

Former Melville's Grain Store at 11-17 Colebrook Street, Brunswick.

## CONSERVATION MANAGEMENT PLAN



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## SECTION ONE INTRODUCTION

### 1.1 BACKGROUND

This Conservation Management Plan (CMP) was commissioned by Frank Chiarella to accompany the planning permit application to Moreland City Council and the heritage permit application to Heritage Victoria for the conversion of Shed 4 at 11-17 Colebrook Street in Brunswick, also known as *Former Melville's Grain Store* (FMGS), into 22 no offices with off street car parking.

The CMP has been prepared in accordance with the guidelines for the preparation of Conservation Management Plans prepared by Heritage Victoria and the principles set down in the *Australia ICOMOS Burra Charter, 1999*, adopted by Australia ICOMOS (International Council of Monuments and Sites) to assist in the conservation of heritage places.

The authors of this report are Bruce Trethowan and Mark Stephenson and special thanks go to the staff at the National Trust and Heritage Victoria.

### 1.2 HERITAGE LISTING

#### 1.2.1 National – Register of the National Estate.

The FMGS is included on the Register of the National Estate, place ID 18529. The full statement of significance can be seen in Appendix A under section 1.0.

#### 1.2.2 State - Heritage Victoria

The FMGS is included on the Victorian Heritage Register under number H0705. The full statement of significance can be seen in Appendix A under section 1.1.

#### 1.2.2 Local - City of Moreland

The FMGS is covered by a Heritage Overlay in the City of Moreland Planning Scheme under number HO50. The full statement of significance and the schedule to the overlay can be seen in Appendix A under section 1.2.

#### 1.2.3 Other - National Trust of Australia (Victoria)

The FMGS is included on the Register of the National Trust of Australia (Victoria), File Number B1788 parts 1 and 2. The statement of significance can be seen in Appendix A under section 1.3.

### 1.3 DEFINITION OF THE PROPERTY (THE HERITAGE PLACE)

Shed 4 is situated at 1-17 Colebrook Street, Brunswick (Melway Ref: 29G5.), adjacent to the Upfield railway line just north of Anstey Station. The subject site forms the northern part of a complex of three bluestone buildings at 1-17 Colebrook Street, known as *Former Melville's Grain Store* (FMGS), and forms part of the land included in Certificate of Titles Vol. 2165 Folio 889 and Vol 1951 Folio 633. The site is indicated in figure 1 below.



Fig 1: Subject site outlined in red.  
Source: Nearmap, accessed 3/7/12

## 1.4 EXTENT AND LIMITATIONS OF THE PROJECT

The information provided in this CMP has been taken from a variety of sources that has provided general information of how the building originated, who was involved and how the building developed over the last 121 years.

The CMP draws largely from the information held in the Heritage Victoria file, the National Trust file and the CMP produced for 1-7 Colebrook Street by Bryce Raworth, Conservation Urban Design.

Note that Section 2.0 deals with the general overview and historical context of the whole complex (Sheds 2, 3 and 4). However, from Section 3.0 onwards the CMP focuses solely on the Shed 4; the subject site.

This report attempts to be comprehensive but is limited to the information that has been made available. It does not seek to authoritatively deal with the history of the building or identify every change that has occurred to the building. The bibliography directs those with enquiring minds to other relevant publications.

## SECTION TWO HISTORICAL OVERVIEW

### 2.1 BRUNSWICK CONTEXT

Robert Hoddle directed the first survey of Brunswick in 1839.<sup>1</sup> The general area was bounded to the west by Moonee Ponds, the east by Merri Creek, Moreland Road to the north and Park Street in the south. Through the centre, running north and south, was Pentridge Road; a dirt track that later became Sydney Road (1859). The area was then divided into twenty two farming allotments and put up for sale<sup>2</sup>.

The first land sales followed in 1839 and 1840 and most of the allotments were purchased by speculators/investors. Two prominent land owners were Edward Stone Parker and Thomas Wilkinson, who named their property Brunswick<sup>3</sup>. It is believed this is where the settlement name was taken from.

Although the land was occupied, the area remained as an isolated rural community with a post office, shops and hotels and provided a popular stopping place for travellers. It wasn't until the discovery of gold in the Victorian gold fields (1851) that Brunswick became an essential supply point where people travelling to the fields could obtain provisions for the journey ahead. Entrepreneurs established businesses on the back of this gold route and people moved into the area. This subsequently developed the necessary social infrastructure that established a Mechanics Institute, library and school.

Natural deposits of clay and bluestone were discovered, which led to the beginning of Brunswick's brick making and bluestone quarry industries. Fuelled by the discovery of gold and the subsequent demand for building materials, needed to construct the commercial buildings and residences required by the returning gold prospectors, most of Brunswick population (approx 3000) was involved in brick making and bluestone 'dressing'<sup>4</sup>.

In April 1888 Brunswick was proclaimed a Town and the population had increased to 14,792. The town had access to the city via the railway line, extended from North Melbourne to Brunswick and Coburg in 1884<sup>5</sup>, and a cable tram service. By 1891 further employment opportunities were created through new factories, and this led to the establishment of banks, newspapers and fire brigades services that provided the necessary services for the residents in the area. By 1914 electricity was supplied to Brunswick.<sup>6</sup>

After the First World War new industries developed creating further employment. By 1928 the population had reached 55,799. The 1930s saw the decline of the brick and clay industries as much of the clay and bluestone had been used up. Many of the quarries were filled in and became parks and reserves. Migration from European countries after the Second World War saw thousands of people come first from Italy, then Greece, Turkey, Lebanon and other countries.<sup>7</sup>

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<sup>1</sup> Bryce Rayworth, CMP, page 9.

