plan. The western half of the estate was not marketed until 1912 and was considered a 'failed estate'.²¹ However Phillips Street lay on the east side of the estate, and its layout, and that of the streets adjacent to it, is original.

5.3 Description

Phillips Street is a significantly homogeneous street comprising detached single storey houses. Their style is loosely influenced by the Californian Bungalow style. They are all weatherboard with one exception. All were constructed in the 1920s except for the three matching late Victorian houses at the northern end of the street Nos 36, 38 & 40. All the frontages are narrow except for Nos 6, 12 & also No 13 which happens to be the only brick house in the street and is one of the oldest. The fences, many of which are original, compliment the houses with certain notable exceptions such as those at No. 5 and No. 49.

The mature plane trees, *Platanus orientalis*, which are a traditional street tree, give distinction to the streetscape and are some of the best surviving in Coburg. They have been pollarded and are in reasonable health. The inter-planting of mixed Australian species includes *Melaleuca*, *Acacia*, *Hakea* and *Eucalyptus* species, some of which are in only fair condition and most of which will have a shorter life span than the plane trees. These smaller trees probably date from the 1970s and, as they decline, a replacement program might consider the introduction of further plane trees to reinforce the existing avenue. Importantly, the streetscape and its avenue effect is closed at the southern end by the curve of the road and the houses at the intersection of Phillips Street with Shaftsbury Street.

The road surface is bitumen, the kerbs are the original mass concrete and the paths are new concrete tinted grey.

5.4 Extent

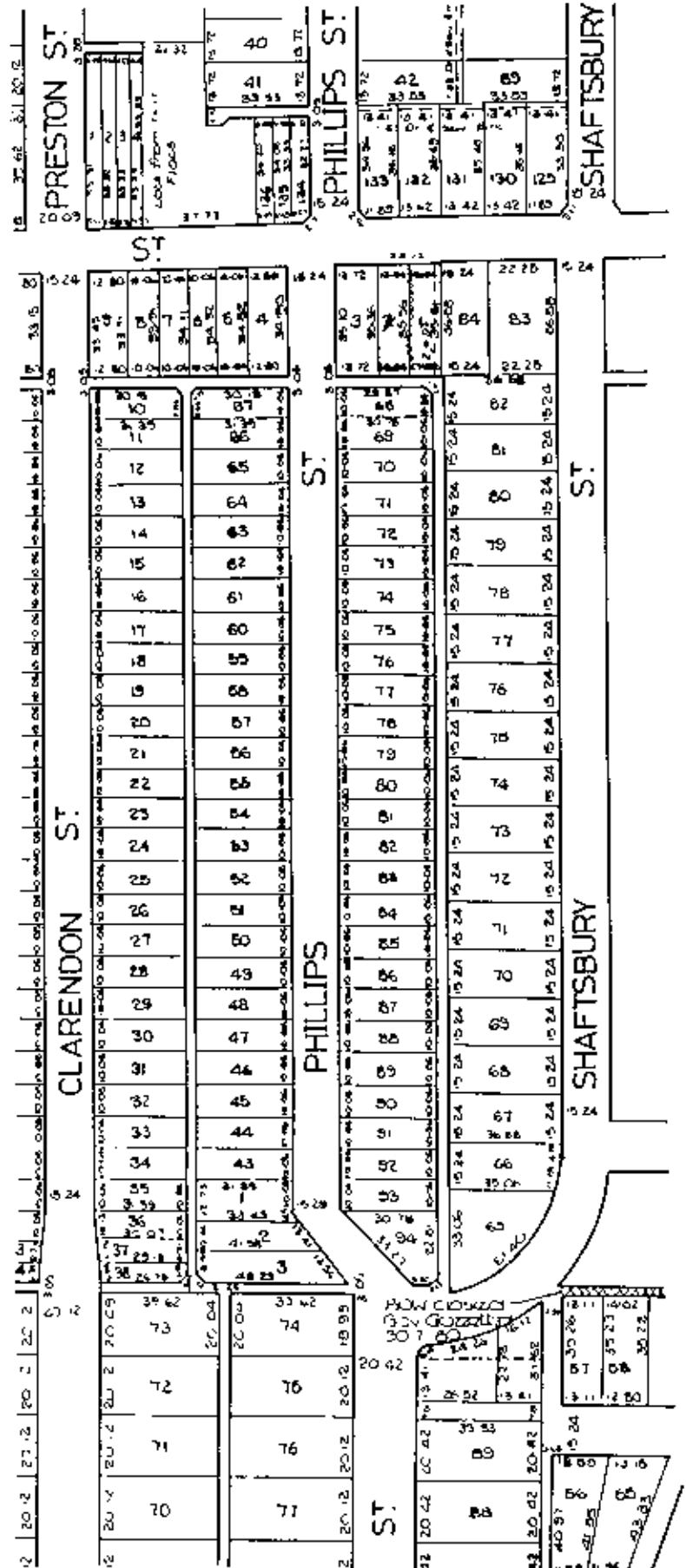
The proposed Phillips Street Heritage Area extends from the lanes to the west and east of the properties facing the Phillips Street, to the lane south of the properties in Reynard Street and including the properties at the intersection of Phillips Street with Shaftsbury Street. It extends from and is contiguous with the Clarendon Street Heritage Area and they complement each other.

5.5 Recommendations

Within the perimeter set out above and indicated on the plan, it is recommended that Phillips Street be declared as Urban Conservation 'Area W'.

Planning controls for alterations to houses in Phillips Street must recognise the importance of and abide by the pattern of single storey height and traditional forms. The house at No. 45 has been extended at the rear and could form a model for the alteration of other houses.

Area W: Phillips Street Conservation Area



6 Endnotes

- 1 *Minutes of Ordinary Meeting of Council*, Item 6.5, 26 April 1993
- 2 Richard Broome, *Coburg. Between two Creeks*, Lothian Publishing Company Pty Ltd, Melbourne 1987, p. 44
- 3 *ibid.*
- 4 Michael Cannon, *The Land Boomers*, illustrated edition, Thomas Nelson, Australia, 1976, pp. 187-192.
- 5 *op. cit.* Broome, p. 208.
- 6 *ibid.*
- 7 *ibid.*
- 8 See Section 2.7 of the original *City of Coburg Heritage Conservation and Streetscape Study*
- 9 Section 2.7 of the original *City of Coburg Heritage Conservation and Streetscape Study*
- 10 *Plan shewing sub-division of the Moreland Estate, the Property of the late Doctor Farquhar McCrae*, Executor's Auction, 1858. Vale and Haughton Map Collection, State Library of Victoria.
- 11 *op. cit.* Broome, p. 44.
- 12 *ibid.*, p. 127.
- 13 *Melbourne Directory*, 1847, facsimile edition.
- 14 Telephone interview, Laurie Burchell, 2 June 1995.
- 15 Fiche 32.141 and Poster CHS, 'Coburg's Land Boom Estates: 1882-1892', by Laurie Burchell, 1992/3, sourced from Coburg rate Books, Coburg Council large municipal plans, and the Land Title Office of Victoria Cadastral and Lodged Plans.
- 16 Refer to 'Coburg's Land Boom Estates: 1882-1892', Laurie Burchell, 1992/3
- 17 *op. cit.*, Broome, p64. Broome states that their Reynard Road farm was 120 acres.
- 18 Fiche No 25.42, 'Coburg's Land Boom Estates. 1882-1892', Laurie Burchell, 1992/3.
- 19 Local history records that those living on the lower sides of Rainer Street, Langtree Avenue and Coonans Road would change their shoes to go shopping, leaving muddy shoes under a boxthorn hedge half way up the hill (informal conversation at Coonans Hill Residents Meeting, Monday 20 March 1995)
- 20 Telephone interview, Laurie Burchell, 2 June 1995.
- 21 'Coburg's Land Boom Estates: 1882-1892', Laurie Burchell, 1992/3, sourced from Fiche 32 116, Poster U5.68.

7. Appendices

A: Submissions for further Conservation Areas

B: Data Sheets for Buildings

C: Data Sheets for Trees

APPENDIX A
Submissions for
Further Conservation Areas



COBURG CITY COUNCIL

29 July 1993

Timothy Hubbard
Conservation Architect & Planner
19 Acland Street
ST KILDA 3182

File: 237 19 31
Enquiries Mr V Piacente
Telephone. 350 0150

Dear Tim

HERITAGE CONSERVATION CONTROLS - NOMINATED AREAS

Further to my letter dated 21 July 1993 in relation to the commencement of a detailed investigation of nominated areas I enclose an up to date list of nominations for inclusion on the register of significant trees. Further assessment of the nominations should now be conducted as part of the detailed study.

Please contact myself or the above named person of the Planning Section if you have any queries or require further information.

Yours faithfully


BRENDAN MURPHY
Manager Planning Services

COBURG CITY COUNCIL
REGISTER OF SIGNIFICANT TREES
LIST OF NOMINATIONS

NO.	LOCATION	SPECIES	NOMINATED BY	OFFICER GROUP REC.
1	The Grove	Elms (Street trees)	Pontikis & Saunders	Not supported
2.	54 The Grove	Date Palm Phoenix canariensis	Pontikis & Saunders	Not supported
3.	54 The Grove	Eucalyptus Maculata	Pontikis & Saunders	Not supported
4.	28 Lincoln Avenue	Native Gums Tristania conferta	Mrs Raelene Morrall	
5.	Wattle Grove	Plane (Street trees)	Mrs V Rudinica	Not supported
6.	Champ Street	9 Red Gums (outside prison)	Coburg Historical Society	Supported
7.	3 Evelyn Street	Eucalyptus	Margaret MacDonald	
8.	22 Pleasant St (nature strip)	Sydney Blue Gum E. Saligna	R & L Coghill	
9.	197 The Avenue	Bunya Pine	A & R Bucci	Supported
10	197 The Avenue	Lemon Scented Gum Eucalyptus Citriodora	A & R Bucci	Supported
11.	Shore Reserve	Elms Ulmus procera	Norm Share	
12.	Campbell Reserve	Poplar serotina (Golden Poplar)	Norm Share	
13.	Lake Reserve	Elm Tree Avenue	Norm Share	
14.	Bain Reserve	English Elm Avenue	Norm Share	
15.	Town Hall	2 English Oaks Quercus robur	Norm Share	Supported

16	Bridges Reserve	5 Palms Phoenix canariensis	Norm Share	Supported
	21 Greenwood St	Gum	Kay Court	
18.	Coburg Primary School	4 Palms Phoenix canariensis	Officer Group	
19.	Coburg Primary School	Peppercorn Schinus Molle	Officer Group	
20.	Urquhart Street	Peppercorn Schinus Molle	Officer Group	
21	McDonald Reserve	8 English Elms Quercus robur	Officer Group	Supported
22.	St Pauls Church	Pencil Pine	Officer Group	
23.	Merricreek Merricreek Avenue	Peppercorn Tree Schinus Molle	Officer Group	Supported
24.	44 Marks Street	Maidenhair Tree	Mrs J Brown	
25.	Hawthorn Street	Oak Quercus robur	Mrs W Cotchin	



COBURG CITY COUNCIL

10 November 1993

File: 237 19 31
309 801 606
Enquiries: Mr V Piacente
Telephone: 350 0150

Timothy Hubbard
Conservation Architect & Planner
PO Box 203
ST KILDA 3182

Dear Tim

HERITAGE CONSERVATION CONTROLS - REVIEW OF NOMINATED AREAS

I advise that Council, at its last meeting considered a report concerning the Dale Avenue Urban Conservation Area. *A copy of the report is attached.*

Council resolved to request that the Heritage Advisor review the Dale Avenue Conservation Area in conjunction with the detailed assessment of the additional conservation areas currently being conducted.

In accordance with Council's resolution a review of the Dale Avenue area should now be commenced in conjunction with the current assessment of other areas.

I would be please if you could outline the progress of the current reviews and the likely date of completion.

Yours faithfully

Brendan Murphy
BRENDAN MURPHY
Manager Planning Services

March 29th 1993.

To Mayor & Councillors.

We are a block of 4 householders that were very disappointed we were omitted off the Heritage LIS that went through for the Gallipoli Pde area in Jan 1993 (even though we were included in the original report by Timothy Hubbard)

As you can see by the map attached No 2 Helicopolis is already ~~included~~ included, we would like the rest of the block to be added, as we are all in agreement.

- No 4 Mrs H White & White.
- No 6 Mr L & Mrs H Warway / H Warway / L Warway
- No 8 Mrs M Beever / M Beever
- No 10 Mr J & Mrs K Milton & Mrs K Milton

We all hope you can help us.

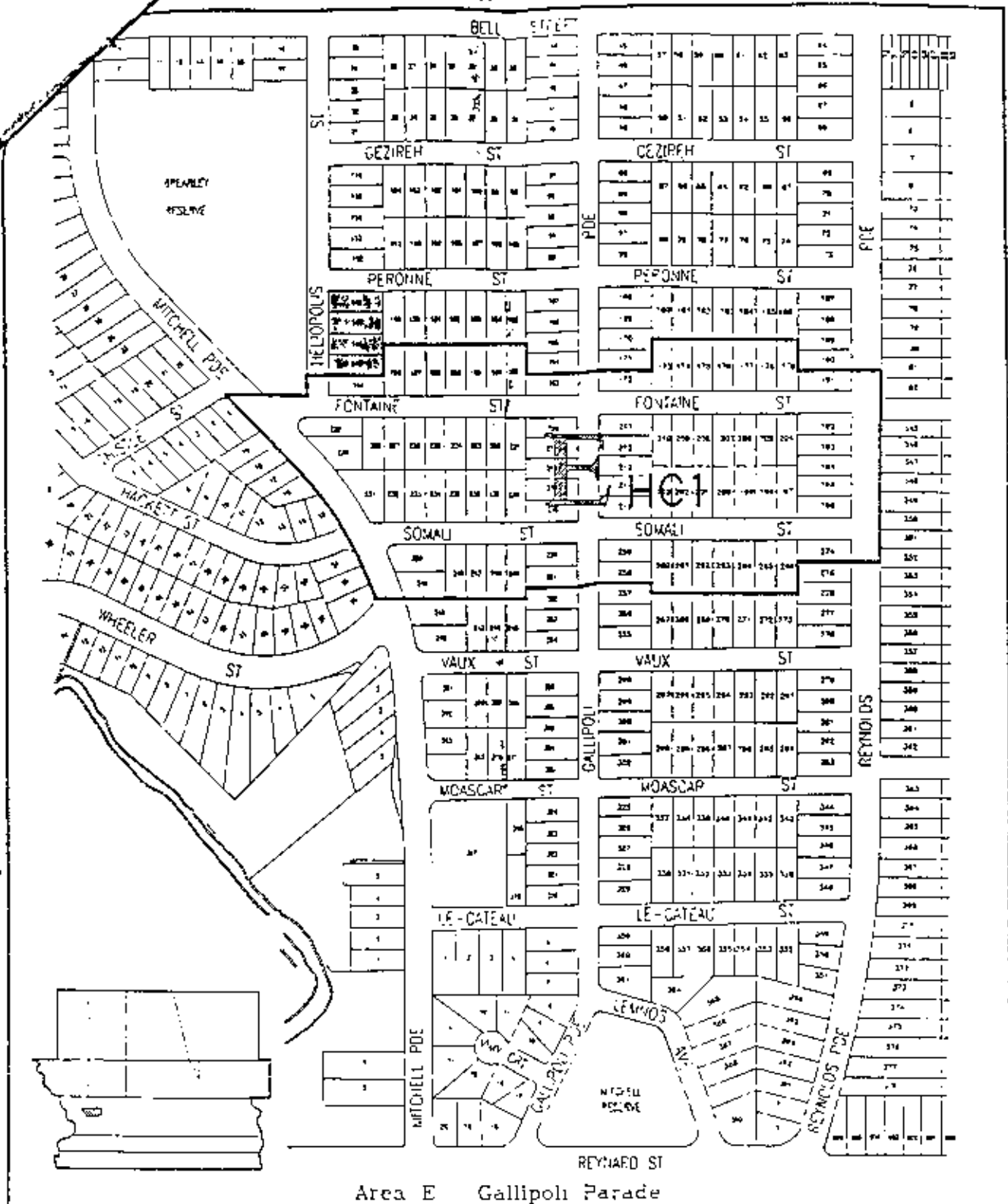
CITY OF COBURG		
5 APR 1993		
FILE 237-19-15		
ATTACHED	YES	NO

copy to Bruce Lancashire please

copy to
DDO
Mayor & Councillors

① CEO

LOCAL SECTION



SCALE 1:3000

REFER TO PLANNING SCHEME MAP No 1 UC

Map 1 of 1

LEGEND

HC1 Heritage Conservation 1 Area

ADOPTED MAP

AMENDMENT L 15 Part 2

COONANS HILL PRESERVATION GROUP ²₁₀

P.O. BOX 214 PASCOE VALE STN 2044

TEL 386 4034

14th July 1992

Mr J R Diffen
Chief Executive Officer
Coburg City Council
P.O. Box 113
Coburg Vic 3058

Dear Mr Diffen,

Heritage Conservation Controls - Coonans Hill

This submission is lodged by the Coonans Hill Preservation Group in conjunction with the Graham Street Residents Action Group.

We request that our area be included within the Heritage Conservation Controls contained in the Coburg Planning Scheme. The area is bounded by the following arterial roads: Coonans Road to the west, Melville Road to the east, Moreland Road to the south and Reynard St to the north (See appendix 1)

We consider that the area should have a Heritage Conservation 1 listing and all buildings be given a "C" grading. The architecture of the area is of great importance as it identifies the evolution of the City of Coburg. Part of the area proposed is already included in Heritage Conservation Controls of the Coburg Planning Scheme - Area H - Melville Road.

With the assistance of the Coburg Historical Society we have undertaken a comprehensive survey of the area. The enclosed map (Appendix 1) indicates the periods in which the homes were built. Documents used to create both the map and graph (Appendix 2) were sourced from the Coburg Historical Society. To ensure the correctness a visual inspection was conducted on each and every property.