<sup>2</sup> Moreland Council History of Brunswick. Website <http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html> accessed 16.5.12

<sup>3</sup> Moreland Council History of Brunswick. Website <http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html> accessed 16.5.12

<sup>4</sup> Moreland Council History of Brunswick. Website <http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html> accessed 16.5.12

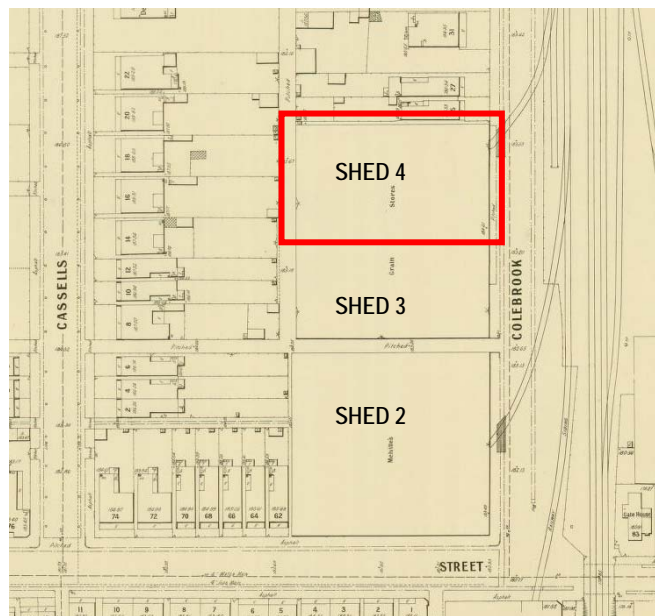
<sup>5</sup> Bryce Rayworth, CMP page 9.

<sup>6</sup> Moreland Council History of Brunswick. Website <http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html> accessed 16.5.12

<sup>7</sup> Moreland Council History of Brunswick. Website <http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html> accessed 16.5.12



## 2.2 DONALD MELVILLE'S GRAIN STORES



**Fig 2:** Donald Melville's Grain Stores with shed numbering. Approximate location of subject site is identified in red.

**Source:** State Library Victoria. MMBW Plan No. 1917, dated 1908.

Donald Melville (1829-1919) arrived in Victoria with his family in the 1850s. After his arrival in Melbourne, Melville was a traveller for a wool store and by c1874 had established his own firm *D Melville and Co. auctioneers, wool and grain brokers*. From 1886-1889 the firm was listed at 82 King Street and in 1890 at 94-96 King Street.<sup>8</sup>

In 1874 Melville married Kate MacKay and five children followed over time. The family resided in a substantial stone and timber dwelling on the north side of Albion Street on the corner of Melville Road in Brunswick.<sup>9</sup>

By 1878 Melville had embarked on a political career that was to see him become a member of the Brunswick council and mayor by 1881. This then lead Melville to be elected as member of the legislative council for Southern Province (1882) and by 1904 he had become MLC for North Melbourne Province. During this time Melville was also involved in government appointments including

Minister for Defence, Minister for Health, vice president of the Board of Works<sup>10</sup> and was elected in 1890 to the first Parliamentary Standing Committee on Railways, where he was an early advocate for the electrification of suburban railways.<sup>11</sup>

As part of his private business venture, the rate books of 1887 show that Melville was the owner of an iron store in Tinning Street on the north-east corner of Colebrook Street. He is also reputed to have occupied a stone grain store on the south-west corner, which stretched down to Albion Street. With the expansion of this business Melville constructed a bluestone grain store on the north-west corner of Colebrook and Tinning Street in 1888, after he purchased Lot 27 on the plan of subdivision no.856 on 28 September, 1887<sup>12</sup>. It is believed he sold the iron store to Thomas Warr and Co. also at this time. On the 26 June, 1889 Melville purchased Lots 2, 3 and 4 and part of Lot 1 of the subdivision no.856<sup>13</sup> (north of the 1888 store) and constructed a further pair of grain stores in c1891.<sup>14</sup>

*Greig and Murrey* were merchants who occupied the three Colebrook Street stores in c1891. In 1892 Melville was still listed as the owner and the total NAV was £112.<sup>15</sup> By the middle of the 1890s the stores were occupied by the *Victorian Farmers Loan and Agency Co Ltd* and *Darling and Sons*, grain merchants. At the turn of the century the stores were occupied by *James Bell and Co*, grain store; *JW Gibson*, grain store; and *Dalgety and Co*. Vacant in

<sup>8</sup> C Kellaway. *Research Report*, dated 15.4.86, page 3.

<sup>9</sup> C Kellaway. *Research Report*, dated 15.4.86, page 2.

<sup>10</sup> Bryce Rayworth. *CMP*, page 12.

<sup>11</sup> C Kellaway. *Research Report*, dated 15.4.86, pages 2-3.

<sup>12</sup> Certificate of title Vol 1951 folio 390037.

<sup>13</sup> Certificate of title Vol 2165 folio 432965.

<sup>14</sup> C Kellaway. *Research Report*, dated 15.4.86, page1-2.

<sup>15</sup> C Kellaway. *Research Report*, dated 15.4.86, page 2.

1903, however by 1906 *JW Gibson* occupied the stores and by 1907 Gibson was listed as the manager of the *D Melville and Co* grain stores. The MMBW plan of 1908 (see figure #) shows the two buildings being identified as "Melville's Grain Stores" with two private rail sidings running across Colebrook Street from the main Upfield railway line. By 1910 Melville had sold all of the Colebrook Street stores to John Connelly<sup>16</sup>.

## 2.3 COMMONWEALTH STORAGE AND SUPPLY CO

On the 26 April, 1919 John Connelly sold the Colebrook Street stores to the *Moreland Grain and Free Store Pty*, who were part of the *Commonwealth Storage and Supply Co*. However, the company has been identified in the Melbourne Directories as occupying the Colebrook stores as early as 1911<sup>17</sup>, possibly as tenants of Connelly.

Rayworth informs that the original rail siding into the stores were altered in c1914.

## 2.4 STATE ELECTRICITY COMMISSION OF VICTORIA



Fig 3: Oblique view and main elevation of Shed 4 in the foreground.  
Source: State Library Victoria. Id: jc012269, date 1964.



Fig 4: From left to right: Shed 2, 3 and 4.  
Source: State Library Victoria. Id: jc002685, date 1985.

State Electricity Commission of Victoria (SEC) was registered as owners on the Certificate of Title for the Colebrook Street stores on the 21 July, 1964. However, Rayworth reports that they purchased the FMGS in 1932 for use as briquette stores, but in light of the dates it is possible that the stores were rented to the SEC by the *Moreland Grain and Free Store Pty*, before they later purchased the buildings.

During World War II (WW2) the American Army and Commonwealth Customs Department took over the building.

After WW2 the Colebrook Street stores were returned to the SEC and resumed their use as a briquette store until the 1960s when the home use of briquettes declined. The southern store was later used to store equipment and vehicles and underwent alterations (unknown).

In the 1980s the Colebrook Street stores were deemed unsuitable for SEC use and it was considered to demolish the 1888 store and redevelop the site as a depot for the Commission's public lighting section, with the selling off of the pair of 1891 stores. The SEC sold the FMGS off to Octave Lake Pty Ltd<sup>18</sup>.

<sup>16</sup> Certificate of title Vol 1951 folio 39003? and Certificate of title Vol 2165 folio 432965.

<sup>17</sup> Melbourne Directories summary, Heritage Victoria file.



The buildings were saved by a successful nomination by the Northern Region Commission (NRC) for entry on the Historic Building's Register, now known as the Victorian Heritage Register. It is understood the designation occurred in July 1986.

In 1987 the Minister for Industry, Technology and Resources wrote to the Minister for Planning and the Environment requesting a review of the designation, applied to Shed 3 and 4, because of its *"very dilapidated state"* that was reported to have *"no floor, virtually no roof and approximately two thirds for the rear wall has had the bluestone replaced by metal cladding"*.<sup>19</sup>

Little is known of the buildings more recent use, except for its use as a dye works.

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<sup>18</sup> Correspondence in the National Trust Files

<sup>19</sup> Correspondence in the National Trust Files.

## SECTION THREE CURRENT PHYSICAL FABRIC

Of the four buildings constructed by Donald Melville, only two structures remain. The remaining buildings form the complex that is known as the "Melville's Grain Store" and comprise the 1888 bluestone store and the pair of 1891 bluestone stores: now referred to as Shed 2, and Shed 3 and 4 respectively. The subsequent sections will only deal with Shed 4, the subject site.

An external and internal survey of the building was undertaken in April 2012.

### 3.1 EXTERNAL

The large extensive bulk of Shed 4 is formed from its coursed, random bluestone walls and principal hipped roof with side skillion roofs, all of corrugated metal sheeting.



**Fig 5:** Principal (east) elevation from railway track.  
**Source:** Trethowan, April 2012



**Fig 6:** Central doorway, post 1985, with graffiti to the roller shutter door and stonework.  
**Source:** Trethowan, April 2012

The eastern elevation of the building forms the principal facade. This elevation comprises of four entry points and two windows. The doorways range in size from a single leaf through to the large roller shuttered opening that extends to approx 6m in height. The majority of the doorways are trimmed with red-brick semi-circular arches and squared bluestone reveals. With the exception of the roller shutter, the doors are of a timber ledge and brace type. The two rectangular window openings, either side of the main central door, have bluestone lintels, sills and squared reveals. Both windows are divided into six equally sized panes of glass and comprise later fabric. One window retains its metal security bars. To the north end of the east elevation there is evidence of an earlier opening having been filled it. The opening, due to the train tracks in the roadway, was clearly the access point for the arrival and departure of goods from the train line. The arched doorway in this location is evidently later than the original openings. Later louvered wall cladding links the bluestone wall with the main hipped roof. The skillion roof covering overlaps timber bargeboards to both side wings of the building.

The southern wall forms a party wall with the adjoining building. Although bluestone at the base, the upper section of the wall has been added to with brick, which has subsequently received a light cementitious or 'bagged' covering. Here the upper walls to the underside of the main hipped roof are clad in corrugated metal sheeting.

The western wall, which backs onto a bluestone laneway, consists of an original bluestone wall that is currently at approx 1.5m high. Two single leaf doorways have been later formed in the stonework at each end of the wall and both have a concrete step up into the building. A metal capping has been cemented to the top of the wall, and it is from this point that the later standing seam metal wall cladding begins and continues up to the eaves.



Fig 7: Rear (west) elevation from laneway looking south.  
Source: Trethowan, April 2012.



Fig 8: Rear (west) elevation from laneway looking north.  
Source: Trethowan, April 2012.

The hipped and skillion roofs are covered in corrugated metal sheets and pierced at regular intervals with laser roof lights that permit natural light into the space below. A number of metal chimney stacks and cowls extend above the roof and modern metal guttering disposes rainwater off the roof into plastic rainwater downpipes. A bluestone spoon drain exists along the base of the northern wall.

### 3.2 INTERNAL

Internally the building is basically one vast space with existing remnant equipment from its former use to the west end and a number of single storey stand alone structures; offices, stores, toilets and reception areas, to the east (Fig's 9 and 10).



Fig 9: Internal view looking west.  
Source: Trethowan, June 2012.



Fig 10: Internal view looking southwest.  
Source: Trethowan, June 2012.



The interior has a concrete slab floor which includes a series of channels and pits (Fig 11). Some tiled floor coverings have been used at the eastern end (Fig 11). Concrete has also been used to provide an extensive up-stand that runs along the base of the western wall and partially along the northern wall (Fig 11). Further concrete pads have been inserted to support a steel framed platform, part of the former use of the building. A concrete ramp to the east end permits the main transition from street level to internal floor level.



**Fig 11:** Channels, pits and concrete up stand located in the north east corner.

**Source:** Trethowan, June 2012.



**Fig 12:** Pedestrian steps showing the transition from street level to the FFL of the internal concrete floor.

**Source:** Trethowan, June 2012.

Four rows of large tree trunks, running east – west, project out of the concrete floor and provide the main structural support to the roof structure (Fig's 9 and 10). Some trunks have been replaced, while some have received additional strengthening to the base (Fig 13). Evidence of earlier, likely bluestone, pad stones are sometimes visible at the base of the trunks (Fig 14) and one pad has been replaced with a brick pier. The shorter outer rows of trunks support the timber rafters (Fig 17) to the skillion roof, while the taller inner rows support the timber trusses that hold up the hipped roof. Joints between these members are crude and bolts tie the two members together (Fig 16). A number of the trunks have been used to provide additional support to the independent structures and are showing signs of decay, particularly to the base (Fig 15).