COONANS HILL PRESERVATION GROUP

P.O. BOX 214 PRESTON VALLEY STN 3044

TEL 036 4034

The map indicates clearly the stages of development within the area. The area bounded by Ward Grove, Moreland Road, Louisville Ave and Melville Road comprises mainly interwar houses (1919 - 1940). It is relatively homogeneous and intact. There is a limited number of designs, most with original gardens and well maintained. The graph (See appendix 2) demonstrates that this area compares favourably with the Area H - Melville Road.

The balance of the area comprises Austerity Style (1945 - 1958) and Cream Brick (1953 - 1965). It is considered that these styles of housing are also worthy of protection as they provide a comprehensive picture of postwar architecture.

Coonans Hill is thus of great architectural importance as it typifies the development of suburban Coburg. The homogeneity of interwar houses and the infill of postwar houses contributes to the character of the area as well as providing a setting for the streetscape.

The residents of Coonans Hill submit this request to ensure that this unique area is protected in order to maintain its historical value within the municipality. Any new development, infill or alteration should reflect the dominant character of the streetscape and nearby dwellings. The retention and maintenance of older buildings and the sensitive approach to the designs of new buildings would maintain the heritage value of the area accompanied by communal pride.

COONANS HILL PRESERVATION GROUP

P.O. BOX 214 PASCOE VILLE VIC 3041

TEL 036 4084

Our proposal has been supported by 226 residents as indicated by the attached petitions. (See appendix 3) With many residents being away and insufficient time to canvas the entire area the streets are represented as follows:

Carrington	25 *	Painer	24
Disraeli	11	Walhalla	18
Graham St	47 *	Ward	24
Grundy	13	Warren	14 *
Louisville	13	Woodlands	10
Moreland	3		

This preliminary survey shows that there is wide support from the residents to have the area included within a Heritage Conservation area

Alternative to having the area as a whole classified we submit that the streets represented above be individually included

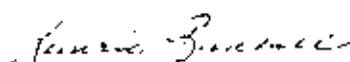
We further request that Interim Controls be introduced until such time as Council study of the area has been completed. Any insensitive new development can act to the detriment of one of the most intact areas within the City of Coburg complemented by the mix of of interwar and postwar housing

We should be pleased to assist in any way deemed necessary to complete the study of the area

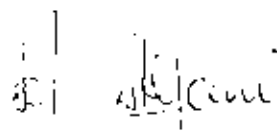
Yours faithfully,



Marilyn Bowler
Graham St Residents
Action Group



Laurie Burchell
Warren Street
Group



Angela Stefani
Coonans Hill
Preservation Group

COONANS HILL PRESERVATION GROUP

P.O. BOX 214 PADDOE VALLE STH 3544

TEL 355 4034

- * Refer submission of 17th February 1992
Graham Street Residents Action Group

- * Seperate submission lodged by L. Burchell

Appendix 1 Larger scale map prepared by L. Burchell
available upon request for inspection
only.







Appendix 2 Prepared by L. Burchell - Comparison
between proposed area and area already
within Heritage Conservation Controls

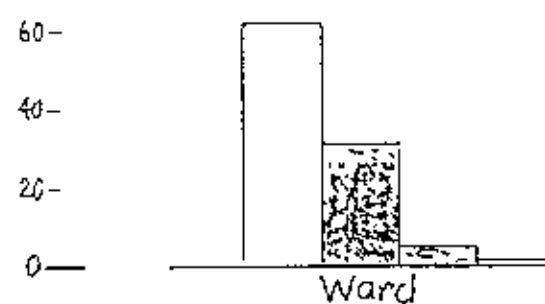
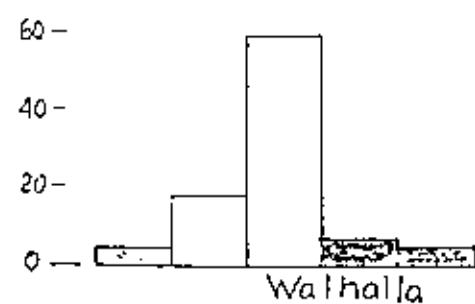
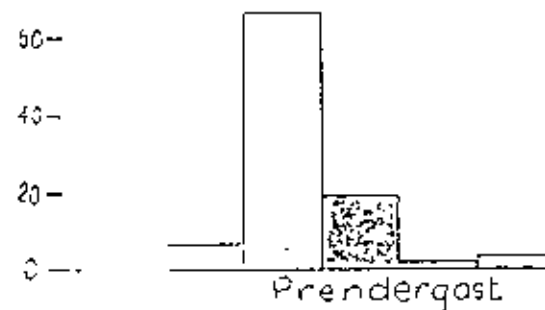
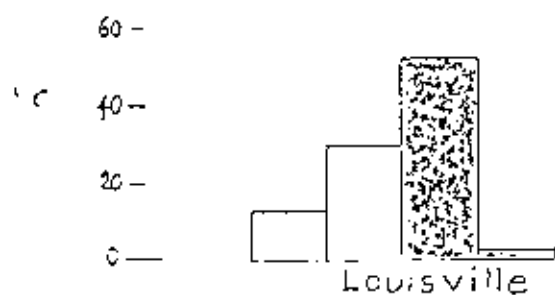
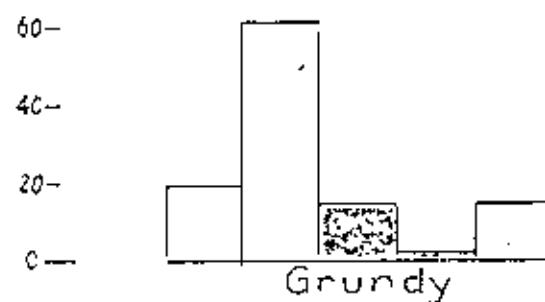
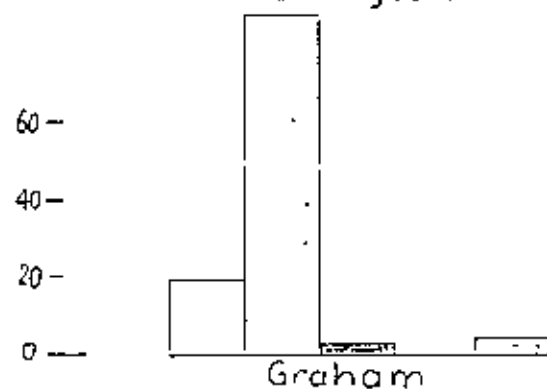
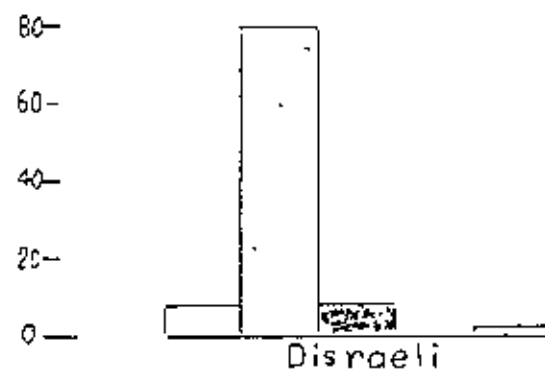
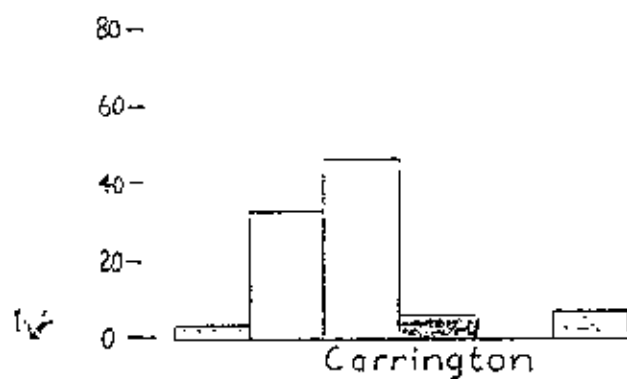
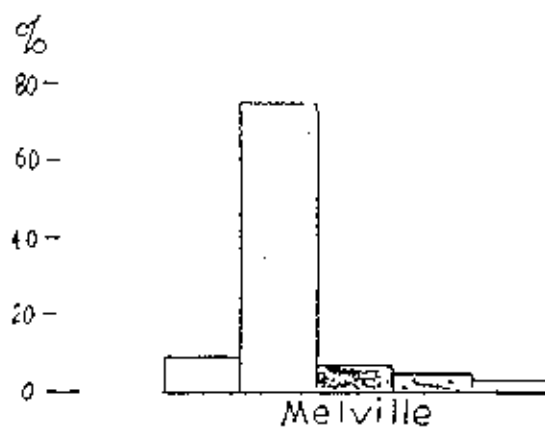
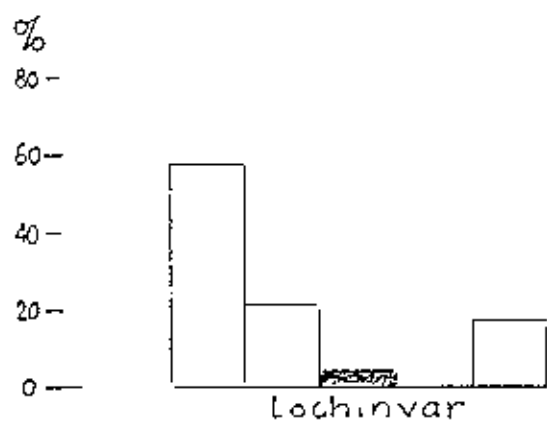
Appendix 3 Petitions from residents of Coonans Hill

Proposed Coonans Hill Heritage Conservation Area
STREET HERITAGE PROFILES

The graphs on the following page are intended to allow comparison between two proclaimed streets (Lochinvar Street and Melville Road) and eight which are submitted for inclusion in a Heritage Conservation Area. In each case percentages of houses in five period categories are shown. In these terms it will be noted that all but Louisville among the proposed streets compare favourably with Melville Road. Louisville Avenue marks the western boundary of Inter-War housing on the hill with its east side consisting almost entirely of Post-War houses

Key to Graphs

-  Victorian and Federation Styles
-  California Bungalow Style
-  Centenary Styles
-  Austerity Style
-  Cream Brick Style
-  Post 1965 Styles



17 Warren Street
Pascoe Vale South 3044

Phone 386 8572

14 July 1992

Mr J R Diffen
Chief Executive Officer
Coburg City Council
P O Box 113
COBURG 3058

Dear Mr Diffen,

On behalf of seventeen residents whose signatures appear on the attached sheet, I request that Warren Street and houses in adjacent streets as shown on the enclosed map be included within the heritage conservation controls contained in the Coburg Planning Scheme.

At the time of consultation, a number of residents were away, some apparently for a long period, although a proxy has signed on behalf of one of these. Mr and Mrs Rizzo of 8 Warren Street have declined to sign as they believe the controls, if introduced, would be too restrictive. Could we arrange that an appropriate Council Officer, visit and speak with them about their concerns before any decision is taken on this submission?

The 1950s were the last time that Coburg experienced a residential building boom and the last time that whole streets were built in a consistent style. And yet, apart from Balmoral Avenue which is primarily late 1940s, none of the existing conservation areas adequately represent this period. Warren Street, as the dates on the map show, is a very good example of it and by including three overlooking houses in Woodlands Avenue and Rainer Street, its streetscape would be more complete. These houses are good representatives of what has been called the Cream Brick style, and one of them, 56 Rainer Street, was designed by the architectural firm of Baxter, Cox and Associates.

The majority of the houses in the submitted area are substantially intact, while the vinyl or aluminium cladding on others could at some future date be removed if the owners desired. Worth noting too is 10 Warren Street, a good example of an Age Small Homes Service Design No. T234.