**Fig 13:** Timber post showing additional steel bracing.  
**Source:** Trethowan, June 2012.



**Fig 14:** Base of timber post on bluestone post.  
**Source:** Trethowan, June 2012.



**Fig 15:** Base of timber post showing signs of decay.  
**Source:** Trethowan, June 2012.



**Fig 16:** Detail of the crude joint between the timber post and the rafter.

**Source:** Trethowan, June 2012.



**Fig 17:** Timber trusses beneath the hipped roof.

**Source:** Trethowan, June 2012.

The underside of the roof covering is visible and identifies a modern 'thermo foil' type roof insulation that indicates the current roof covering is a replacement (Fig 17).

All internal faces of the bluestone walls remain untreated i.e. no paint layer, plaster or internal linings (Fig 19). The internal face of the principal facade shows the brick arches to the windows and doors. A further timber lintel, below the brick arch, is also visible to the windows (Fig 18). On the top of the southern wall the later 'bagged' brickwork is evident and encloses the ends of the rafters. Evidence of alteration / repair, and possible patches of damp (Fig 20) is seen on the southern and northern walls. Plastic internal downpipes are also in existence to drain the roof to a assumed ground water drain.



**Fig 18:** Internal view of the brick arch.

**Source:** Trethowan, June 2012.



**Fig 19:** Internal face of the southern wall that identifies an alteration, the unadorned stonework and the bagged brickwork to the top of the wall.

**Source:** Trethowan, June 2012.



From the inside face it is possible to identify that the medium size pedestrian entry doors in the principal elevation, consist of a two leaf timber brace and ledge type door set; complete with original ironmongery. Concrete and tiled steps provide access from the street level to the internal floor level through these openings. Both entrances are secured by either a substantial metal cage or a solid masonry structure.

Further masonry structures are located in the southeast corner which houses an electrical substation (Fig 21), and forms enclosures to the rear access points.

Extensive electrical equipment, wiring, light fittings, security equipment, water and other pipe work, sprinkler system and remnant equipment is evident all over the existing structure.



**Fig 20:** Evidence of damp in the southern wall. Damaged plastic pipe is probably the cause.

Source: Trethowan, June 2012.



**Fig 21:** Masonry structure that houses the electrical substation in the southeastern corner.

Source: Trethowan, June 2012.

### 3.3 CONDITION AND IDENTIFIED CHANGES

Overall Shed 4 presents in good condition. The roof and its structure show no signs of decay and no visible leaks were detected. However, some of the bluestone walls are showing signs of damp; possibly from defective downpipes and gutter system or rising damp. Some cracking has also been detected in the north-east corner. The street elevations have undergone a degree of vandalism through graffiti. Internally a number of the supporting tree trunks have been replaced, damaged and/or been given additional structural bracing. Some trunks are also showing signs of decay, especially at the base.

It has been established from documentary and physical evidence that the east and west elevations have undergone the most significant amount of change. These changes and their approximate dates have been identified in Figure's 22 and 23.

Internally the biggest permanent alteration was the insertion of a thick concrete floor slab, which was presumably added into the building at the time of the dye works occupation, this has been established from the integral large dye pits at the west end.

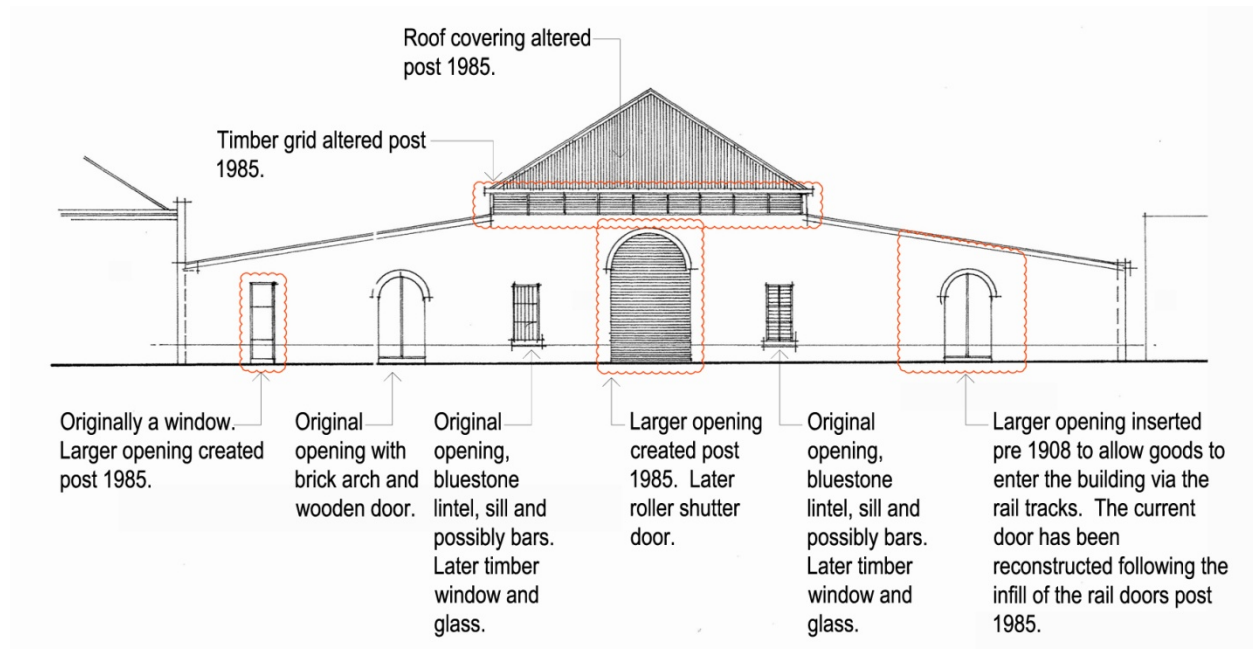


Fig 22: Identification of changes to the principal (eastern) façade.  
Source: Trethowan, July 2012.

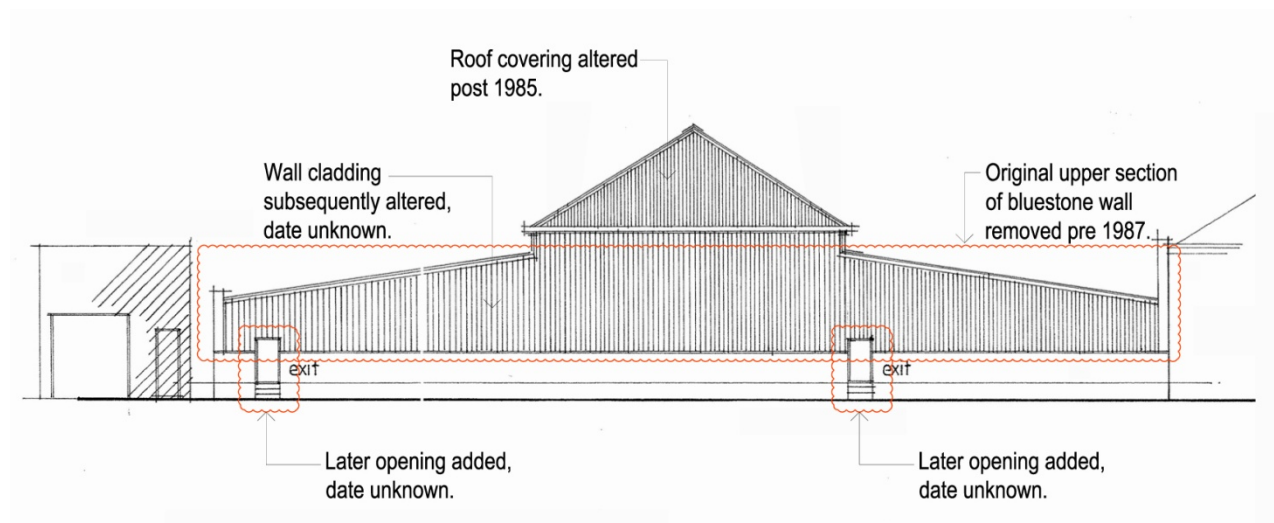


Fig 23: Identification of changes to the rear (western) façade.  
Source: Trethowan, July 2012.

## SECTION FOUR ANALYSIS

Investigating the subject of stores and warehouses, research has determined that few examples exist in metropolitan Melbourne, especially in the outlying suburbs like Brunswick.

Many large bluestone warehouses exist in the Central Business District (CBD) and were constructed between 1850s and 1870s. Often sited for easy access to the dock area, the large imposing buildings range from two to five storeys, with extensive basements and/or attached offices. The large size of the buildings reflected their use as storage for all types of goods, and it appears that only a handful had a specific use, i.e. the storage of wool. Architecturally these buildings commonly adopted a classical appearance and many were designed in the Renaissance Revival style. As most of these city warehouses were considered prestigious, they were often designed by prominent architects such as Leonard Terry (Former Levicks & Piper Wholesale Ironmongers Warehouse (HO431)) and John Gill (516-526 Bourke Street (HO104)).



**Fig 24:** Former Levicks & Piper Wholesale Ironmongers Warehouse (HO431).  
**Source:** Victorian Heritage Register Database, accessed 2/7/12.



**Fig 25:** Jones's Bond Store (HO828).  
**Source:** Victorian Heritage Register Database, accessed 2/7/12.

In researching one of Leonard Terry's warehouses at 573-577 Lonsdale Street (HO068) (c1858), it has been established that there were originally no internal structural walls and that the ground floor and roof structures are supported by square section timber posts on basalt footings; an approach similar to that at 11-17 Colebrook Street.

Outside the CBD in other dock areas like Southbank, the warehouses / stores retained their classical architectural style and large size but were generally constructed of red brick with cream brick detailing; as seen in the Jones's Bond Store (HO828). Moving further away from the dock area, research determined that bluestone was again adopted but this time on a much smaller scale like the single storey building at 41 Madden Grove, Richmond (HO275). Although on a smaller scale it is noted that this particular example still retains the classical architectural style.

In undertaking this research it has been established that a bluestone building, constructed for the sole use of a grain store, within Melbourne is not commonly found, especially beside a railway line.

The buildings at 1-17 Colebrook Street, of which Shed 4 is an integral part, is considered to be a well preserved and representative of a grain store complex.

## SECTION FIVE SIGNIFICANCE

### 5.1 METHODOLOGY

In order to give a clear Statement of Significance (SoS) and direction on what is of cultural heritage importance for Shed 4, a new site specific SoS has been produced.

This site specific SoS is based on the information already established in the SoS for the overall FMGS complex produced by Heritage Victoria, the City of Moreland Council and the National Trust (Victoria).

The guidelines as set out in The *Burra Charter*: The Australian ICOMOS Charter for Places of Cultural Significance, 1999 have assisted in this section.

### 5.2 STATEMENT OF CULTURAL SIGNIFICANCE

#### *What is significant?*

The site referred to as Shed 4 at 11-17 Colebrook Street, Brunswick. One part of a substantial complex of three bluestone former grain stores erected between 1888 and 1891 for Donald Melville.

#### *How is it significant?*

Shed 4 is of state and local historical and architectural significance.

#### *Why is it significant?*

Shed 4 forms part of a complex that has been established to be one of the largest of its type in Melbourne and provides a substantial, rare and evocative evidence of 19th century trade in grain corn, seeds, hay, etc prior to bulk supply of grain. It also is an example of a grain store not directly related to the milling industry.

Shed 4 represents a substantial use of bluestone, which also reflects the 19th century quarrying industry in Brunswick.

The location of Shed 4, adjacent to the railway line, demonstrates the key role of the railways in the movement of essential produce, and the complex is a good example of a major enterprise established in this location due to the link to the railway line. Although most of the railway sidings have been removed, evidence of this link remains in the remnant rail tracks in the street. One of these rail sidings is still evident in the street and leads to the subject site.

Shed 4 is important for its association with the Hon D Melville; a prominent politician and grain merchant who erected the building in c1891, and conducted his business from the premises for several years.

Architecturally, the complex, in particular Shed 4, is an excellent example of the extensive and substantial use of bluestone, an important local building material.

### 5.3 LEVELS OF SIGNIFICANCE

To demonstrate what elements of the site are and are not significant, and to what degree of significance are attributed to them, the following levels have been chosen: Primary; Secondary and Non-Contributory.

The identified areas of primary, secondary and non contributory significance are illustrated in figures 26, 27 and 28.



Elements of *primary significance* include:

All original fabric; original openings (lintels and sills); and the overall built form notwithstanding the subsequent replaced fabric.