Yours Faithfully,

Laune Burchell

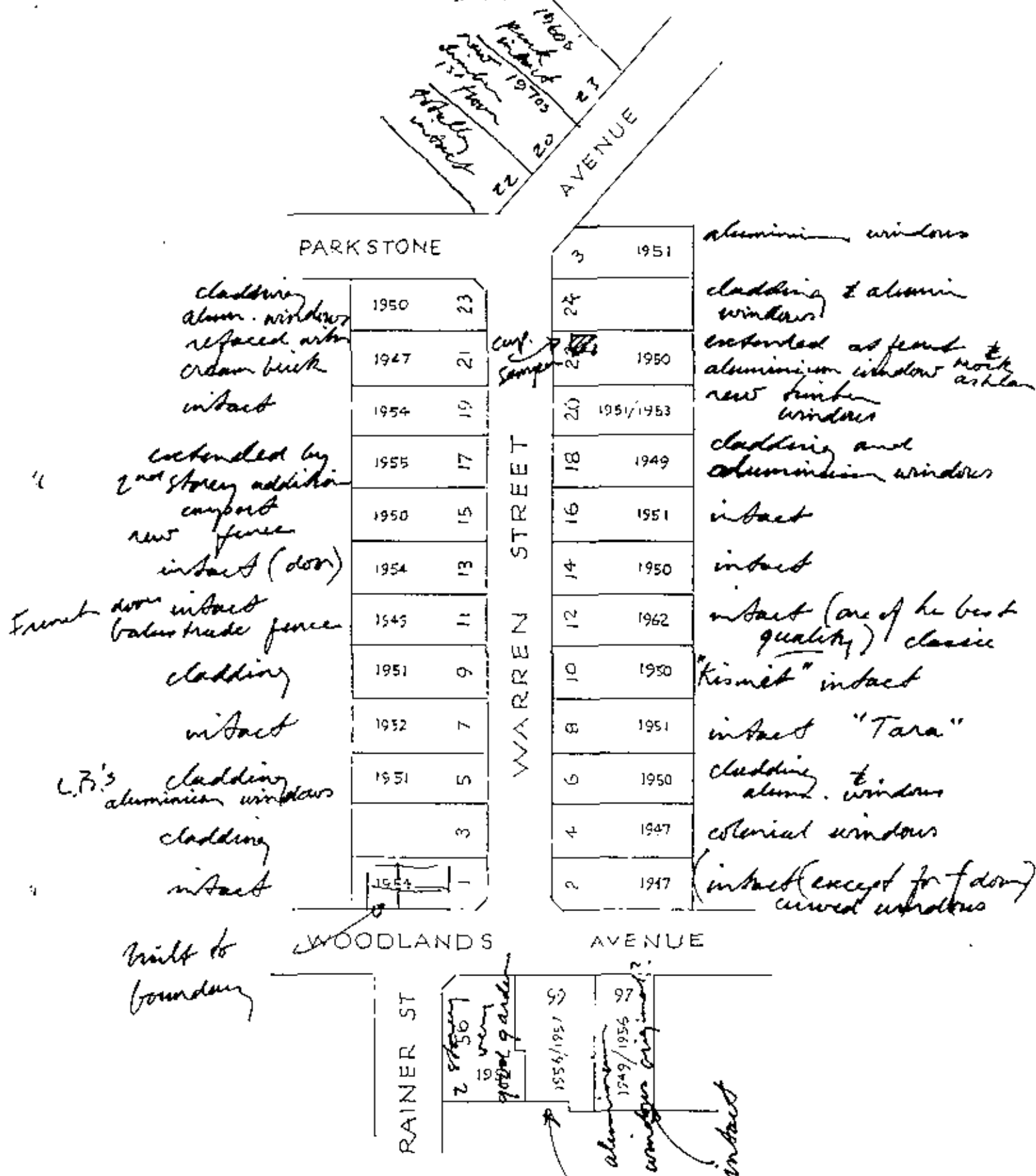
Laune Burchell

237 19-31

MPS

17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-1229-1230-1231-1232-1233-1234-1235-1236-1237-1238-1239-1240-1241-1242-1243-1244-1245-1246-1247-1248-1249-1250-1251-1252-1253-1254-1255-1256-1257-1258-1259-1260-1261-1262-1263-1264-1265-1266-1267-1268-1269-1270-1271-1272-1273-1274-1275-1276-1277-1278-1279-1280-1281-1282-1283-1284-1285-1286-1287-1288-1289-1290-1291-1292-1293-1294-1295-1296-1297-1298-1299-1300-1301-1302-1303-1304-1305-1306-1307-1308-1309-1310-1311-1312-1313-1314-1315-1316-1317-1318-1319-1320-1321-1322-1323-1324-1325-1326-1327-1328-1329-1330-1331-1332-1333-1334-1335-1336-1337-1338-1339-1340-1341-1342-1343-1344-1345-1346-1347-1348-1349-1350-1351-1352-1353-1354-1355-1356-1357-1358-1359-1360-1361-1362-1363-1364-1365-1366-1367-1368-1369-1370-1371-1372-1373-1374-1375-1376-1377-1378-1379-1380-1381-1382-1383-1384-1385-1386-1387-1388-1389-1390-1391-1392-1393-1394-1395-1396-1397-1398-1399-1400-1401-1402-1403-1404-1405-1406-1407-1408-1409-1410-1411-1412-1413-1414-1415-1416-1417-1418-1419-1420-1421-1422-1423-1424-1425-1426-1427-1428-1429-1430-1431-1432-1433-1434-1435-1436-1437-1438-1439-1440-1441-1442-1443-1444-1445-1446-1447-1448-1449-1450-1451-1452-1453-1454-1455-1456-1457-1458-1459-1460-1461-1462-1463-1464-1465-1466-1467-1468-1469-1470-1471-1472-1473-1474-1475-1476-1477-1478-1479-1480-1481-1482-1483-1484-1485-1486-1487-1488-1489-1490-1491-1492-1493-1494-1495-1496-1497-1498-1499-1500-1501-1502-1503-1504-1505-1506-1507-1508-1509-1510-1511-1512-1513-1514-1515-1516-1517-1518-1519-1520-1521-1522-1523-1524-1525-1526-1527-1528-1529-1530-1531-1532-1533-1534-1535-1536-1537-1538-1539-1540-1541-1542-1543-1544-1545-1546-1547-1548-1549-1550-1551-1552-1553-1554-1555-1556-1557-1558-1559-1560-1561-1562-1563-1564-1565-1566-1567-1568-1569-1570-1571-1572-1573-1574-1575-1576-1577-1578-1579-1580-1581-1582-1583-1584-1585-1586-1587-1588-1589-1590-1591-1592-1593-1594-1595-1596-1597-1598-1599-1600-1601-1602-1603-1604-1605-1606-1607-1608-1609-1610-1611-1612-1613-1614-1615-1616-1617-1618-1619-1620-1621-1622-1623-1624-1625-1626-1627-1628-1629-1630-1631-1632-1633-1634-1635-1636-1637-1638-1639-1640-1641-1642-1643-1644-1645-1646-1647-1648-1649-1650-1651-1652-1653-1654-1655-1656-1657-1658-1659-1660-1661-1662-1663-1664-1665-1666-1667-1668-1669-1670-1671-1672-1673-1674-1675-1676-1677-1678-1679-1680-1681-1682-1683-1684-1685-1686-1687-1688-1689-1690-1691-1692-1693-1694-1695-1696-1697-1698-1699-1700-1701-1702-1703-1704-1705-1706-1707-1708-1709-1710-1711-1712-1713-1714-1715-1716-1717-1718-1719-1720-1721-1722-1723-1724-1725-1726-1727-1728-1729-1730-1731-1732-1733-1734-1735-1736-1737-1738-1739-1740-1741-1742-1743-1744-1745-1746-1747-1748-1749-1750-1751-1752-1753-1754-1755-1756-1757-1758-1759-1760-1761-1762-1763-1764-1765-1766-1767-1768-1769-1770-1771-1772-1773-1774-1775-1776-1777-1778-1779-1780-1781-1782-1783-1784-1785-1786-1787-1788-1789-1790-1791-1792-1793-1794-1795-1796-1797-1798-1799-1800-1801-1802-1803-1804-1805-1806-1807-1808-1809-1810-1811-1812-1813-1814-1815-1816-1817-1818-1819-1820-1821-1822-1823-1824-1825-1826-1827-1828-1829-1830-1831-1832-1833-1834-1835-1836-1837-1838-1839-1840-1841-1842-1843-1844-1845-1846-1847-1848-1849-1850-1851-1852-1853-1854-1855-1856-1857-1858-1859-1860-1861-1862-1863-1864-1865-1866-1867-1868-1869-1870-1871-1872-1873-1874-1875-1876-1877-1878-1879-1880-1881-1882-1883-1884-1885-1886-1887-1888-1889-1890-1891-1892-1893-1894-1895-1896-1897-1898-1899-1900-1901-1902-1903-1904-1905-1906-1907-1908-1909-1910-1911-1912-1913-1914-1915-1916-1917-1918-1919-1920-1921-1922-1923-1924-1925-1926-1927-1928-1929-1930-1931-1932-1933-1934-1935-1936-1937-1938-1939-1940-1941-1942-1943-1944-1945-1946-1947-1948-1949-1950-1951-1952-1953-1954-1955-1956-1957-1958-1959-1960-1961-1962-1963-1964-1965-1966-1967-1968-1969-1970-1971-1972-1973-1974-1975-1976-1977-1978-1979-1980-1981-1982-1983-1984-1985-1986-1987-1988-1989-1990-1991-1992-1993-1994-1995-1996-1997-1998-1999-2000-2001-2002-2003-2004-2005-2006-2007-2008-2009-2010-2011-2012-2013-2014-2015-2016-2017-2018-2019-2020-2021-2022-2023-2024-2025-2026-2027-2028-2029-2030-2031-2032-2033-2034-2035-2036-2037-2038-2039-2040-2041-2042-2043-2044-2045-2046-2047-2048-2049-2050-2051-2052-2053-2054-2055-2056-2057-2058-2059-2060-2061-2062-2063-2064-2065-2066-2067-2068-2069-2070-2071-2072-2073-2074-2075-2076-2077-2078-2079-2080-2081-2082-2083-2084-2085-2086-2087-2088-2089-2090-2091-2092-2093-2094-2095-2096-2097-2098-2099-2100-2101-2102-2103-2104-2105-2106-2107-2108-2109-2110-2111-2112-2113-2114-2115-2116-2117-2118-2119-2120-2121-2122-2123-2124-2125-2126-2127-2128-2129-2130-2131-2132-2133-2134-2135-2136-2137-2138-2139-2140-2141-2142-2143-2144-2145-2146-2147-2148-2149-2150-2151-2152-2153-2154-2155-2156-2157-2158-2159-2160-2161-2162-2163-2164-2165-2166-2167-2168-2169-2170-2171-2172-2173-2174-2175-2176-2177-2178-2179-2180-2181-2182-2183-2184-2185-2186-2187-2188-2189-2190-2191-2192-2193-2194-2195-2196-2197-2198-2199-2200-2201-2202-2203-2204-2205-2206-2207-2208-2209-2210-2211-2212-2213-2214-2215-2216-2217-2218-2219-2220-2221-2222-2223-2224-2225-2226-2227-2228-2229-2230-2231-2232-2233-2234-2235-2236-2237-2238-2239-2240-2241-2242-2243-2244-2245-2246-2247-2248-2249-2250-2251-2252-2253-2254-2255-2256-2257-2258-2259-2260-2261-2262-2263-2264-2265-2266-2267-2268-2269-2270-2271-2272-2273-2274-2275-2276-2277-2278-2279-2280-2281-2282-2283-2284-2285-2286-2287-2288-2289-2290-2291-2292-2293-2294-2295-2296-2297-2298-2299-2300-2301-2302-2303-2304-2305-2306-2307-2308-2309-2310-2311-2312-2313-2314-2315-2316-2317-2318-2319-2320-2321-2322-2323-2324-2325-2326-2327-2328-2329-2330-2331-2332-2333-2334-2335-2336-2337-2338-2339-2340-2341-2342-2343-2344-2345-2346-2347-2348-2349-2350-2351-2352-2353-2354-2355-2356-2357-2358-2359-2360-2361-2362-2363-2364-2365-2366-2367-2368-2369-2370-2371-2372-2373-2374-2375-2376-2377-2378-2379-2380-2381-2382-2383-2384-2385-2386-2387-2388-2389-2390-2391-2392-2393-2394-2395-2396-2397-2398-2399-2400-2401-2402-2403-2404-2405-2406-2407-2408-2409-2410-2411-2412-2413-2414-2415-2416-2417-2418-2419-2420-2421-2422-2423-2424-2425-2426-2427-2428-2429-2430-2431-2432-2433-2434-2435-2436-2437-2438-2439-2440-2441-2442-2443-2444-2445-2446-2447-2448-2449-2450-2451-2452-2453-2454-2455-2456-2457-2458-2459-2460-2461-2462-2463-2464-2465-2466-2467-2468-2469-2470-2471-2472-2473-2474-2475-2476-2477-2478-2479-2480-2481-2482-2483-2484-2485-2486-2487-2488-2489-2490-2491-2492-2493-2494-2495-2496-2497-2498-2499-2500-2501-2502-2503-2504-2505-2506-2507-2508-2509-2510-2511-2512-2513-2514-2515-2516-2517-2518-2519-2520-2521-2522-

MAP TO ACCOMPANY WARREN STREET CONSERVATION
SUBMISSION



4

STEVE DONN
PLS REPLY
ANSWERS
Norma.



24th February, 1992.

Ms. N. Willoughby,
Mayor,
COBURG CITY COUNCIL

concrete paths & gutters
paths beside fences.
red prunus trees.

Dear Ms. Willoughby,

house at end #2 Prunus OK
as end of area

re - PETITION TO MAINTAIN THE QUALITY AND ORIGINALITY
OF CANTALA STREET, PASCOE VALE SOUTH

We, the undersigned residents of Cantala Street, Pascoe Vale South wish to petition council as follows.

Cantala Street was not included when the recent mail drop was undertaken to inform residents that the public were invited to visit council office to view the criteria for listing heritage dwellings. Consequently we have not had the opportunity to review council plans for the area or to present our concerns regarding the preservation of our neighbourhood.

Cantala Street is a prime example of pre and immediate post war architecture. All houses bar one are original, neat, and in good to excellent condition. We have four dwellings of early 1920's vintage and the balance of the houses are either original weatherboard or clinker brick and all are well maintained and true to period.

Our street is a quiet side road lined with Prunus trees and is, without doubt, one of the loveliest streets in Coburg. Recently the first original home was demolished and a two storied triple arch brick home is currently under construction. We the residents are very concerned that the trend will be allowed to continue and the unique character of the street will be ruined forever.

We hereby appeal to the council to assist us by having the street classified in such a way that its aesthetic character can be preserved in perpetuity.

Stated

8B RV.

N/A	No. 1	Cantala Street	aluminium window wrong picket fence--
T. Battito	No. 2	"	lost its fence
T. Battito	No. 3	"	lost its fence, shatters verandah
Alvin ...	No. 4	"	intact (new fence)
2nd floor	No. 5	"	intact w/b
Dawn ... Rue ...	No. 6	"	windows & cladding
G. Chandler	No. 7	"	intact cream t.
John ...	No. 8	"	cladding?
N/A	No. 9	"	carport! / 1st floor caters. brick brick
John ...	No. 10	"	intact w/b
N/A	No. 11	"	cladding. 60s timber window
Kevin ...	No. 12	"	intact w/b
Oliver ...	No. 13	"	cladding & alum. ^{windows} (columnal?)
J. Tudor	No. 14	"	intact (blue stone ^{lost} fence)
...	No. 15	"	cladding alum. window
Hellie ...	No. 16	"	intact w/b
W. L. Nolpi	No. 17	"	intact w/b
...	No. 18	"	intact w/b
Loren ...	No. 19	"	intact w/b
N/A	No. 20	"	rock masonry / high paving
W. ...	No. 21	"	aluminium windows cladd
...	No. 22	"	aluminium windows

	<u>Barry Stewart</u>	No. 23 Cantala Street	timber colonial
30s/1940s?	<u>John Stewart</u>	No. 24 "	" cladding alumina windows
1920s?	<u>[Signature]</u>	No. 25 "	" alumina windows verandah kitchn
	<u>A. Suble</u>	No. 26 "	" alum. windows
	<u>C. Bussell</u>	No. 27 "	" intact w/b
unimproved 40s	<u>J. Connell</u>	No. 28 "	" intact w/b 40s?
SB of V	<u>[Signature]</u>	No. 29 "	" (c/b fence) best in street
pair with 28?	<u>E. Parker</u>	No. 30 "	" brick brick alum w.
	<u>M. Gordon</u>	No. 31/35 "	" intact w/b
	<u>N/A</u>	No. 32 "	" 2 storey cream t.
	<u>M. Thomson</u>	No. 33 "	" alumina windows
American style	<u>J. Taylor & Taylor</u>	No. 34 "	" intact w/b
31	<u>N/A</u>	No. 35/31 "	" intact w/b no edge
	<u>William Wallace</u>	No. 36 "	" intact red brick bow front window

The signatures above constitute a 84 % endorsement of the above petition from the residents of Cantala Street.

CONTACT :- COLIN & HELEN FOWLER
4 CANTALA STREET
PASCOE VALE SOUTH 3044
Ph. 386-3062

A/3C
5

CLASSIFICATION	SECRET
FILE	241-19-15
ATTACHED	NO
MP	✓
ST	✓
VP	✓

9th April 1991.
Mrs R. Morrall.
28 Lincoln Ave.,
Merlynston. 3058.
Phone: 354 3978.

(27)

Dear Sir,

In reference to the Case Control Coburg Planning Scheme L 15, I firmly believe that 'Merlynston' should be classified as a Heritage Conservation Area.

I visited the Coburg Historical Society (Bluestone Cottage) and spoke with the very helpful people who were enthusiastic about their work. They agreed with me of Merlynstons' historical significance in itself. Not only is it one of the first places where Californian Bungalows were built, it is also where returned Service Men were housed after the First World War.

Besides the many Californian Bungalows in Merlynston there are also 'Between-the-War', 'Spanish Mission', 'Early Modern', 'Post war' and a few 'Victorian' houses.

Other significant buildings in Merlynston include Merlynston Primary School and the Old Progress Theatre. Also the football Pavilion in Hoskin Reserve and St. Linus' Church (over 50 years old) have always struck me as notable sites, and typically Merlynston.

I live in Lincoln Avenue, a delightful tree-lined street. Almost all the trees are the same (New Zealand Native Trees) and I, along with neighbours support would love to keep it 'as it is'. We would like to include Lincoln Avenue's street trees as trees to be protected under the Heritage Control. I do not know the age of these trees but as appreciation of their beauty they complement the lovely old homes, making the street very special. If our Avenue is the only remaining street in Merlynston that is tree-lined with the same type of trees, there is also an attractive row of trees opposite the Merlynston shops, which street, that should be protected.

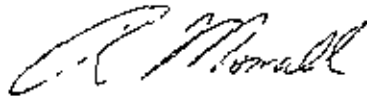
Many of the people of Merlynston are middle-aged or older but it is increasingly becoming younger than most young people are here to be there houses. But there are those who buy to bulldoze and rebuild 'Two Storey Square Monstrosities' that are totally hideous and totally out of character.

Being involved in the same kind of road, St. Linus' Church, I have naturally got many new people to Merlynston. Three of our families also live in Lincoln Avenue and they are of my interest and deep concern in protecting our street and surrounding

areas - without fear of losing its period charm. Everyone who is aware of my efforts fully support me and continuously question me as to my progress. Herlington, without my aid, should be a selected area for Heritage Conservation because of its own historical significance and beauty.

Please find this submission sufficient in obtaining a protected area for the people of Herlington and the future people of Herlington. Thank You.

Yours Faithfully,



(Raelene Norrell).

PLANNING AND ENVIRONMENT ACT 1987
SUBMISSION ON PLANNING SCHEME AMENDMENT L15
TO THE COBURG PLANNING SCHEME

10 APR 1991

6

PERSON(S) MAKING SUBMISSION

33

<u>Uve Peters (Mauro Zosars)</u> (BLOCK LETTERS)	
Address	<u>30 Florence St Coburg</u>
Postcode	<u>3058</u>
Telephone No.	(H) <u>356 3351</u> (B) <u>600 7052</u>

If the Minister of Planning and Housing appoints an independent panel to consider this submission, do you want to appear before it?
(circle appropriate answer) YES NO

DETAILS OF SUBMISSION

- ① The whole of Florence should be designated
a H C 1 area and not only that part which has
been included as part of the designated area
bounded by Moreland Road and Linda Street
and running either side of Station Street.
- ② It is considered that the original houses
on Florence Street have equal heritage value
to those incorporated in the area surrounding
the station street intersection.
- ③ The designated area bounded by Glenfern Ave,
Waller Road, Long Avenue and Moreland Road from
the western end of Florence Street. Accordingly
Florence Street is equally placed between 2 designated
areas and in my estimation the housing in
Florence Street is of equal significance to that of the
adjoining designated areas.

Signature

[Signature]

Date

9/4/91

Continue..

- (4) The western end of Florence Street (ie the boundary with Glen Cairn Ave) is a quiet dead end. Numbers 24-32 are a line of untouched Bungalow style houses. On the opposite side of the street are a series of original Bungalow houses as well. The streetscape created by these buildings and the end of the location provides an enclave of original dwellings in Coburg.
- (5) The remainder of the buildings in the street with the exception of some 3 brick veneers of modern design consists of either Victorian or Federation style houses in original condition or which have been clad in fake or genuine brick and it is suggested these buildings should also be designated within a H.C.1 area as they continue to provide an example of the progressive development of Florence Street as part of the development of Coburg.
- (6) If the whole of the remainder of Florence Street cannot be given an H.C.1 designation then it is suggested the western end (adjoining the Glen Cairn designated area) be given a heritage designation and in particular houses numbered 24-32.

Lodging Submissions

Send to: Manager Planning Services
City of Coburg
PO Box 13
COBURG 3058

PLANNING AND ENVIRONMENT ACT 1987
SUBMISSION ON PLANNING SCHEME AMENDMENT L15
TO THE COBURG PLANNING SCHEME

7

PERSON(S) MAKING SUBMISSION

NAME: <u>MRS THERESE FAGAN</u>	
(BLOCK LETTERS)	
Address: <u>27 PHILLIPS ST. WEST COBURG.</u>	
Postcode: <u>3058</u>	Telephone No. <u>311 8877 (Bus)</u>

If the Minister of Planning and Housing appoints an independent panel to consider this submission, do you want to appear before it?
(circle appropriate answer) YES NO

DETAILS OF SUBMISSION

Having consulted the Timothy Hubband Study - I am extremely surprised to find that Phillips St has been excluded from the Heritage study. I am particularly interested in the comments about Clarendon St where it is noted that the houses are mainly of "Bungalow" style; the trees are not traditional; the fences are painted with blue paint; the paths are concrete which is not traditional for the early period of development in this area.

I would like to point out that Phillips St comprises predominantly Californian Bungalow

Signature _____

Date _____

continue...

Style houses; the street trees are predominantly of the old "Plane tree" variety; (these trees were recently saved from destruction by resident protests), the lanes are shared with Clarendon St & are of bluestone paving; we also have very few vehicle crossings; our footpaths are of asphalt, (there were to have been replaced by concrete until residents protested).

In short Phillip's St is vastly more traditional to the period of early development of this area, than Clarendon St. & I would believe that Phillip's St should be included in the proposed Heritage Preservation areas.

Lodging Submissions

Send to: Manager Planning Services
City of Coburg
PO Box 13
COBURG 3058

SUBMISSION RE AMENDMENT L15 TO THE PLANNING SCHEME HERITAGE CONSERVATION CONTROLS

BACKGROUND:

The residents of Graham Street and surrounding affected areas have recently become concerned about the threat to the historical character of their neighbourhood as a result of the demolition of 17 Graham Street, Pascoe Vale South.

This concern resulted in a Residents' Action Group being formed and a petition circulated, which was signed by 101 residents. This petition requested an opportunity to speak at a council deputation night and asked that any house erected at 17 Graham Street should be in keeping with the streetscape of the area.

This petition was presented at a Coburg Council meeting on 3 February and residents have subsequently been advised that they will be invited to the next Deputation night, and that their petition has been referred to a panel hearing on 11 and 12 February.

HISTORICAL BACKGROUND:

The area in which the petitioners reside (Carrington, Woodlands, Walhalla and Graham Streets) was originally part of the Moreland Estate owned by Dr Farquhar McCrae, one of Coburg's first European settlers. It was bounded by Moonee Ponds Creek, Woodlands Avenue, Sydney Road and Moreland Road.

In the mid-nineteenth century, part of this area became the estate owned by Allan Strange, gentleman, owner of Lyndhurst Hall.

Lyndhurst Hall, now situated in Walhalla Street, is a prefabricated, two-storey timber house imported to Victoria circa 1854, erected first in Brunswick and then transported to its present location in 1868.

Prior to 1884, the land was owned by John Voice, a farmer and local politician, then passed to a series of owners. A commemorative booklet for 1922 shows the land divided into 20 one acre blocks.

By 1926, the land was owned by Frank Strange and was bounded by Walhalla Street, Woodlands, Carrington and Moreland Roads.

The Strange Estate was sub-divided for sale as housing allotments in 1927 and three-quarters of the blocks were sold by the time of the 1929 Depression. A further attempt to market the land was made in 1935 when a pamphlet advertised it for sale as the Moreland Hill Estate.

As a result of these 2 sub-divisions, Graham Street houses were predominantly built between 1926 and the Second World War as a study of the Rate Books indicates.

Houses in Graham Street are in the Californian Bungalow, and Centenary styles (a combination of Spanish Mission, Tudor Revival and Art Deco styles.)

These buildings are identical in style to those in already designated Conservation Areas:

. Area C Gordon Street - Californian Bungalows at Nos 3, 8, 11, 20, 30 and 41 are paralleled by the majority of Bungalows on the east side of Graham Street, and 23 to 31.



23 TO 31 GRAHAM STREET, PASCOE VALE SOUTH

BUILDING TITLE _____ BUILDING ADDRESS 8 Gordon St Coburg
 LEVEL OF SIGNIFICANCE: A 11 B 11 C 11 D 11 BUILDING TYPE Detached house
 DESIGNATION: BBK Reg No _____ File # _____ ARC File # _____ NT File # _____ Class 11 Reg 11
 CONSERVATION AREA Gordon St LEVEL OF STREETSLAPE SIGNIFICANCE 1 11 2 11 3 11
 STYLE Bungalow

CONSTRUCTION DATE & ALTERATIONS

1. 1920s
 2.
 3.
 4.
 5.
 6.
 Sources.



MATERIALS:

Roof: Terracotta tiles
 Walls: V/Board
 Dressings: Timber & render
 Plinths:
 Windows: Timber
 Paving: Pressed concrete

SURVEY DATE: 22/08/90 REG FILE: 20/90 REPORTER: SK

INTEGRITY: A 11 B 11 C 11 D 11 NOTABLE FEATURES: Leadlight, bay window, brick porch

CONDITION: A 11 B 11 C 11 D 11

COMMENTS: Carparking arrangements insensitive, car should be located further to the rear. Fence missing

ALTERATIONS & RECOMMENDATIONS:

Appropriate:	Dec	Inappropriate:	Dec
		Paving:	N/A
		Car parking:	3

Reinstate original design Reinstate sympathetic alternative Remove Remove by approved method

SIGNIFICANT OWNERS/STAKEHOLDERS: _____ ARCHITECTS/SOLICITORS: _____ TITLE: _____
 Vol: _____ Pg: _____

Area H Melville Road

Tudor Revival houses at Nos
153, 171, 190, and 216,
similar to Nos 35, 37, 39
and 41 Graham Street.



TUDOR REVIVAL HOUSE, 41 GRAHAM STREET

The Spanish Mission house
at 96 Melville Road is
similar to the house at 21
Graham Street.



21 GRAHAM STREET

The Californian Bungalows in Graham Street are parallel in architectural style to others in Clarendon Street.

The Art Deco houses are comparable to the ones at 4 Dale Avenue (Area D) and 219 Melville Road.

Graham Street has a typical 1930's streetscape, with double-fronted houses with side driveways and garages placed at the rear. Houses are single storeyed.



GRAHAM STREET FROM MORELAND ROAD

The house demolished at 17 Graham Street was a single storey Spanish Mission style. The proposal is to replace it with a double-storeyed dwelling with a garage parallel to the front of the house, making it triple-fronted and higher than its neighbours and all other homes in the street.

If it is modern in style, it will completely destroy the current streetscape.



CURRENT STREETScape



STREETSCAPE SURROUNDING DEMOLISHED HOUSE



STREET SURROUNDING DEMOLISHED HOUSE

The Moreland Hill Estate is adjacent to Conservation Area H which encompasses Melville Road, Lochinvar Street and part of Woodlands Street.

Unlike this area, Graham Street has no houses as yet which are outside the original building period. Where homes have been renovated, they have been renovated within the style of the existing streetscape.

Graham Street and its surrounding area is a neighbourhood worth conserving, reflecting our heritage from the mid-nineteenth to mid-twentieth century.

RECOMMENDATIONS:

1. That a building permit for 17 Graham Street only be granted for a house that is single-storey, double-fronted, with a side drive way, and rear garage, a house that reflects the 1930's character of the street as detailed in the "City of Coburg Heritage Conservation and Streetscape Study" (Volume 1, Pages 112 to 114).
2. That the Moreland Hill Estate (bounded by Woodlands, Carrington, Walhalla and Moreland Roads) be added as an additional area to Amendment L15 to the Coburg Planning Scheme Heritage Conservation Controls
3. That houses in the Moreland Hill Estate area be investigated for inclusion as C grade buildings within the Coburg Planning Scheme.
4. That Graham Street be added as an additional Conservation Area to Amendment L15 to the Coburg Planning Scheme Heritage Conservation Controls

REFERENCES:

City of Coburg Heritage Conservation and Streetscape Study
Volumes 1 and 2

Recognising House Styles 1880's to 1990's - Laurie Burchell
(Coburg Historical Society)

Coburg City Council Rate Books

APPENDIX B

Data Sheets for Buildings

READING THE DATA SHEET FOR SIGNIFICANT BUILDINGS IN THE COBURG (MORELAND) STUDY

details about the site
including its name, address,
level of significance
and building type

classification status by
local, regional and state
authorities

architectural style
(see original Study)

dates of
construction or
alterations

where the dates above
have come from

important construction
materials in the building

the building's condition and
any special features

the integrity of the
building, that is, its level of
'intactness'

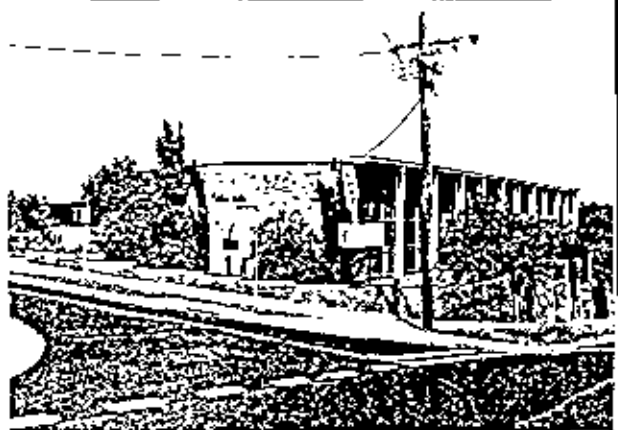
survey reference data

Significance:
a brief comment about
why and how important
the place is to Coburg
(Moreland)

comments by surveyor on
care and alteration of
building

information about
association with important
owners or architects

administrative information

BUILDING TITLE: <i>Church of the Sacred Sacrament</i>		BUILDING ADDRESS: <i>Langtree Avenue</i>	
LEVEL OF SIGNIFICANCE: <i>A1</i>		BUILDING TYPE: <i>church and school</i>	
DESIGNATION: <i>ICB Rep No.</i>		NT File #	
CONSERVATION AREA: <i>Coburg Hill</i>		STREET NAME AND SIGNIFICANCE LEVEL: <i>111, 210, 111</i>	
STYLE: <i>International</i>			
CONSTRUCTION DATE & ALTERATIONS: 1. <i>1901</i> 2. 3.			
SOURCES: 1. <i>Kearney, St Fidele's Moreland: The First Fifty Years, pp 52-53</i> 2.			
MATERIALS: Roof: <i>metal decking</i> Walls: <i>cream brick</i> Decorative: <i>timber</i> Punch: <i>bricks</i> Windows: <i>timber/aluminium</i> Flooring: <i>concrete</i> Other: <i>steel portal frames</i>			
			
SURVEY DATE: <i>28/3/95</i> N&G FILE: <i>REP/01/01/01</i>			
NOTABLE FEATURES: <i>use of steel portal frames; dramatic siting on slope of Coburg Hill; combined use as school and church</i>			
SIGNIFICANCE: <i>Our Lady of Perpetual Succour, Langtree Avenue, Pascoe Vale, Roman Catholic, National and Church of local significance as a reflection of the post World War II development and population increase in western Coburg. It is a fine example of International style and expresses the congregation's view of themselves and hopes for the future. It forms a community focus for the Coburg Hill neighbourhood.</i>			
ALTERATIONS & RECOMMENDATIONS: Appropriate: <i>Rec</i> Unsympathetic: <i>Rec</i>			
Indicating time period(s):			
Indicate original form: <i>Style: International; sympathetic alterations: <i>None</i></i>			
REMARKS: <i>Reconstructed by <i>St Fidele's</i></i>			
SIGNIFICANT OWNERS/ASSOCIATES:		ARCHITECTS/STRUCTURERS:	
<i>St Fidele's Church (St Fidele's Moreland Parish)</i>		<i>architect: <i>James</i></i>	
SOURCE CONSULTED:		ADDITIONAL COMMENTS:	
<i>ANY OTHER:</i>		<i>NOTED:</i>	
Coburg Heritage Conservation and Streetscape Study Further Conservation Areas Report - 1995			

BUILDING TITLE:**BUILDING ADDRESS:** 13 Phillips St., Coburg**LEVEL OF SIGNIFICANCE:**

A | | B | | C[X] | D | | E |

BUILDING TYPE: detached house**DESIGNATION:** HBR Reg No

File #

AHC File #

NI File #

Class | | Rec |

CONSERVATION AREA: Phillips Street**STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 | | 3[X]**STYLE:** Federation (late)**CONSTRUCTION DATE &
ALTERATIONS:**

1

2

3 not apparent

SOURCES:

1

2

3

MATERIALS:

Roof terra tile

Walls red brick, tuck-pointed

Dressings stucco

Plinth red brick

Windows timber casement

Paving concrete

Other

**SURVEY DATE:** 3/1995**NEG FILE:****REPORTER:** th/ko**INTEGRITY:** E | | G[X] | F | | P | |**NOTABLE FEATURES:** 'Murano' glass in window
top lights**CONDITION:** E | | G | | F[X] | P | |**SIGNIFICANCE:**

No 13 Phillips Street is of local significance as the largest, most imposing and probably the earliest house in the street. Its 'double' frontage is unusual. The traditional garden plantings complement the house.

ALTERATIONS & RECOMMENDATIONS:

Appropriate

Rec

Inappropriate

Rec

fence missing

replace

better repairs to plinth painting

(O)=reinstate original design

S=reinstate sympathetic alternative

R=remove

RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:**ARCHITECTS/BUILDERS:****TITLE:****COUNCIL COMPUTER #**

1332409000

MORE INFO OVER | |**MORDS001**

BUILDING TITLE:**BUILDING ADDRESS:** 89 Woodlands Avenue, Pascoe Vale**LEVEL OF SIGNIFICANCE:** A | | B | | C ☒ | D | | E |**BUILDING TYPE:** detached house**DESIGNATION:** HBR Reg No File #

AHC File #

NT File #

Class | | Rec | |

CONSERVATION AREA: Coonans Hill**STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 ☒ | 3 | |**STYLE:** Moderne**CONSTRUCTION DATE & ALTERATIONS:**

1 c1956

2

3

SOURCES:

1 stylistic

2

3

**MATERIALS:**

Roof dark t/cotta tiles

Walls cream

Dressings tapestry or manganese

Plinth red clinker

Windows steel

Paving concrete crazy

Other garden walls,

SURVEY DATE: 3/1995**NEG FILE:****REPORTER:**tfh/ko**INTEGRITY:** E ☒ | G | | I | | P | |**NOTABLE FEATURES:** Castlemaine slate fence and garden borders, Tudor arch in porch**CONDITION:** E | | G ☒ | F | | P | |**SIGNIFICANCE:**

No 89 Woodlands Avenue is of local significance as a typical example of average post-World War II housing, for its late Moderne style (with some corruption) its materials and its forms. The house closes the view along Winifred Street to the north. It can be compared with the house at 93 Woodlands Avenue nearby which uses wrought iron extensively.

ALTERATIONS & RECOMMENDATIONS:

Appropriate

Rec

Inappropriate
none

Rec

O=reinstate original design

S=reinstate sympathetic alternative

R=remove

RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:**ARCHITECTS/BUILDERS:****TITLE:****COUNCIL COMPUTER #**

1569401400

MORE INFO OVER | |**MORDS002**

BUILDING TITLE: **BUILDING ADDRESS:** 6 Beresford Street, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | B | C | ☒ D | E | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # N1 File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL :** 1 | 2 | ☒ 3 | |

STYLE: Post War Austerity

CONSTRUCTION DATE & ALTERATIONS:

1 1951
2
3

SOURCES:

1 Building Permit
2
3

MATERIALS:

Roof red terra tile
Walls w/board
Dressings -
Plinth slatted timber
Windows steel
Paving concrete crazy
Other red brick chimney



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:**tlb/ko

INTEGRITY: E | X | G | F | | P | |

NOTABLE FEATURES: classic plan, use of steel corner windows in timber house

CONDITION: E | ☒ X | G | F | | P | |

SIGNIFICANCE:

No 6 Beresford Street is of local significance as an example of the more humble houses built on the lower levels of Coonans Hill. This is reflected in its size, materials, and form. The simple garden is complementary.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate colour scheme	Rec O/S
-------------	-----	-----------------------------	---------

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER #

MORE INFO OVER

MORDS003

BUILDING TITLE: Roma**BUILDING ADDRESS:** 41 Graham Street, Pascoe Vale**LEVEL OF SIGNIFICANCE:** A| | B| | C|X| D| | E| | **BUILDING TYPE:** detached house**DESIGNATION:** HBR Reg No File # AHC File # NE File # Class| |Rec| |**CONSERVATION AREA:** Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1| |2|X|3| |**STYLE:** Interwar Picturesque**CONSTRUCTION DATE & ALTERATIONS:**

1 1939

2

3

SOURCES:

1 Building Permit

2

3

MATERIALS:

Roof cream TC tiles
 Walls red clinker bricks
 Dressings tapestry bricks
 Plinth red clinker brick
 Windows timber DHS paired
 Paving concrete
 Other leadlight in windows

**SURVEY DATE:** 3/1995 **NEG FILE:** **REPORTER:**th/ko**INTEGRITY:** E|X| G| |F| |P| |**NOTABLE FEATURES:** most imposing house in street, complements neighbour, matching clinker brick fence, conventional & appropriate landscaping**CONDITION:** E|X| G| |F| |P| |

SIGNIFICANCE: Roma, No 41 Graham Street, Pascoe Vale is of local significance as an outstanding example of the Picturesque style of domestic architecture, using what are loosely Tudor Revival motifs, evocative materials and a steep roof form. It reflects upper middle class values through its traditionalism and high quality. It dominates the streetscape by its scale, form and position on the slope.

ALTERATIONS & RECOMMENDATIONS.

Appropriate	Rec	Inappropriate	Rec
glazed porch			
landscaping including fence and drive			

()=reinstat original design S=reinstat sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:
Robert L Wyhe, *SMD 1941*, until 1955**ARCHITECTS/BUILDERS:****FILE:****COUNCIL COMPUTER #**

1567692690

MORE INFO OVER |**MORDS004**

BUILDING TITLE: **BUILDING ADDRESS:** 27 Disraeli Gv., Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | | C |X| D | | E | | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL :** 1 | | 2 |X| 3 | |

STYLE: Interwar Picturesque

CONSTRUCTION DATE & ALTERATIONS:

1. 1938
- 2.
- 3.

SOURCES:

1. Building Permit
- 2.
- 3.



MATERIALS:

Roof painted cement tile
Walls textured render
Dressings tapestry brick
Plinth render
Windows timber DHS
Paving pebbled concrete
Other

SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:**rbh/ks

INTEGRITY: E | | G |X| F | | P | |

NOTABLE FEATURES: porch incorporated into main gable, garden with clipped *Cupressus sempervirens*, scottia bedding fruits

CONDITION: E |X| G | | F | | P | |

SIGNIFICANCE:

No 27 Disraeli Grove is of local significance as an example of average Interwar housing. The house further represents a 1960s phase in gardening with the rigor of the topiary, consistent in its detailing and classic motifs such as the clam shell and heron. The house and garden can be compared with 11 Pendergast Street.