Elements of *secondary significance* include:

Altered fabric that has some heritage value to the overall heritage significance of the building.

Elements of *non-significance* include:

Remaining fabric that is the result of the later use of the building and has no heritage value.

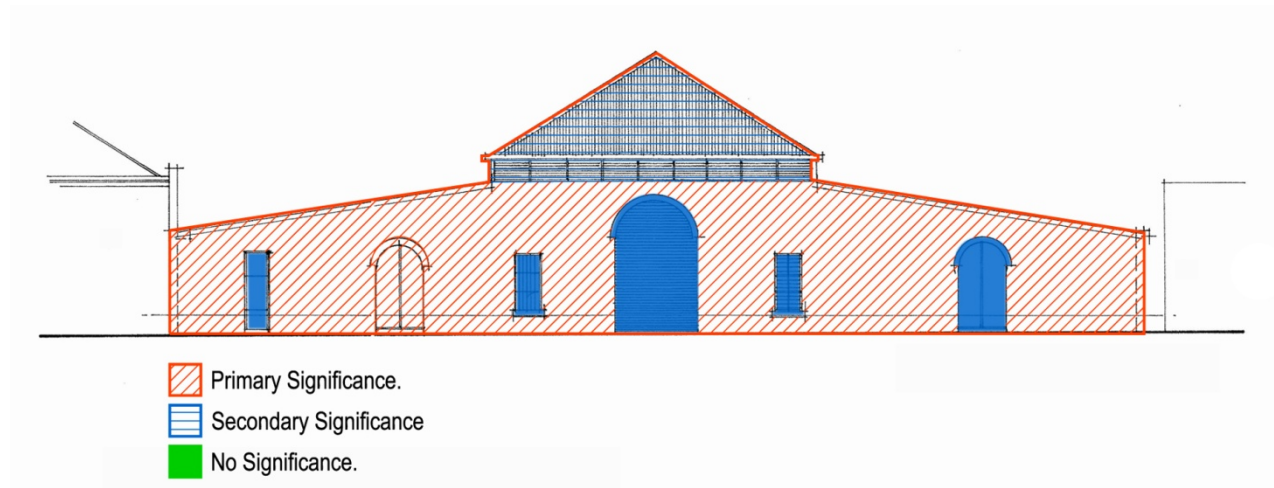


Fig 26: Identification of the Levels of Significance to the principal (eastern) façade.

Source: Trethowan, July 2012.

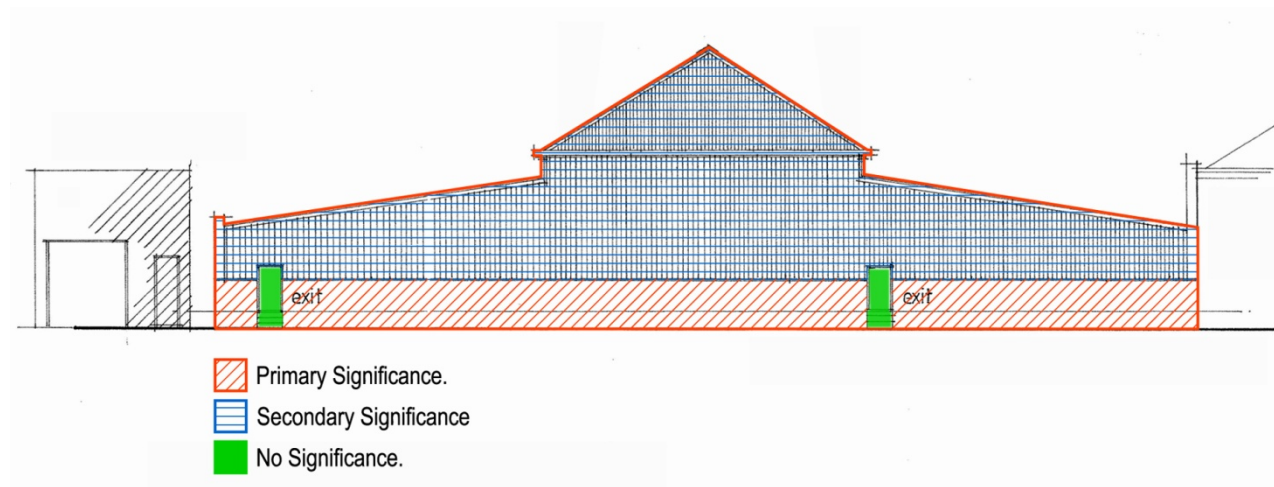


Fig 27: Identification of the Levels of Significance to the rear (western) façade.

Source: Trethowan, July 2012.