ALTERATIONS & RECOMMENDATIONS:

Appropriate Rec Inappropriate Rec
porch infill

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER # 1571203403 **MORE INFO OVER:** **MORDS005**

BUILDING TITLE: **BUILDING ADDRESS:** 11 Prendergast St, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | B | **C X** | D | E | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL :** 1 | | 2 | **X** | 3 | |

STYLE: Interwar Picturesque

CONSTRUCTION DATE & ALTERATIONS:

- 1 1939
- 2
- 3

SOURCES:

- 1 Building Permit
 - 2
 - 3
-

MATERIALS:

Roof red glazed t/cotta tile
Walls rendered brick or w/b
Dressings tapestry/manganese
Plinth slatted timber
Windows timber DHS
Paving concrete
Other leadlight windows



INTEGRITY: E X G | | F | | P | |

SURVEY DATE: 3/1995 **NEG FILE:** 9 **REPORTER:** tth/ko

NOTABLE FEATURES: use of mixed brick, mixed structural materials, fibre sleepout at rear

CONDITION: E X G | | F | | P | |

SIGNIFICANCE:

No 11 Prendergast Street is of local significance as an example of average Interwar housing. It is of further significance for its classic and complimentary garden. The house and garden can be compared with 27 Disraeli Grove.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rev	Inappropriate	Rec
colour scheme	none		

(O)=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS: **ARCHITECTS/BUILDERS:** **TITLE:**

COUNCIL COMPUTER # 1570605100 **MORE INFO OVER | |** **MORDS006**

BUILDING TITLE: Our Lady of Perpetual Succour**BUILDING ADDRESS:** Langtree Avenue**LEVEL OF SIGNIFICANCE:** A | | B | | C |X| D | | E | | **BUILDING TYPE:** church and school**DESIGNATION:** HBR Reg No File # AHC File # NT File # Class | | Rec | |**CONSERVATION AREA:** Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 |X| 3 | |**STYLE:** International**CONSTRUCTION DATE &
ALTERATIONS:**

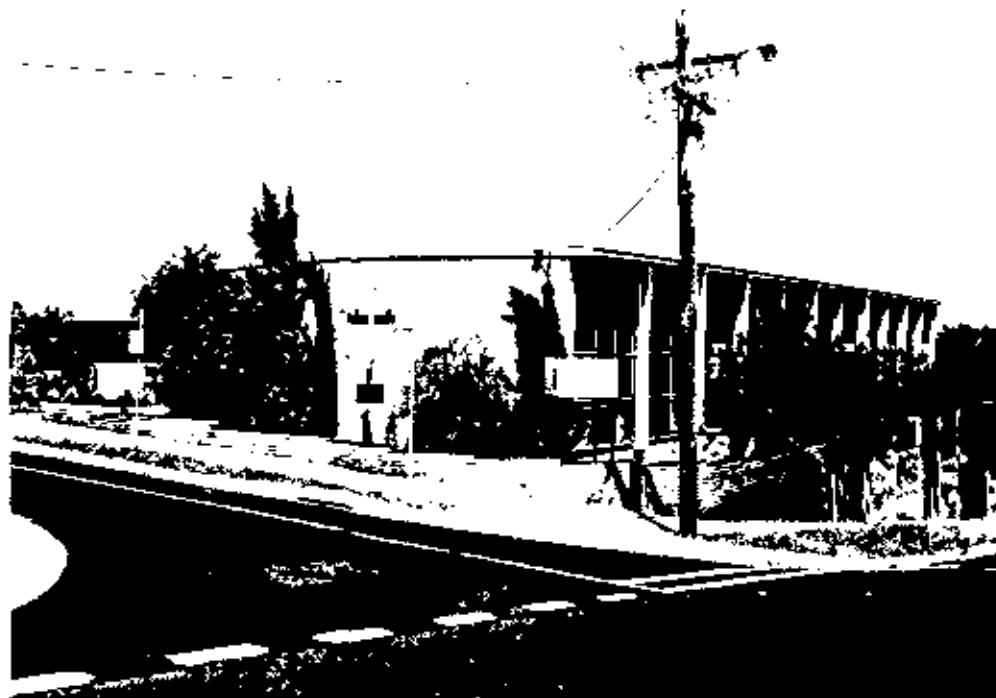
- 1 1961
- 2
- 3

SOURCES:

- 1 Keaney, *St Fidelis Moreland The First Fifty Years*, pp 52-59
- 2

MATERIALS:

Roof metal decking
 Walls cream brick and concrete panel
 Dressings timber
 Plinth brick
 Windows timber/aluminium
 Paving concrete
 Other steel portal frames

**SURVEY DATE:** 28/3/95**NEG FILE:****REPORTER:**ttf/ko**INTEGRITY:** F |X| G | | F | | P | |

NOTABLE FEATURES: use of steel portal frames & concrete panels dramatic siting on slope of Coonans Hill, combined use as school and church, grotto

CONDITION: E |X| G | | F | | P | |

SIGNIFICANCE: Our Lady of Perpetual Succour, Langtree Avenue, Pascoe Vale, Roman Catholic School and Church, is of local significance as a reflection of the post World War II development and population increase in western Coburg. It adopts the thoroughly modern International style and expresses the congregation's view of themselves and hopes for the future. It forms a community focus for the Coonans Hill neighbourhood.

ALTERATIONS & RECOMMENDATIONS:

Appropriate Rec Inappropriate Rec

landscaping (inc grotto)

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:**ARCHITECTS/BUILDERS:****TITLE:**

Catholic Church (St Fidelis, Moreland Parish)

architect dismissed during design

COUNCIL COMPUTER #**MORE INFO OVER** | no |**MORDS#07**

BUILDING TITLE:		BUILDING ADDRESS: 33 Ward Gv., Pascoe Vale					
LEVEL OF SIGNIFICANCE:		A	B	C X	D	E	BUILDING TYPE: detached house
DESIGNATION: HBR Reg No		File #	AHC File #	NI File #	Class Rec 		
CONSERVATION AREA: Coonans Hill		STREETSCAPE SIGNIFICANCE LEVEL : 1 2 X 3					

STYLE: Post World War II Austerity

CONSTRUCTION DATE & ALTERATIONS:

- 1 1951 permit issued
- 2 1953 under construction
- 3

SOURCES:

- 1 Building Permit
- 2 *Sands & McDougall Directory*
- 3



MATERIALS:

Roof	red recta tile
Walls	cream
Dressings	cream/manganese
Plinth	none
Windows	timber DHS & fixed
Paving	concrete
Other	

SURVEY DATE: 3/1995 **NFG FILE:** **REPORTER:** tth/ko

INTEGRITY: E |X| G | F | | P | | **NOTABLE FEATURES:** U shaped plan

CONDITION: E |X| G | F | | P | |

SIGNIFICANCE:

No 33 Ward Grove is of local significance for its forward looking architecture, especially its U-shaped plan and side entrance, which became popular in the next decade. This may have been dictated by the relatively narrow site. The simple garden complements the design.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
		none	

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:	ARCHITECTS/BUILDERS:	TITLE:
Walter Appleby, <i>SMD</i> 1954		

COUNCIL COMPUTER #	157000500	MORE INFO OVER 	MORDS008
---------------------------	-----------	-------------------------	-----------------

BUILDING TITLE: **BUILDING ADDRESS:** 52 Ward Gv., Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | C | X | D | | E | | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NI File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 | X | 3 |

STYLE: Picturesque

CONSTRUCTION DATE & ALTERATIONS:

- 1 1947
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof red terra tile
Walls red clinker brick
Dressings red clinker brick
Plinth red clinker brick
Windows steel
Paving concrete
Other



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:** tlfh/ko

INTEGRITY: E | X | G | | F | | P |

NOTABLE FEATURES: transverse plan across block steel corner windows

CONDITION: F | X | G | | F | | P |

SIGNIFICANCE:

No 52-54 Ward Grove is of local significance as an example of the consolidation of narrower blocks. The house is in the Picturesque style, represented by the gables and clinker bricks, but uses typically Moderne elements such as the corner windows. The house can be compared with 33 Louisville Avenue. The garden is complementary.

ALTERATIONS & RECOMMENDATIONS:

Appropriate Rec Inappropriate none Rec

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER # 1570002400 **MORE INFO OVER:** | **MORDS009**

BUILDING TITLE: **BUILDING ADDRESS:** 33 Louisville Av Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | | C ☒ | D | | E | | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 ☒ | 3 | |

STYLE: Post World War II Auslen

CONSTRUCTION DATE & ALTERATIONS:

- 1 1950
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof	dark terra tile
Walls	red clinker brick
Dressings	tapestry red
Plinth	red brick plan
Windows	steel
Paving	concrete
Other	concrete porch roof



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:** th/ko

INTEGRITY: E ☒ | G | F | | P |

NOTABLE FEATURES: porch with concrete slab and timber supports, crazy paved retaining walls, transverse plan, corner windows

CONDITION: E X | G | F | | P |

SIGNIFICANCE:

No 33 Louisville Avenue, Pascoe Vale is of local significance as an example of average post World War II housing. It eschews the pre-war styles and introduces a very confident note with the porch and chimney breast. The house can be compared with 52-54 Ward Grove. The garden is complementary.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
colour scheme		none	

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS: **ARCHITECTS/BUILDERS:** **TITLE:**

COUNCIL COMPUTER # 1566401700 **MORE INFO OVER:** | **MORDS010**

BUILDING TITLE: **BUILDING ADDRESS:** 97 Woodlands Avenue, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | | C | X | D | | E | | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NI File # Class | | Rec | |

CONSERVATION AREA: Coopans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 | X | 3 | |

STYLE: Moderne

CONSTRUCTION DATE & ALTERATIONS:

- 1 1956
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof	vanegated t/cotta tile
Walls	cream brick
Dressings	cream/manganese
Plinth	manganese
Windows	steel
Paving	concrete/terrazzo
Other	wrought iron



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:** tflv/ko

INTEGRITY: E | X | G | | F | | P | |

NOTABLE FEATURES: extensive use of wrought iron, triple fronted form, unpromising position on hillside

CONDITION: E | | G | X | F | | P | |

SIGNIFICANCE:

No 97 Woodlands Avenue, Pascoe Vale is of local significance as a typical example of average post-World War II housing. The house uses typical materials and has a special value for its use of wrought iron detailing. The typical garden maximises the hillside. The house can be compared with No 89 Woodlands Avenue nearby which is simpler in its detailing.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
		note	

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

Janet Florence White, *Rate Book*, Oct 1957
later J F White and Herbert James White

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPLAINT #

MORE INFO OVER | |

MORDS#11

BUILDING TITLE: **BUILDING ADDRESS:** 20-22 Lothian St, Pascoe Vale

LEVEL OF SIGNIFICANCE: A| B| C|X| D| F| | **BUILDING TYPE:** maisonette

DESIGNATION: HBR Reg No File # AHC File # NI File # Class | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1| 2|X| 3|

STYLE: Moderne

CONSTRUCTION DATE & ALTERATIONS:

- 1 1952
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof cement tile
Walls cream
Dressings -
Plinth red clinker brick
Windows timber DHS
Paving
Other steel garage tilt doors



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:**tlvko

INTEGRITY: E| | G|X| F| | P| | **NOTABLE FEATURES:** banks of windows, basement garages

CONDITION: F| | G|X| F| | P| |

SIGNIFICANCE:

The houses at 20 and 22 Lothian Street, Pascoe Vale of of local significance as an example of post-World War II maisonette development. This may be a response to narrower than usual blocks which were subsequently consolidated. The pair can be compared with 2-4 Langtree Avenue, Pascoe Vale nearby.

ALTERATIONS & RECOMMENDATIONS:

Appropriate Rec Inappropriate Rec

O-reinstate original design S-reinstate sympathetic alternative R-remove RAM-remove by approved method

SIGNIFICANT OWNERS/TENANTS: **ARCHITECTS/BUILDERS:** **TITLE:**

COUNCIL COMPUTER # 1573601000 **MORE INFO OVER:** **MORDS012**

BUILDING TITLE: Ruskin**BUILDING ADDRESS:** 44 Carrington St. Pascoe Vale**LEVEL OF SIGNIFICANCE:** A | | B | | C ☒ D | | E | | **BUILDING TYPE:** detached house**DESIGNATION:** HBR Reg No File # AHC File # NL File # Class | | Rec | |**CONSERVATION AREA:** Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 ☒ 3 | |**STYLE:** Spanish Mission Revival**CONSTRUCTION DATE & ALTERATIONS:**

1 1927

2

3

SOURCES:

1 Building Permit

2

3

MATERIALS:

Roof concrete or fibro tile

Walls stucco or weatherboard

Dressings smooth render

Plinth brick

Windows timber DHS

Paving concrete

Other red brick piers in fence

**SURVEY DATE:** 3/1995 **NEG FILE:** **REPORTER:** rlv/ko**INTEGRITY:** E | | G ☒ F | | P | |**NOTABLE FEATURES:** change of building materials from front to side, mixture of stylistic motifs, original fence and iron gates**CONDITION:** E ☒ G | | F | | P | |**SIGNIFICANCE:**

No 44 Carrington Street, Pascoe Vale is of local significance as an example of more humble Interwar housing and for its use of different building materials - weatherboard being used for economy at the side and rear. It is also of interest for its mixed stylistic motifs - Adamesque and Spanish Mission - with the latter being an early example of its popular use. It can be compared with 11 Prendergast Street, Pascoe Vale.

ALTERATIONS & RECOMMENDATIONS.

Appropriate	Rec	Inappropriate	Rec
extension at rear		none	

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:**ARCHITECTS/BUILDERS:****TITLE:****COUNCIL COMPUTER #**

1567002300

MORE INFO OVER | |**MORDS013**

BUILDING TITLE:		BUILDING ADDRESS: 8 Walhalla Street, Pascoe Vale			
LEVEL OF SIGNIFICANCE: A B C X D E		BUILDING TYPE: detached house			
DESIGNATION: HBR Reg No File #		AHC File #		NE File # Class Rec 	
CONSERVATION AREA: Coburgs Hill		STREETSCAPE SIGNIFICANCE LEVEL: 1 2 X 3			

STYLE: Interwar Picturesque

CONSTRUCTION DATE & ALTERATIONS:

- 1 1938
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof	red t'cotta tile
Walls	clinker brick
Dressings	tapestry brick
Plinth	clinker brick
Windows	timber DHS
Paving	concrete or t'cotta tile
Other	mixed rockery wall



SURVEY DATE: 3.1995 **NEG FILE:** **REPORTER:**afh/ko

INTEGRITY: E X | G | | F | | P | |

NOTABLE FEATURES: square, battlemented porch

CONDITION: E X | G | | F | | P | |

SIGNIFICANCE:

No 8 Walhalla Street, Pascoe Vale is of local significance as a representative example of modest Interwar housing and for its use of different building materials, weatherboard being used for economy at the side and rear. The garden which complements the house represents a 1960s phase of landscaping.

ALTERATIONS & RECOMMENDATIONS.

Appropriate	Rec	Inappropriate	Rec
awnings 1960s?		none	

(O)=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER #	1568200400	MORE INFO OVER 	MORDS014
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BUILDING TITLE:		BUILDING ADDRESS: 31 Grundy Street, Pascoe Vale		
LEVEL OF SIGNIFICANCE:		A B C <input checked="" type="checkbox"/> D E	BUILDING TYPE: detached house	
DESIGNATION: HBR Reg No	File #	AHC File #	NT File #	Class Rec
CONSERVATION AREA: Coonans Hill		STREETSCAPE SIGNIFICANCE LEVEL: 1 2 <input checked="" type="checkbox"/> 3		

STYLE: Interwar Picturesque

CONSTRUCTION DATE & ALTERATIONS:

- 1 1939
- 2
- 3

SOURCES:

- 1 Building Permit
- 2
- 3

MATERIALS:

Roof	orange t'cotta tile
Walls	weatherboard
Dressings	render and brick
Plinth	slatted boards
Windows	timber DHS
Paving	concrete
Other	red brick chimney



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:** tth/ko

INTEGRITY: F ☒ | G | | F | | P |

NOTABLE FEATURES: austerity of garden, Cyclone wire fence, pots in garden

CONDITION: E ☒ | G | | F | | P |

SIGNIFICANCE:

No 31 Grundy Street, Pascoe Vale is of local significance as an example of the more humble Interwar housing and for its use of different building materials, brick being used for economy only for the porch and chimney. The garden is kept in impeccable condition.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
colour scheme		none	
garden			
new porch steps/ awnings			

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER #	1571803400	MORE INFO OVER 	MORDS015
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BUILDING TITLE:**BUILDING ADDRESS:** 481 Moreland Rd, Pascoe Vale**LEVEL OF SIGNIFICANCE:**

A |

B |

C | X |

D | |

E | |

BUILDING TYPE:**DESIGNATION:** HBR Reg No

File #

AHC File #

NI File #

Class | | Rec |

CONSERVATION AREA: Coonans Hill**STREETSCAPE SIGNIFICANCE LEVEL:** 1 | | 2 | X | 3 | |**STYLE:** Art deco/Moderne**CONSTRUCTION DATE &
ALTERATIONS:**

1 post WW2

2

3

SOURCES:

1

2

3

MATERIALS:

Roof glazed terra tiles

Walls cream brick

Dressings cream brick

Plinth cream brick

Windows steel

Paving concrete

Other crazy stone walls,

**SURVEY DATE:****NEG FILE:****REPORTER:** afhrko**INTEGRITY:** E | X | G | | F | |**NOTABLE FEATURES:** double semi-circular bays, terraced garden**CONDITION:** E | X | G | | F | |**SIGNIFICANCE:**

garden art deco influence (including riched curtains)

ALTERATIONS & RECOMMENDATIONS:

Appropriate

Rec

Inappropriate
none

Rec

O=retain original design

S=retain sympathetic alternative

R=remove

RAM=remove by approved method

SIGNIFICANT OWNERS/TEVANANTS:**ARCHITECTS/BUILDERS:****TITLE:****COUNCIL COMPUTER #**

1274804900

MORE INFO OVER**MORDS016**

BUILDING TITLE: **BUILDING ADDRESS:** 31 Grundy Street, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | B | **C X** | D | E | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | Rec |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | 2 **X** | 3 |

STYLE: Interwar Picturesque

CONSTRUCTION DATE & ALTERATIONS:

- 1 1939
- 2
- 3

SOURCES:

- 1 Building Permit
 - 2
 - 3
-

MATERIALS:

Roof	orange terra tile
Walls	weatherboard
Dressings	render and brick
Plinth	slatted boards
Windows	timber DHS
Paving	concrete
Other	red brick chimney



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:**trh/ko

INTEGRITY: E X | G | F | | P |

NOTABLE FEATURES: austerity of garden, Cyclone wire fence, pots in garden

CONDITION: E | N | G | F | | P |

SIGNIFICANCE:

No 31 Grundy Street, Pascoe Vale is of local significance as an example of the more humble Interwar housing and for its use of different building materials, brick being used for economy only for the porch and chimney. The garden is kept in impeccable condition.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
colour scheme		none	
garden			
new porch steps? awnings			

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER # 1571803400 **MORE INFO OVER | |** **MORDS015**

BUILDING TITLE:		BUILDING ADDRESS: 181 Moreland Rd, Pascoe Vale			
LEVEL OF SIGNIFICANCE: A B C X D E		BUILDING TYPE:			
DESIGNATION: HBR Reg No	File #	AHC File #	N1 File #	Class Rec 	
CONSERVATION AREA: Coburg Hill		STREETSCAPE SIGNIFICANCE LEVEL: 1 2 X 3			

STYLE: Art deco Moderne

CONSTRUCTION DATE & ALTERATIONS:

1 post WW2

2

3

SOURCES:

1

2

3

MATERIALS:

Roof glazed terra tiles
Walls cream brick
Dressings cream brick
Plinth cream brick
Windows steel
Paving concrete
Other crazy stone walls,



SURVEY DATE: **NEG FILE:** **REPORTER:** tth ka

INTEGRITY: E | X | G | | F | | P | |

NOTABLE FEATURES: double semi-circular bays, terraced garden

CONDITION: F | X | G | | F | | P | |

SIGNIFICANCE:

garden, art deco influence (including ruched curtains)

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
		none	

O=reinstat original design S=reinstat sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS: **ARCHITECTS/BUILDERS:** **TITLE:**

COUNCIL COMPUTER # 1274804906 **MORE INFO OVER** **MORDS016**

BUILDING TITLE: St James

BUILDING ADDRESS: 485 Moreland Rd, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | | C |X| D | | F | | **BUILDING TYPE:**

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | | Rec |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | 2 |X| 3 | |

STYLE: Picturesque

**CONSTRUCTION DATE &
ALTERATIONS:**

1 post WW2

2

3

SOURCES:

1

2

3

MATERIALS:

Roof glazed terra tile

Walls clinker brick

Dressings tapestry brick

Plinth clinker brick

Windows timber DHS

Paving concrete

Other half timbered gables



SURVEY DATE: 3/1995 **NEG FILE:** **REPORTER:** rfb/ko

INTEGRITY: E | | G |X| F | | P | |

NOTABLE FEATURES: terraced garden, position of garages,

CONDITION: E |X| G | | F | | P | |

SIGNIFICANCE:

art deco influence in glazing One of the best examples by size, style etc in Moreland Road

ALTERATIONS & RECOMMENDATIONS:

Appropriate

Rec

Inappropriate

Rec

new glazing to bay window

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER #

1274804800

MORE INFO OVER: |

MORDS017

BUILDING TITLE: **BUILDING ADDRESS:** 489 Moreland Rd Pascoe Vale

LEVEL OF SIGNIFICANCE: A | B | C X | D | E | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # N1 File # Class | Rec |

CONSERVATION AREA: Coorambie Hill **STREETSCAPE SIGNIFICANCE LEVEL:** 1 | 2 X | 3 |

STYLE: Art deco/Modernist

CONSTRUCTION DATE & ALTERATIONS:

- 1 post 1950?
- 2
- 3

SOURCES:

- 1
- 2
- 3

MATERIALS:

Roof glazed t/cotta tile
 Walls cream brick
 Dressings manganese brick
 Plinth cream brick
 Windows steel
 Paving manganese t/cotta tile
 Other wrought iron railings



SURVEY DATE: 3-1995 **NFC FILE:** **REPORTER:** rth/ko

INTEGRITY: E X G | F | P |

NOTABLE FEATURES: terraced garden, curved picture windows, use of wrought iron

CONDITION: E X G | F | P |

SIGNIFICANCE:

one of the best examples, and most western of those along Moreland Road, late example of Art deco influence

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
		new railings	S (quad)
		gable refaced	S (timber)

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

FILE:

COUNCIL COMPUTER # 1274804500 **MORE INFO OVER | |** **MORDS018**

BUILDING TITLE: **BUILDING ADDRESS:** 32 Walhalla Street, Pascoe Vale

LEVEL OF SIGNIFICANCE: A | | B | | C |X| D | | E | **BUILDING TYPE:** detached house

DESIGNATION: IIBR Reg No File # AHC File # NT File # Class | | Rec | |

CONSERVATION AREA: Coonans Hill **STREETSCAPE SIGNIFICANCE LEVEL:** n/a 1 | | 2 | | 3 | |

STYLE: Californian bungalow

CONSTRUCTION DATE & ALTERATIONS:

- 1 1930-31
- 2
- 3

SOURCES:

- 1 Land Title Deed 8 Jan 1930
- 2 SMD 1931
- 3

MATERIALS:

Roof terra tile
 Walls weatherboard
 Dressings timber
 Plinth timber
 Windows timber DHS
 Paving concrete
 Other



SURVEY DATE: 3/95 **NEG FILE:** **REPORTER:** thh/ko

INTEGRITY: E X G | | F | | P | | **NOTABLE FEATURES:** original timber and wire front fence

CONDITION: E |X| G | | F | | P | |

SIGNIFICANCE:

The house at 32 Walhalla Street is a construction of the State Savings Bank Type No T4' house, from the Bank's design book for timber-framed dwellings published in 1929. It exemplifies the suburban development of Coonans Hill and Coburg in the 1930s and typifies the Californian bungalow style.

ALTERATIONS & RECOMMENDATIONS:

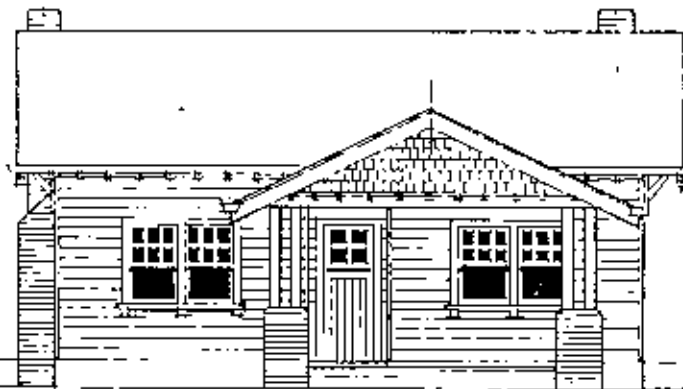
Appropriate	Rec	Inappropriate	Rec
		new side gate	S

O=reinstate original design S=reinstate sympathetic alternative R=remove RAM=remove by approved method

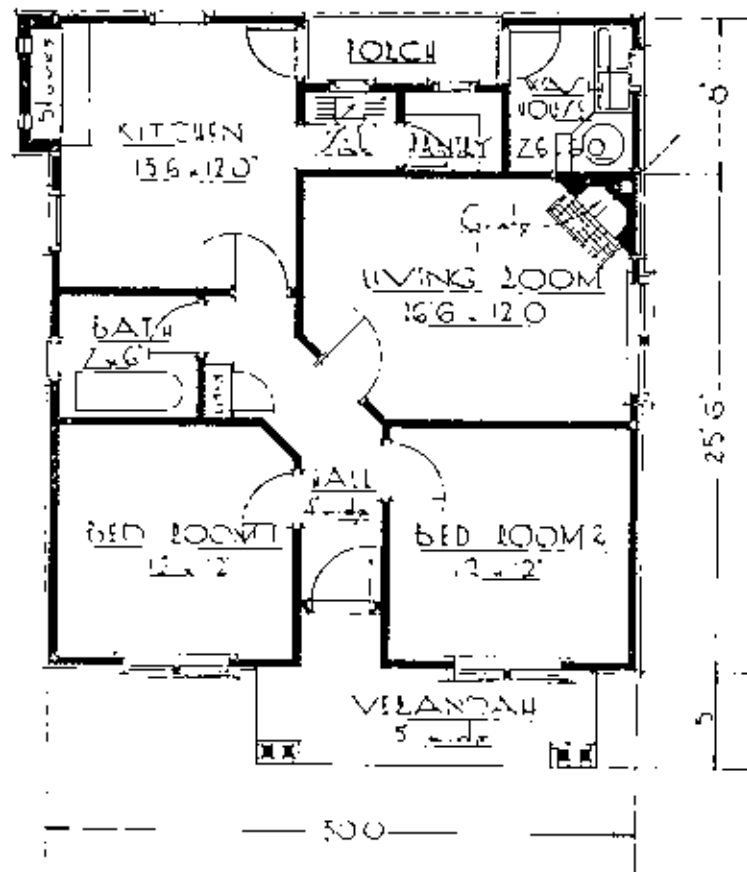
SIGNIFICANT OWNERS/TENANTS: **ARCHITECTS/BUILDERS:** **TITLE:**
 first owner Reginald R. P. Nalder

COUNCIL COMPUTER # 1568201600 **MORE INFO OVER** |X| **MORDS019**

TYPE No. 74



ELEVATION



PLAN

BUILDING TITLE (formerly Moserfield & Gilling) :			BUILDING ADDRESS : 197 The Avenue, Coburg		
LEVEL OF SIGNIFICANCE :	A	B	C	D	E
DESIGNATION , HBR Reg No			BUILDING TYPE : farm complex		
File #		AHC File #	NE File #	Class	Rec
CONSERVATION AREA : 0			STREETSCAPE SIGNIFICANCE LEVEL : 0, 1, 2, 3		

STYLE: Tudor

CONSTRUCTION DATE & ALTERATIONS:

- 1845
- 1854
- 1873

SOURCES:

- 1 Westgarth 1888
- 2 Broome, p 64
- 3 Ibid, p 137

MATERIALS: Stone buildings

Roof : slate
Walls : bluestone
Dressings : bluestone
Porch : bluestone
Windows : timber (Gothic)
Paving : n/a
Other : n/a



SURVEY DATE: 5/94

NEG FILE:

REPORTER: rth/ko

INTEGRITY: F | G | F | P | N

NOTABLE FEATURES: outbuildings and garden remnants

CONDITION: E | G | F | P | N

SIGNIFICANCE:

197 The Avenue, Coburg, situated on the bank of the Merrett Creek, is of regional significance as one of the earliest surviving sites in the northern suburbs, for its associations with early early pioneers and farming, and in particular with David Moore. It was first settled by William Locks before 1815, and then purchased in that year by William Westgarth, the famous pioneer. Westgarth named the site 'Mayfield' and described the cottage and extensive garden in detail in *Personal Recollections of Early Melbourne* (George Robertson and Co., 1888). He ultimately sold, at a great profit, to David Moore in 1854 (*GDB*, Vol. 3, p. 275). Moore, a merchant and politician, demolished the cottage and built a two-storey bluestone mansion in the Tudor style, retaining the site 'Mayfield'. It was then purchased by Daniel MacCulloch in 1873 and named 'Gilling'. The mansion has been demolished but important remnants in the form of outbuildings, garden structures and trees remain.

ALTERATIONS & RECOMMENDATIONS

Appropriate	Rec	Inappropriate	Rec
2. Preserve original design	3. Reinstall sympathetic alternative	8. Remove	11. Add, remove by approved method

SIGNIFICANT OWNERS/TENANTS:

William Locks, William Westgarth, David Moore

ARCHITECTS/BUILDERS:

TITLE:

COUNCIL COMPUTER #

MORE INFO OVER

MORDS020

BUILDING TITLE: **BUILDING ADDRESS:** 20 Ankertell Street, Coburg

LEVEL OF SIGNIFICANCE: A | | B | C X | D | E | | **BUILDING TYPE:** detached house

DESIGNATION: HBR Reg No File # AHC File # NT File # Class | | Rec | |

CONSERVATION AREA: outside **STREETSCAPE SIGNIFICANCE LEVEL :** 1 | | 2 | | 3 | |

STYLE: Victorian vernacular

CONSTRUCTION DATE & ALTERATIONS:

- 1 c1865
- 2
- 3.

SOURCES:

- 1
 - 2
 - 3.
-

MATERIALS:

Roof slate
Walls bluestone
Dressings none
Plinth bluestone
Windows 12 pane DHS
Paving concrete
Other brick garage



SURVEY DATE: **NEG FILE:** **REPORTER:** tfl/ko

INTEGRITY: E+ | G | : F[X] P+ |

NOTABLE FEATURES: Simple 'late Georgian' form (although verandah removed) and use of local bluestone

CONDITION: E+ | G[X] F | | P+ |

SIGNIFICANCE: This simple house is of local significance as a typical example of the earliest phase of suburban development in Coburg. It can be compared with Wentworth House, 22 Le Cateau, the former dairy at 39 Belgrave Street and several cottages formerly occupied by Pentridge warders. It is now seriously compromised by alterations and extensions.

ALTERATIONS & RECOMMENDATIONS:

Appropriate	Rec	Inappropriate	Rec
		removal of verandah	O
		new brick garage	R
		landscaping	S

O=reinstate original design S=reinstate sympathetic alternative R=remove KAM=remove by approved method

SIGNIFICANT OWNERS/TENANTS:

ARCHITECTS/BUILDERS:

FILE:

COUNCIL COMPUTER # 1341401200 **MORE INFO OVER |** **MORDS023**

APPENDIX C

Data Sheets for Trees

READING THE DATA SHEET FOR SIGNIFICANT TREES IN THE COBURG (MORELAND) CONSERVATION STUDY

details about the tree,
including its location,
botanical & common name

ownership, and details of
physical dimensions

level of significance

classification status by local,
regional and state
authorities

data describing:
age, life expectancy,
significance and condition

photograph of the tree

Statement of Significance:
a brief comment about
why and how important
the tree is to Coburg
(Moreland)

information about
association with important
owners, designers or
gardeners

threats noted, to assist
in the future care of the tree

recommended care/
arboricultural input

administrative information

TREE NAME: <i>Acacia saligna</i>		COMMON NAME: Sydney blue gum	
PROB KEY: 1001, 1002		ADDRESS: example, 22 Pleasant Street, Coburg, Vic.	
OWNER: Public (L) Private ()		TREE SIZE: height (m) DB 250 DBH (cm) Spread (m)	
LEVEL OF SIGNIFICANCE		National ()	State ()
		Regional ()	Local ()
DESIGNATION: IHR Reg No.		File #	NT File #
		Class 1	Tree ()
CONSERVATION AREA: not an area		STREET SCAPE SIGNIFICANCE () () ()	
AGE	LIFE EXPECTANCY		
0-10	() 0	()	
10-30	() <5	()	
30-60	() <20	()	
60-100	(X) >20	(X)	
100+	() >50	()	
dead	(X)		
REASON FOR SIGNIFICANCE			
L	landscape value	(X)	
RC	rare or cultivation	()	
S	size	(X)	
A	age	()	
F	outstanding form	()	
W	value in the wild	()	
V	ecological vegetation	()	
II	just comment	()	
CONDITION: E (X) G () F () F ()		SURVEY DATE: 01/94 REG FILE REPORTER: kmv	
SIGNIFICANCE			
The <i>Acacia saligna</i> (Sydney blue gum) outside 22 Pleasant Street, Pascoe Vale is of local (and possibly regional) significance for its size and contribution to the landscape. It dominates the streetscape and, as one of the few trees of substantial height in the area, it acts as an important visual landmark. It is likely to have been planted as a mature specimen and marks the historical suburbanisation of the district (Pascoe's Paddock, which was first listed for subdivision in 1890 (Burchett, 1993)).			
SIGNIFICANT OWNERS/DESIGNERS		DESIGNER/GARDENER	NOTE
PHOTOGRAPH: 1001, 1002, 1003, 1004, 1005, 1006, 1007, 1008, 1009, 1010, 1011, 1012, 1013, 1014, 1015, 1016, 1017, 1018, 1019, 1020, 1021, 1022, 1023, 1024, 1025, 1026, 1027, 1028, 1029, 1030, 1031, 1032, 1033, 1034, 1035, 1036, 1037, 1038, 1039, 1040, 1041, 1042, 1043, 1044, 1045, 1046, 1047, 1048, 1049, 1050, 1051, 1052, 1053, 1054, 1055, 1056, 1057, 1058, 1059, 1060, 1061, 1062, 1063, 1064, 1065, 1066, 1067, 1068, 1069, 1070, 1071, 1072, 1073, 1074, 1075, 1076, 1077, 1078, 1079, 1080, 1081, 1082, 1083, 1084, 1085, 1086, 1087, 1088, 1089, 1090, 1091, 1092, 1093, 1094, 1095, 1096, 1097, 1098, 1099, 1100, 1101, 1102, 1103, 1104, 1105, 1106, 1107, 1108, 1109, 1110, 1111, 1112, 1113, 1114, 1115, 1116, 1117, 1118, 1119, 1120, 1121, 1122, 1123, 1124, 1125, 1126, 1127, 1128, 1129, 1130, 1131, 1132, 1133, 1134, 1135, 1136, 1137, 1138, 1139, 1140, 1141, 1142, 1143, 1144, 1145, 1146, 1147, 1148, 1149, 1150, 1151, 1152, 1153, 1154, 1155, 1156, 1157, 1158, 1159, 1160, 1161, 1162, 1163, 1164, 1165, 1166, 1167, 1168, 1169, 1170, 1171, 1172, 1173, 1174, 1175, 1176, 1177, 1178, 1179, 1180, 1181, 1182, 1183, 1184, 1185, 1186, 1187, 1188, 1189, 1190, 1191, 1192, 1193, 1194, 1195, 1196, 1197, 1198, 1199, 1200, 1201, 1202, 1203, 1204, 1205, 1206, 1207, 1208, 1209, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1223, 1224, 1225, 1226, 1227, 1228, 1229, 1230, 1231, 1232, 1233, 1234, 1235, 1236, 1237, 1238, 1239, 1240, 1241, 1242, 1243, 1244, 1245, 1246, 1247, 1248, 1249, 1250, 1251, 1252, 1253, 1254, 1255, 1256, 1257, 1258, 1259, 1260, 1261, 1262, 1263, 1264, 1265, 1266, 1267, 1268, 1269, 1270, 1271, 1272, 1273, 1274, 1275, 1276, 1277, 1278, 1279, 1280, 1281, 1282, 1283, 1284, 1285, 1286, 1287, 1288, 1289, 1290, 1291, 1292, 1293, 1294, 1295, 1296, 1297, 1298, 1299, 1300, 1301, 1302, 1303, 1304, 1305, 1306, 1307, 1308, 1309, 1310, 1311, 1312, 1313, 1314, 1315, 1316, 1317, 1318, 1319, 1320, 1321, 1322, 1323, 1324, 1325, 1326, 1327, 1328, 1329, 1330, 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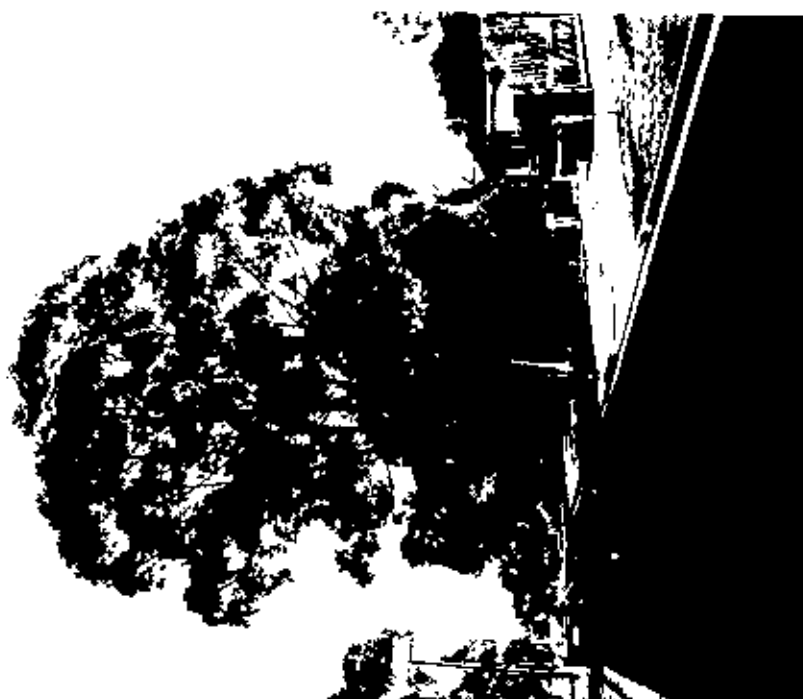
TREE NAME: <i>Eucalyptus saligna</i>		COMMON NAME: Sydney Blue gum	
PROPERTY: nature strip		ADDRESS: outside 22 Pleasant Street, Pascoe Vale	
OWNERSHIP: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	TREE SIZE (m high, st. ht)	25.0	DBH: 0.95 Spread: 18.0
LEVEL OF SIGNIFICANCE:	National	State	Regional Local <input checked="" type="checkbox"/>
DESIGNATION: HBR Reg No	File #	AHC File #	NT File # Class: Rec:
CONSERVATION AREA: n/a	STREETSCAPE SIGNIFICANCE: n/a		1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/>