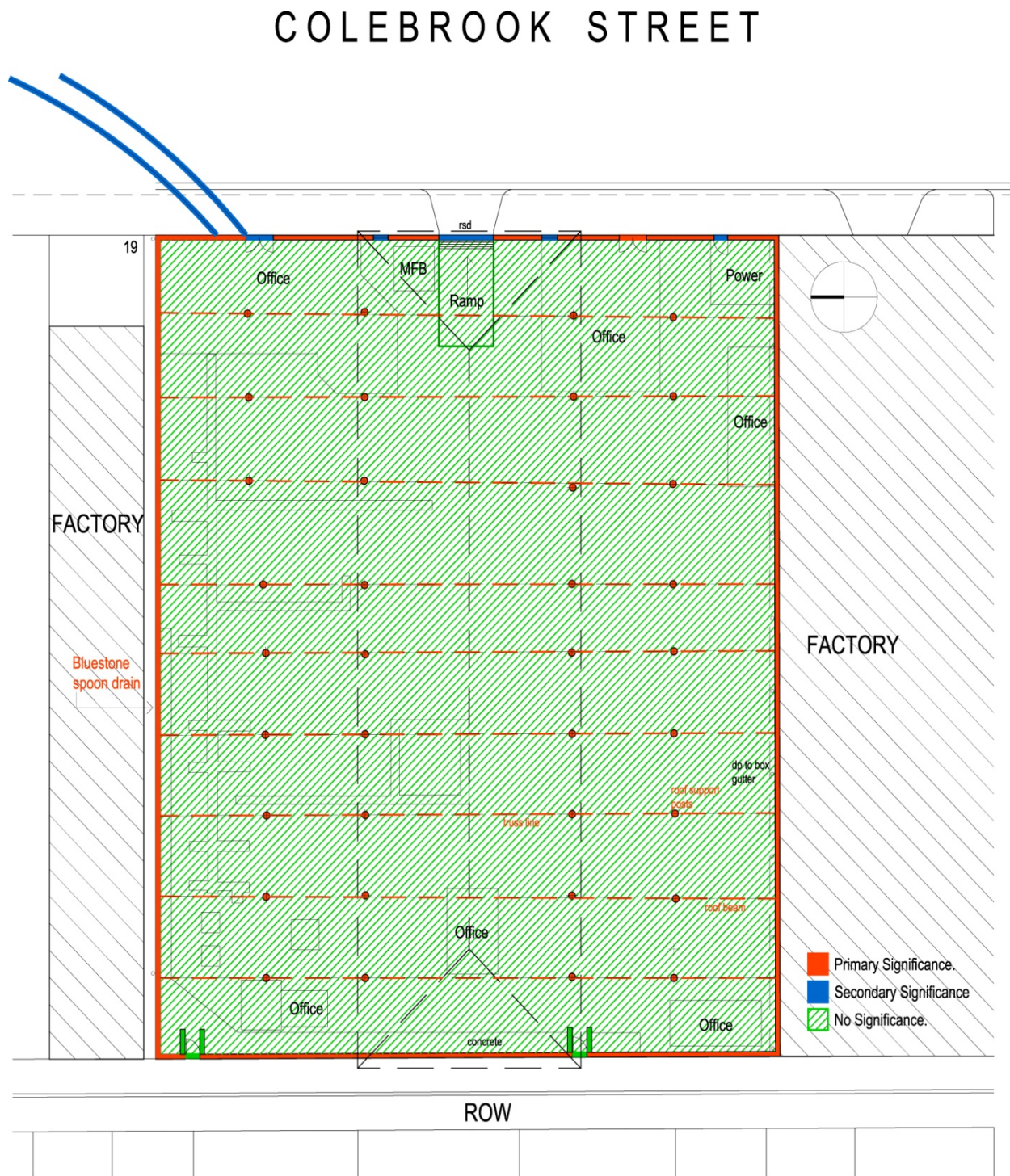


Fig 28: Identification of the Levels of Significance to the plan.  
Source: Trethowan, July 2012.

## SECTION SIX CONSERVATION POLICY

The following conservation policy has been developed on the basis of the preceding sections of the CMP and takes into account the Statement of Significance and the Levels of Significance. The policy is intended to provide a framework for the conservation and future use of Shed 4. It presents the necessary guidance to protect and maintain the building, and gives direction with regards to enabling viable new uses through adaption and sympathetic new development. The conservation policy should be adopted by the owner and future tenants to form the basis for any proposed works.

The policy is split up into sections that deal with overarching considerations and specific matters. Objectives and rationales are given to each section to provide context and reasoning behind the policy.

### 6.1 USE

#### 6.1.1 Policy

1. *Encourage uses that will be consistent with the retention of the extant significant fabric, and not significantly alter the fabric or weaken the significance of the building.*
2. *Where change is required to accommodate a viable long-term use, the change must be undertaken in a reversible manner.*
3. *Where the long-term use is dependent on the removal of significant fabric, all works should be recorded and if the item is to be kept for restoration, it must be retained on site.*

#### 6.1.2 Objective

While it's not envisaged that the original use as a grain store will be reinstated, it is important to ensure any new use respects and protects the building's cultural significance. A viable use is also necessary to prevent the building from becoming redundant and falling into decay.

In selecting a new use it is important to ensure that the proposal is compatible with the existing building, its fabric and its significance. Uses should be sympathetic and require little or no change to the building and its fabric. If a viable and long-term use is found that will require a degree of change, this change must have minimal impact and / or be undertaken in a reversible manner.

#### 6.1.3 Rationale

Proposed uses should be respectful to the existing building, its fabric and its significance. Any harsh interventions necessary to accommodate a new use can weaken the significance of a building.

Where a degree of change is deemed necessary to accommodate a viable long-term use, the change must be minimal and not have an adverse impact on the building's fabric and significance. Any changes should be undertaken in a reversible manner, which enables the intervention to be removed without causing further damage to the building or its significance.

### 6.2 FABRIC

#### 6.2.1 Policy

1. *Conserve and retain all fabric of primary significance.*
2. *Establish an ongoing cyclical maintenance program that seeks to conserve all significant fabric.*

### 6.2.2 Objective

The fabric of the building is what contributes to a building's significance. Without it, the building will be non-existent and have no heritage value. It is therefore important to prevent any works that seek to alter or remove those sections of fabric that are associated to the building's significance.

To assist with understanding what fabric is and is not important, elements of the building have been placed into one of three levels of significance; primary, secondary and of no significance. Those items of primary significance provide direct understanding and contribution to the building's heritage value, while those items of no significance have little or no heritage value.

### 6.2.3 Rationale

By identifying what elements of the building's fabric are important, enables any proposed works/interventions to be appropriately planned and undertaken so not to weaken or damage the buildings cultural heritage significance.

## 6.3 SETTING

### 6.3.1 Policy

1. *Do not allow any alteration or development that proposes to alter or obscure the overall built form of the building or its principal facade.*
2. *New services should be discretely located so that they are not visible from the street.*
3. *Any proposed signage must be limited in extent, sympathetically designed, respectfully installed and not be internally illuminated.*

### 6.3.2 Objective

To ensure the setting and built form of the structure is not adversely impacted upon through adaption, development and/or repair.

### 6.3.3 Rationale

The setting of the building is limited to the external site boundaries and the visible east and west elevations. Externally, the building is largely intact through its built form, original fabric and presentation to the street and it is these elements that contribute to its heritage value. Protection of these assets is therefore required.

## 6.4 INTERPRETATION

### 6.4.1 Policy

1. *Undertake a photographic survey, externally and internally, of the building prior to the commencement of works. Submit the resulting document to an approved depository.*
2. *Provide an interpretation panel, in conjunction with the other buildings, which informs on the historical background and illustrated with associated photographs/drawings.*

### 6.4.2 Objective

To provide additional understanding and appreciation of the heritage value of the building and the site for any interested parties.