AGE & LIFE EXPECTANCY

0-10	<input type="checkbox"/>	2	<input type="checkbox"/>
10-30	<input type="checkbox"/>	8	<input type="checkbox"/>
30-60	<input checked="" type="checkbox"/>	20	<input type="checkbox"/>
60-120	<input type="checkbox"/>	30	<input checked="" type="checkbox"/>
120+	<input type="checkbox"/>	50	<input type="checkbox"/>
dead	<input type="checkbox"/>		

REASON FOR SIGNIFICANCE:

L	landscape value	<input checked="" type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input checked="" type="checkbox"/>
A	age	<input type="checkbox"/>
F	outstanding form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
II	just common	<input type="checkbox"/>



CONDITION: E ☒ N ☐ G ☐ F ☐ P ☐ SURVEY DATE: 01/94 NFG FILE: REPORTER: jmo

SIGNIFICANCE:

The *Eucalyptus saligna*, Sydney blue gum, outside 22 Pleasant Street, Pascoe Vale is of local significance for its size and contribution to the landscape. It dominates the streetscape and, as one of the few trees of substantial height in the area, it acts as an important visual landmark. Planted as a mature specimen it marks the interwar suburbanization of this estate - 'Spur's Paddock', which was first listed for subdivision in 1890 (Burchell, 1993).

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: graffiti, curb side pruning

ACTION:

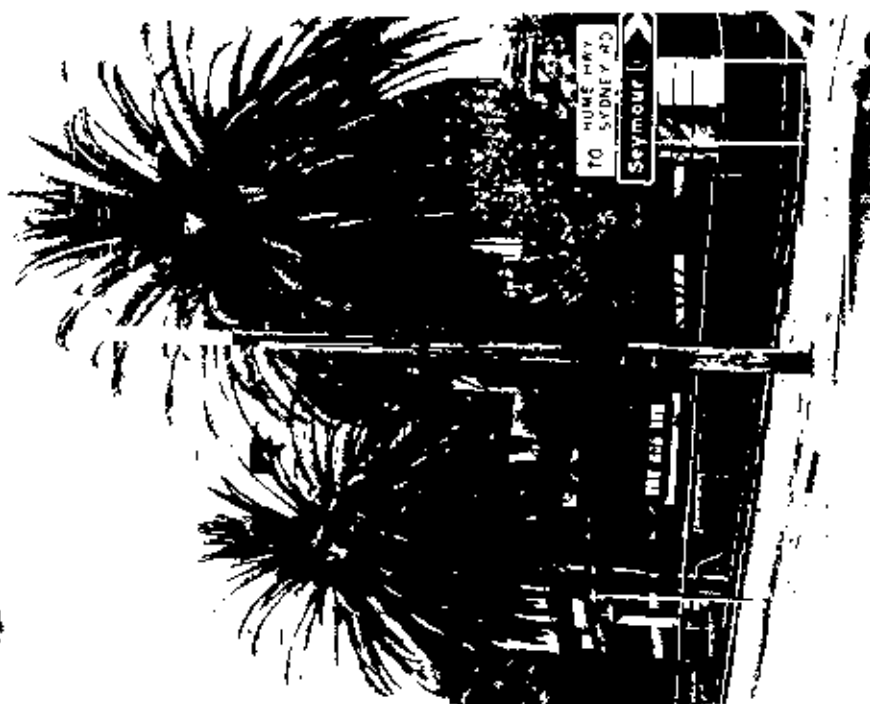
A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	
B	deadwood/stub removal	<input type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	
C	crown thinning	<input type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	soil treatment/aeration	<input checked="" type="checkbox"/>
D	crown shaping	<input checked="" type="checkbox"/>	I	cable rod bracing	<input type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a MORE INFO OVER: MORTS001

TREE NAME: <i>Phoenix canariensis</i> (date trees)		COMMON NAME: Canary Island date palm	
PROPERTY: Coburg Primary School, No. 484		ADDRESS: Bell Street, Coburg	
OWNERSHIP: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	TREE SIZE (in metres): HT: 12.8 DBH: 0.2	Spread: s x s	
LEVEL OF SIGNIFICANCE: National <input type="checkbox"/> State <input type="checkbox"/> Regional <input type="checkbox"/> Local <input checked="" type="checkbox"/>			
DESIGNATION: HBR Reg No	File #	AHC File #	NI File #
Class:		Rec:	
CONSERVATION AREA: n/a		STREETSCAPE SIGNIFICANCE: n/a 1 2 3	

AGE: LIFE EXPECTANCY

0-10		9	
10-30		8	
30-60		70	X
60-100	X	20	
100+		80	



REASON FOR SIGNIFICANCE:

L	landscape value	X
RC	rare in cultivation	
S	size	
A	age	
T	outstanding form	
RW	rare in the wild	
V	remnant vegetation	
II	best specimen	X

CONDITION: E | G | F | P | X SURVEY DATE: 01/94 NEG FILE: REPORTER: kno

SIGNIFICANCE:

The four *Phoenix canariensis* (Canary Island date palms) at Coburg Primary School are significant for their association with with Primary School (see *City of Coburg Heritage Conservation and Streetscape Study* 1990-1993 for further detail) and for their contribution to the Bell Street streetscape, acting as a visual link with similar palms in Budeges Reserve on the south side of Bell Street. Two of the specimens are in fair condition and two in very poor condition.

SIGNIFICANT OWNERS/TENANTS: City of Coburg DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: privatisation or sale of land, vandalism

ACTION:

A	tree removal		F	crown lifting	X	K	disease control	
B	deadwood snth removal	X	G	crown separation		L	sucker shoot removal	
C	crown thinning		H	bark cavity treatment		M	soil treatment/aeration	X
D	crown shaping		I	cable rod bracing		N	fertilise	
E	crown reduction		J	adjust existing cable		O	water	
						P	remove twin leader	

COUNCIL COMPUTER # n/a MORE INFO OVER: | MORTS002

TREE NAME: *Phoenix canariensis* (date palm trees) **COMMON NAME:** Canary Island date palm
PROPERTY: Bridges Reserve **ADDRESS:** Bell Street, Coburg
OWNERSHIP: Public [X] Private [] **TREE SIZE** (in metres): **Ht:** 13.0 **DBH:** 6.73 **Spread:** 8.0

LEVEL OF SIGNIFICANCE: **National** [] **State** [] **Regional** [] **Local** [X]

DESIGNATION: HBR Reg No File # AHC File # NT File # Class [] Rec []

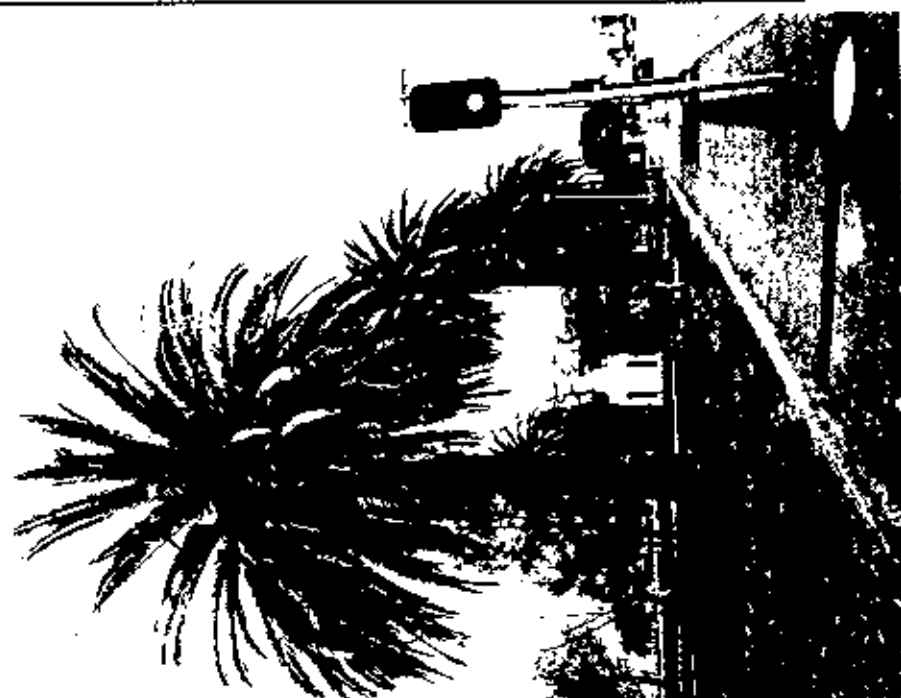
CONSERVATION AREA: **STREETSCAPE SIGNIFICANCE:** 1 [] 2 [] 3 []

AGE: LIFE EXPECTANCY

0-10	[]	0	[]
10-30	[]	<5	[]
30-60	[]	<20	[]
60-100	[X]	>20	[X]
100+	[]	>50	[]

REASON FOR SIGNIFICANCE:

L	landscape value	[X]
RC	rare in cultivation	[]
S	size	[]
A	age	[]
F	outstanding form	[]
RW	rare in the wild	[]
V	remnant vegetation	[]
H	hist. common	[X]



CONDITION: E [] G [X] F [] P [] **SURVEY DATE:** 01/94 **NEG FILE:** **REPORTER:** kmo

SIGNIFICANCE:

The four *Phoenix canariensis* (Canary Island date palms) in Bridges Reserve are significant for their association with the development of the Bridges Reserve and for their contribution to the Bell Street landscape, acting as a visual link with similar palms at Coburg Primary School on the north side of Bell Street. There are further palms in the Reserve.

SIGNIFICANT OWNERS/TENANTS: **DESIGNER/GARDENER:** **TITLE:**
 City of Coburg

POTENTIAL THREATS: vandalism

ACTION:

A	tree removal	[]	F	crown lifting	[X]	K	disease control	[]
B	deadwood/stub removal	[]	G	crown separation	[]	L	sucker/shoot removal	[]
C	crown thinning	[]	H	bark/cavity treatment	[]	M	soil treatment	[X]
D	crown shaping	[]	I	cable/rod bracing	[]	N	fertilise	[]
F	crown reduction	[]	J	adjust existing cable	[]	O	water	[]
						P	remove twin leader	[]

COUNCIL COMPUTER #: **MORE INFO OVER:** **MORIS003**

TREE NAME: <i>Eucalyptus camaldulensis</i>		COMMON NAME: river red gum	
PROPERTY: Pentridge Prison, nature strip		ADDRESS: Champ Street, Coburg	
OWNERSHIP: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>	TREE SIZE (av. in metres): Ht: 19.5 DBH: 0.90		Spread: 16.3
LEVEL OF SIGNIFICANCE: National <input type="checkbox"/> State <input type="checkbox"/> Regional <input checked="" type="checkbox"/> Local <input type="checkbox"/>			
DESIGNATION: HBR Reg No	File #	AHC File #	NT File #
CONSERVATION AREA: n/a		STREETSCAPE SIGNIFICANCE: n/a	

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	< 5	<input type="checkbox"/>
30-60	<input type="checkbox"/>	< 20	<input checked="" type="checkbox"/>
60-100	<input checked="" type="checkbox"/>	> 20	<input type="checkbox"/>
100+	<input type="checkbox"/>	> 50	<input type="checkbox"/>

REASON FOR SIGNIFICANCE

L	landscape value	<input type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input type="checkbox"/>
A	age	<input checked="" type="checkbox"/>
F	outstanding form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
H	hist./commem.	<input checked="" type="checkbox"/>



CONDITION: E ☐ G ☐ F ☐ P ☒ SURVEY DATE: 01/94 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The irregular avenue of *Eucalyptus camaldulensis*, river red gum, fronting the west-facing bluestone wall of Pentridge Prison are significant for their landscape contribution to the full length of Champ Street, and for their association with the Prison (see *City of Coburg Heritage Conservation and Streetscape Study*, 1990, COBDS039). Some specimens of *Phoenix canariensis* intersperse the avenue. Some of the trees are cabled for safety.

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: extension of car-parking, works to footpath

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input checked="" type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	soil treatment	<input checked="" type="checkbox"/>
D	crown shaping	<input type="checkbox"/>	I	cable/rod bracing	<input type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input checked="" type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a MORE INFO OVER | | MORTS004

TREE NAME: <i>Schinus molle</i> var. <i>areira</i>		COMMON NAME: Peppercorn tree	
PROPERTY: Mern Creek path, south of creek		ADDRESS: near Mernbell Ave. & Bell Street, Coburg	
OWNERSHIP: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>		TREE SIZE (in metres): Ht: 15.0 DBH: 0.9 Spread: 18.0	
LEVEL OF SIGNIFICANCE: National <input type="checkbox"/> State <input type="checkbox"/> Regional <input type="checkbox"/> Local <input checked="" type="checkbox"/>			
DESIGNATION: HBR Reg No	File #	AHC File #	N1 File # Class Ret
CONSERVATION AREA: n/a		STREETSCAPE SIGNIFICANCE: n/a 1 2 3	

AGE: LIFE EXPECTANCY

0-10	1	0	
10-30		5	
30-60	X	> 20	
60-100		> 25	
100+		> 50	X

REASON FOR SIGNIFICANCE:

L	landscape value	X
RC	rare in cultivation	
S	size	
A	age	
F	outstanding form	
RW	rare in the wild	
V	remnant vegetation	
II	list common	



CONDITION: E | G X F | P | SURVEY DATE: 01/91 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The peppercorn tree (*Schinus molle* var. *areira*) on the Mern Reserve bike path, near Mernbell Avenue and Beel Street, is of local significance for its contribution to the landscape setting of the creek and path, which is used and enjoyed extensively by locals and other Melbourneans in leisure activities. Its landscape contribution typifies the notion of parkland and school plantings, and the rural 'Australian' landscape. The specimen stands at a dip in the path, creating an enclosed and sheltered atmosphere.

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: root damage through works to Mern Creek path vandalism

ACTION:

A	tree removal	F	crown lifting		K	disease control		
B	deadwood stub removal	X	G	crown separation		L	sucker/shoot removal	
C	crown thinning		H	bark cavity treatment		M	soil treatment	
D	crown shaping		I	cable-tied bracing		N	fertilise	
E	crown reduction		J	adjust existing cable		O	water	
						P	remove twin leader	

COUNCIL COMPUTER # ASS CARD # MORE INFO OVER: | | MORTS005

TREE NAME: *Populus serotina*

COMMON NAME: golden poplar

PROPERTY: Campbell Reserve

ADDRESS: Moore Street, Coburg

OWNERSHIP: Public ☒ Private

TREE SIZE (in metres): Ht: 22 DBH: 11 Spread: 17.5

LEVEL OF SIGNIFICANCE: National ☐ State ☐ Regional ☐ Local ☒DESIGNATION: IUBR Reg No File # AHC File # N.I. File # Class ☐ Rec ☐CONSERVATION AREA: n/a STREETSCAPE SIGNIFICANCE: n/a 1 ☐ 2 ☐ 3 ☐

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	< 5	<input type="checkbox"/>
30-60	<input checked="" type="checkbox"/>	< 20	<input type="checkbox"/>
60-100	<input type="checkbox"/>	< 70	<input checked="" type="checkbox"/>
100+	<input type="checkbox"/>	< 50	<input type="checkbox"/>

REASON FOR SIGNIFICANCE:

L	landscape value	<input checked="" type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input checked="" type="checkbox"/>
A	age	<input type="checkbox"/>
F	outstanding form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
H	hist /commem	<input type="checkbox"/>

CONDITION: E ☐ G ☒ F ☐ P ☐ SURVEY DATE: 01/94 NEG FILE: REPORTER: kmio

SIGNIFICANCE:

The golden poplar (*Populus serotina*) at Campbell Reserve, Coburg is of local significance for its contribution to the landscape setting and surrounding streets. Adjacent to a playground, this tree provides shade and a focus for people using the Reserve.

SIGNIFICANT OWNERS/TENANTS:

DESIGNER/GARDENER:

TITLE:

POTENTIAL THREATS: compaction, graffiti

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input checked="" type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	soil treatment	<input checked="" type="checkbox"/>
D	crown shaping	<input checked="" type="checkbox"/>	I	cable/rod bracing	<input type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a

MORE INFO OVER ☐

MORTS006

TREF NAME: *Cupressus torulosa* (avenue) COMMON NAME: Bhutan cypress
 PROPERTY: St Pauls Roman Catholic Church ADDRESS: 562 Sydney Road, Coburg
 OWNERSHIP: Public ☐ Private ☒ TREE SIZE (in metres): Ht: 12.0 DBH: 0.3 Spread: 3.0
 LEVEL OF SIGNIFICANCE: National ☐ State ☐ Regional ☒ Local ☐

DESIGNATION: HBR Reg No File # AHC File # NT File # Class ☐ Rec ☐

CONSERVATION AREA: Church & Municipal Reserves STREETSCAPE SIGNIFICANCE: n/a ☐ 1 ☐ 2 ☐ 3 ☐

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	<5	<input type="checkbox"/>
30-60	<input checked="" type="checkbox"/>	<20	<input type="checkbox"/>
60-100	<input type="checkbox"/>	>20	<input checked="" type="checkbox"/>
100+	<input type="checkbox"/>	>50	<input type="checkbox"/>

REASON FOR SIGNIFICANCE:

L	landscape value	<input checked="" type="checkbox"/>
RC	rate in cultivation	<input type="checkbox"/>
S	size	<input type="checkbox"/>
A	age	<input type="checkbox"/>
P	outstanding form	<input type="checkbox"/>
RW	rate in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
II	hist./commem	<input checked="" type="checkbox"/>



CONDITION: E ☐ G ☒ F ☐ P ☐ SURVEY DATE: 01/94 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The avenue of *Cupressus torulosa*, Bhutan cypress at St Paul's Roman Catholic Church is significant for its strong impact on the surrounding landscape, especially as a Sydney Road landmark in the approach to Melbourne city. It is also significant for its association with St Paul's Roman Catholic Church (which is of regional significance - see *City of Coburg Heritage Conservation and Streetscape Study*, 1990, COBDS289).

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: carpark extension

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input checked="" type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	soil treatment/aeration	<input checked="" type="checkbox"/>
D	crown shaping	<input type="checkbox"/>	I	cable/rod bracing	<input type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a MORE INFO OVER ☐ MORTS007

TREE NAME: *Eucalyptus viminalis* subsp. *viminalis* COMMON NAME: manna gum
 PROPERTY: 'Pippa passes' ADDRESS: 3 Evelyn Street, Pascoe Vale
 OWNERSHIP: Public | Private ☒ TREE SIZE (in metres): Ht: 28.0 DBH: 1.4 Spread: 27.0
 LEVEL OF SIGNIFICANCE: National | | State | | Regional | | Local ☒
 DESIGNATION: HBR Reg No File # AHC File # NT File # Class | Rec | |
 CONSERVATION AREA: n/a STREETSCAPE SIGNIFICANCE: n/a 1 | 2 | 3 | |

AGE: LIFE EXPECTANCY

0-10		0	
10-30		<5	
30-60	<input checked="" type="checkbox"/>	<20	
60-100		>20	
100+		>50	<input checked="" type="checkbox"/>

REASON FOR SIGNIFICANCE:

L	landscape value	<input checked="" type="checkbox"/>
RC	rare in cultivation	
S	size	<input checked="" type="checkbox"/>
A	age	
F	outstanding form	<input checked="" type="checkbox"/>
RW	rare in the wild	
V	remnant vegetation	
H	hist./commem.	



CONDITION: E ☒ G | | F | | P | | SURVEY DATE: 01/94 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The *Eucalyptus viminalis* subsp. *viminalis*, manna gum, in the rear garden of 'Pippa passes' in 3 Evelyn Street, Pascoe Vale, is an outstanding specimen significant for its contribution to the local landscape and is an important landmark for the surrounding streets. It was planted in the 1940s by the property owner Mr Sidney MacDonald.

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: pruning where branches overhang neighbouring properties

ACTION:

A	tree removal		F	crown lifting		K	disease control	
B	deadwood/stub removal	<input checked="" type="checkbox"/>	G	crown separation		L	sucker/shoot removal	
C	crown thinning	<input checked="" type="checkbox"/>	H	bark/cavity treatment		M	soil treatment	
D	crown shaping		I	cable/rod bracing		N	fertilise	
E	crown reduction		J	adjust existing cable		O	water	
						P	remove twin leader	

COUNCIL COMPUTER # n/a MORE INFO OVER | | MORIS008

TREE NAME: *Araucaria bidwillii*

COMMON NAME: bunya bunya pine

PROPERTY:

ADDRESS: 197 The Avenue, Coburg

OWNERSHIP: Public ☐ Private ☒

TREE SIZE (m metres): Ht: 22.0 DBH: 0.60

Spread: 3.5

LEVEL OF SIGNIFICANCE: National ☐State ☐Regional ☐Local ☒

DESIGNATION: HBR Reg No

File #

AHC File #

NI File #

Class ☐Rec ☐

CONSERVATION AREA: n/a

STREETSCAPE SIGNIFICANCE: n/a

1 ☐ 2 ☐ 3 ☐

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	<5	<input type="checkbox"/>
30-60	<input type="checkbox"/>	<20	<input checked="" type="checkbox"/>
60-100	<input checked="" type="checkbox"/>	>20	<input type="checkbox"/>
100+	<input type="checkbox"/>	>50	<input type="checkbox"/>

REASON FOR SIGNIFICANCE

L	landscape value	<input type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input type="checkbox"/>
A	age	<input type="checkbox"/>
F	outstanding form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
H	hist /common	<input checked="" type="checkbox"/>

CONDITION: E ☐ G ☐ F ☐ P ☒

SURVEY DATE: 01/94

NEG FILE:

REPORTER: ktdo

SIGNIFICANCE:

The *Araucaria bidwillii*, bunya bunya pine is significant for its association with the historic riverside property at 197 The Avenue, Coburg. It is part of the remnant garden structure and orchard still evident today. Its form and vigour are much compromised by adjacent plantings and an introduced driveway and curb.

SIGNIFICANT OWNERS/TENANTS:

DESIGNER/GARDENER:

TITLE:

POTENTIAL THREATS:

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	sod treatment	<input checked="" type="checkbox"/>
D	crown shaping	<input type="checkbox"/>	I	cable/rod bracing	<input type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a

MORE INFO OVER ☐

MORTS009

TREE NAME: *Eucalyptus citriodora*
PROPERTY:

COMMON NAME: lemon scented gum
ADDRESS: 197 The Avenue, Coburg

OWNERSHIP: Public ☐ Private ☒ TREE SIZE (in metres): Ht: 19.0 DBH: 0.75 Spread: 10.5

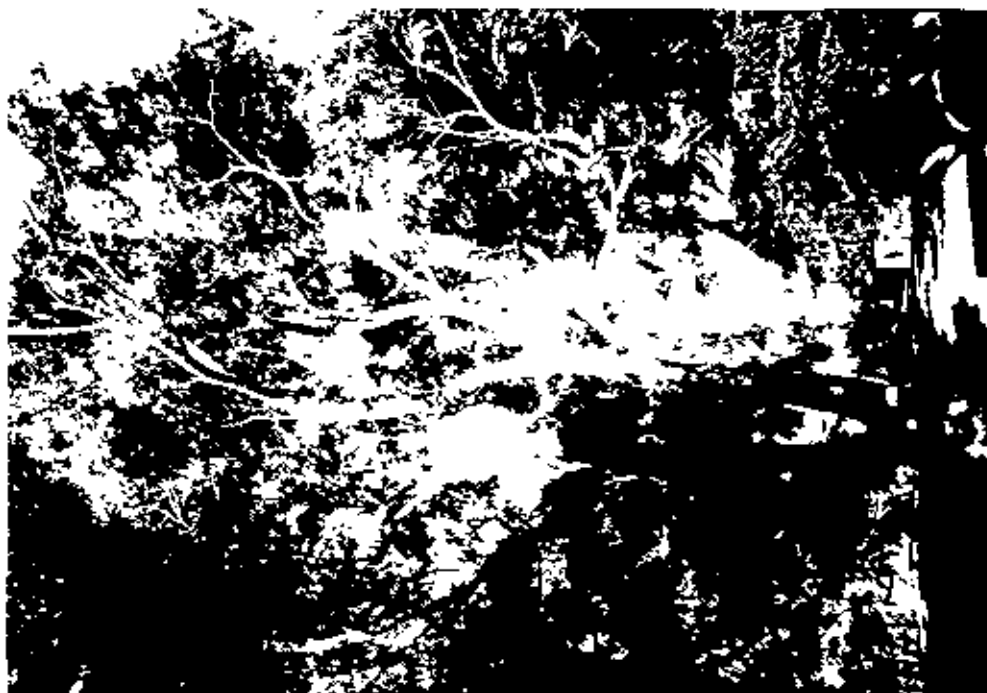
LEVEL OF SIGNIFICANCE: National ☐ State ☐ Regional ☐ Local ☒

DESIGNATION: HBR Reg No File # AHC File # NJ File # Class ☐ Rec ☐

CONSERVATION AREA: n/a STREETSCAPE SIGNIFICANCE: n/a 1 ☐ 2 ☐ 3 ☐

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	<5	<input type="checkbox"/>
30-60	<input type="checkbox"/>	<20	<input checked="" type="checkbox"/>
60-100	<input checked="" type="checkbox"/>	>20	<input type="checkbox"/>
100+	<input type="checkbox"/>	>50	<input type="checkbox"/>



REASON FOR SIGNIFICANCE

L	landscape value	<input type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input checked="" type="checkbox"/>
A	age	<input checked="" type="checkbox"/>
F	out-standing form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
H	hist /commem	<input checked="" type="checkbox"/>

CONDITION: E ☐ G ☐ F ☒ P ☐ SURVEY DATE: 01/94 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The *Eucalyptus citriodora*, lemon scented gum is significant for its association with the historic riverside property at 197 The Avenue, Coburg. It is part of the remnant garden structure and orchard still evident today.

SIGNIFICANT OWNERS/TENANTS:

DESIGNER/GARDENER:

TITLE:

POTENTIAL THREATS:

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input type="checkbox"/>	H	bank/cavity treatment	<input type="checkbox"/>	M	soil treatment	<input checked="" type="checkbox"/>
D	crown shaping	<input type="checkbox"/>	I	cable/rod bracing	<input checked="" type="checkbox"/>	N	fertilise	<input type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a MORE INFO OVER ☐ MORTS010

TREE NAME: *Ulmus procera* (avenue)
PROPERTY: Lake Reserve

COMMON NAME: English elm (avenue)
ADDRESS: Munary Road

OWNERSHIP: Public (X) Private ()

TREE SIZE (in metres): H: 16.0 DBH: 0.60 Spread: n/a

LEVEL OF SIGNIFICANCE: National () State Regional (X) Local ()

DESIGNATION: HBR Reg No File # AHC File # NT File # Class () Rec ()

CONSERVATION AREA: Murrumbidgee Reserves STREETSCAPE SIGNIFICANCE: n/a 1 () 2 () 3 ()

AGE: LIFE EXPECTANCY

0-15	()	0	()
15-30	()	< 5	()
30-60	()	< 20	()
60-100	(X)	< 20	(X)
100+	()	> 50	()

REASON FOR SIGNIFICANCE

L	landscape value	(X)
RC	rare in cultivation	()
S	size	()
A	age	()
F	outstanding form	()
RW	rare in the wild	()
V	remnant vegetation	()
H	historical	(X)



CONDITION: E G (X) F () P () SURVEY DATE: 01/93 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The avenue of English elms (*Ulmus procera*) in Lake Reserve are significant for their commemorative value and landscape contribution in an important local public park. Lake Reserve was formed in 1915 and these trees were planted with *Cupressus torulosa* in 1919 to commemorate those from Coburg who served and lost their lives in World War I. The site represents many themes of Coburg's and Moreland's history: it is associated with early farming in the area, with the development of recreation, and part of it was owned by Pentridge's Penal Department as a willow plantation until 1913 (Richard Broome, *Coburg - between two creeks* 1987, see also *City of Coburg Heritage Conservation and Streetscape Study*, 1990 Area Q).

SIGNIFICANT OWNERS/TENANTS: DESIGNER/GARDENER: TITLE:

POTENTIAL THREATS: vandalism

ACTION:

A	tree removal	()	F	crown lifting	K	disease control	()
B	deadwood/stub removal	(X)	G	crown separation	L	sucker/shoot removal	()
C	crown thinning	()	H	bark cavity treatment	M	soil treatment	(X)
D	crown shaping	(X)	I	cable/rod bracing	N	fertilise	()
E	crown reduction	()	J	adjust existing cable	O	water	()
					P	remove twin leader	()

COUNCIL COMPUTER # n/a MORE INFO OVER! ! MORIS011

TREE NAME: *Quercus robur* (x 11)

COMMON NAME: English oak (avenue)

PROPERTY: street trees

ADDRESS: Hawthorn Street, Coburg

OWNERSHIP: Public Private

TREE SIZE (in metres): Ht: 15.0 DBH: 0.65 Spread: 9.5

LEVEL OF SIGNIFICANCE: National 1 State Regional 2 Local 3

DESIGNATION: HBR Reg No File # AHC File # NT File # Class 1 Rec 1

CONSERVATION AREA: n.a. STREETSCAPE SIGNIFICANCE: n.a. 1 2 3

AGE LIFE EXPECTANCY

0-10	1	0	1
10-30	1	5	1
30-60	1X	20	1
60-100	1	20	1X
100+	1	50	1

REASON FOR SIGNIFICANCE:

L	landscape value	1X
RC	rare in cultivation	
S	size	
A	age	1
F	outstanding form	
RW	rare in the wild	
V	remnant vegetation	
H	last common	



CONDITION: F 1 G 1 F/N 1 P 1 SURVEY DATE: 01/94 NEG FILE: REPORTER: kmo

SIGNIFICANCE:

The avenue of *Quercus robur* (English oaks), street tree plantings at the southern end of Hawthorn Street, Coburg, are significant for their landscape contribution to the street and surrounding streets.

SIGNIFICANT OWNERS/TENANTS:

DESIGNER/GARDENER:

TITLE:

POTENTIAL THREATS: damage to roots through repairs to curbs and streetworks

ACTION:

A	tree removal		F	crown lifting	1	K	disease control	1
B	deadwood/stub removal	1X	G	crown separation		L	sucker/shoot removal	1
C	crown thinning	1	H	bark/cavity treatment		M	soil treatment	1X
D	crown shaping	1X	I	cable/rod bracing	1	N	fertilise	1
E	crown reduction	1	J	adjust existing cable	1	O	water	1
						P	remove twin leader	1

COUNCIL COMPUTER # n.a. MORE INFO OVER: MORIS012

TREE NAME: <i>Quercus robur</i> (x 2)		COMMON NAME: English oak	
PROPERTY: Coburg City Hall		ADDRESS: Bell Street, Coburg	
OWNERSHIP: Public <input checked="" type="checkbox"/> Private <input type="checkbox"/>		TREE SIZE (in metres): Ht: 12.0 (x 2) DBH: 0.68 Spread: 14.5	
LEVEL OF SIGNIFICANCE: National <input type="checkbox"/> State <input type="checkbox"/> Regional <input type="checkbox"/> Local <input checked="" type="checkbox"/>			
DESIGNATION: HBR Reg No	File #	AHC File #	NI File #
CONSERVATION AREA: n/a		STREETSCAPE SIGNIFICANCE: n/a	

AGE: LIFE EXPECTANCY

0-10	<input type="checkbox"/>	0	<input type="checkbox"/>
10-30	<input type="checkbox"/>	<5	<input type="checkbox"/>
30-60	<input checked="" type="checkbox"/>	<20	<input type="checkbox"/>
60-100	<input type="checkbox"/>	>20	<input type="checkbox"/>
100+	<input type="checkbox"/>	>50	<input checked="" type="checkbox"/>

REASON FOR SIGNIFICANCE

L	landscape value	<input type="checkbox"/>
RC	rare in cultivation	<input type="checkbox"/>
S	size	<input type="checkbox"/>
A	age	<input type="checkbox"/>
F	outstanding form	<input type="checkbox"/>
RW	rare in the wild	<input type="checkbox"/>
V	remnant vegetation	<input type="checkbox"/>
II	lost /commem	<input checked="" type="checkbox"/>



CONDITION: E <input type="checkbox"/> G <input checked="" type="checkbox"/> F <input type="checkbox"/> P <input type="checkbox"/>	SURVEY DATE: 01/94	NEG FILE:	REPORTER: kmo
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SIGNIFICANCE:

The two *Quercus robur*, English oaks, on the front lawns of the Coburg City Hall are significant as symbols of the authority of the local government and of the longevity and power of the City itself. Their placement adds strength to the landscape design and emphasises the symmetry of the entrance to the Hall in this significant community precinct.

SIGNIFICANT OWNERS/TENANTS:	DESIGNER/GARDENER:	TITLE:
City of Coburg, City of Moreland		

POTENTIAL THREATS: vandalism

ACTION:

A	tree removal	<input type="checkbox"/>	F	crown lifting	<input type="checkbox"/>	K	disease control	<input type="checkbox"/>
B	deadwood/stub removal	<input checked="" type="checkbox"/>	G	crown separation	<input type="checkbox"/>	L	sucker/shoot removal	<input type="checkbox"/>
C	crown thinning	<input type="checkbox"/>	H	bark/cavity treatment	<input type="checkbox"/>	M	soil treatment	<input checked="" type="checkbox"/>
D	crown shaping	<input checked="" type="checkbox"/>	I	cable/rod bracing	<input type="checkbox"/>	N	fertilise	<input checked="" type="checkbox"/>
E	crown reduction	<input type="checkbox"/>	J	adjust existing cable	<input type="checkbox"/>	O	water	<input type="checkbox"/>
						P	remove twin leader	<input type="checkbox"/>

COUNCIL COMPUTER # n/a	MORE INFO OVER:	MORTS013
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