### 6.4.3 Rationale

The purpose of the photographic record is to give a "snap shot in time" of the building prior to works occurring. This enables the history of the building and its subsequent uses to be understood by future generations.

The interpretation panel allows the general public to appreciate what is important about the building and enables the building to be understood within its street context.

## 6.5 MANAGEMENT

### 6.5.1 Policy

1. *Establish and maintain an ongoing cyclical maintenance and repair program. This program should be developed and adopted by the owner in conjunction with an established tenant group. The purpose of this plan is to direct and manage all aspects of the building necessary to protect and conserve the heritage value of the building.*
2. *Periodically review the management plan every 10 years or as required.*

### 6.5.2 Objective

To ensure the ongoing conservation of the building is undertaken in a coordinated and appropriate manner.

### 6.5.3 Rationale

The proposed subdivision of the internal space into separate rentable units will increase and quicken the wear and tear on the building. In light of this it is important that a tenant group be established to liaise with the owner on the maintenance and repair of the building. Any works undertaken should be undertaken in accordance with the policy in this CMP.

## 6.6 PHYSICAL INTERVENTATION

### 6.6.1 Policy

1. *No new openings are permitted to the principal facade.*
2. *No additions or unsympathetic alterations are permitted to the overall built form.*
3. *Where interventions are required, a suitable approach and extent of the works should be determined by the level of significance attributed to the item i.e. if the item is of primary significance, then a minimal approach and "like for like" replacement is necessary.*
4. *Works to fabric of secondary significance must be respectful and sympathetic to the heritage value of the building and not detrimentally impact on fabric of primary significance.*
5. *Allow the removal of intrusive or insignificant fabric ensuring that the action and the method of removal will not impact on the heritage value of the building. Although not generally permitted, removal of fabric of primary significance must be recorded prior to removal and if the item is to be kept for restoration, it must be retained on site.*
6. *Internal subdivision of the space is permitted providing the full height and appreciation of the overall support structure can be achieved through the sympathetic design.*
7. *Installation of new internal structures, walls and floor must be undertaken in a manner that does not alter or obscure the heritage value of the building, and can be inserted and removed without causing damage to the fabric of primary significance i.e. reversible.*
8. *Installation of new services must be undertaken in a manner that does not impact upon or remove fabric of primary significance. Any new equipment, services and fixtures and fittings must be sympathetically designed and unobtrusively positioned in locations that will not have any impact on the heritage value of the building.*
9. *Allow works that seek to restore and reconstruct missing historical detail, providing the works are based on evidence and not conjecture, and do not impact on the heritage value of the building i.e. windows and doors to original designs.*
10. *Non-original elements should be subtly identified through the use of colour and detail.*



11. *Surfaces previously unpainted are to remain unpainted and original colour schemes restored or repainted where feasible.*

#### 6.6.2 Objective

To ensure any works or interventions to the building are undertaken in a manner that protects and maintains the building's cultural significance, especially in regard to maintenance, adaption and sympathetic new development.

#### 6.6.3 Rationale

Works, no matter how minor and sporadic, can over time, erode historic fabric and weaken the integrity of the building's significance. It is therefore important to establish policy that informs on the approaches that should be taken to prevent damage from occurring.

### 6.7 REPAIRS AND MAINTENANCE

#### 6.7.1 Policy

1. *All future repairs and maintenance should be carried out in a manner consistent with the assessed significance of the building, the conservation policy and the Burra Charter.*
2. *Establish and maintain an ongoing cyclical maintenance and repair program in accordance with policy 6.5.1.1.*
3. *Where an intervention is required to fabric of primary significance, the replacement generally should match the original in design, material and construction.*

#### 6.7.2 Objective

To ensure the approach taken to the repair and maintenance conserves all significant fabric.

#### 6.7.3 Rationale

Day to day repairs and general maintenance can be detrimental to the integrity and overall heritage significance of the building. It is therefore important to establish policy that informs on the approaches that should be taken to prevent damage from occurring.

### 6.8 ADOPTION AND REVIEW

#### 6.8.1 Policy

1. *Ensure the CMP is adopted by the owner and all other decision makers who control the management of the building.*
2. *Allow the CMP to be reviewed every 10 years or as required to ensure the management plan is still valid and satisfactory to protect the heritage value of the building.*

#### 6.8.2 Objective

To adopt the CMP as the main document to guide the protection and conservation of the building. Undertake periodic review of the building and address any matters with an amended CMP.

#### 6.8.3 Rationale

The CMP should be adopted by the owner and other decision makers as a base document to guide and direct all decisions and actions relating to the conservation and/or development of the building. Periodic review of the CMP is recommended to ensure it is kept up to date and continues to be an essential tool that assists in the protection and conservation of the building.



## SECTION EIGHT    SELECTED BIBLIOGRAPHY AND APPENDICIES

### 8.1            BIBLIOGRAPHY

#### Primary sources

Bryce Raworth. *Former Melville's Grain Store: 1-7 Colebrook Street*. Conservation Management Plan. December 2007.

Carlotta Kellaway. *Research Report*. April 1986.

Heritage Victoria. *File Number 605245*.

National Trust (Victoria). *File Number B1788: Parts 1 and 2*.

#### Websites

<http://moreland.vic.gov.au/moreland-libraries/services/local-history/history-brunswick.html>

## 8.2 APPENDICES

### Appendix A

#### Statement of Significance

Section 1.0	Register of the National Estate- Place Id 18529.
Section 1.1	Victorian Heritage Register – HO705.
Section 1.2	City of Moreland – HO50.
Section 1.3	National Trust (Victoria) – File No. B1788.

## Place Details

[Send Feedback](#)

### Melvilles Grain Stores, 1-7,9-17 Colebrook St, Brunswick, VIC, Australia

<b>Photographs</b>	None
<b>List</b>	Register of the National Estate (Non-statutory archive)
<b>Class</b>	Historic
<b>Legal Status</b>	<a href="#">Identified through State processes</a>
<b>Place ID</b>	18529
<b>Place File No</b>	2/13/006/0014

#### Statement of Significance

The former Melville's Grain Stores are a large and rare nineteenth century grain trading complex (Criterion B.2). The buildings represent a substantial use of bluestone and reflect the significance of the nineteenth century quarrying industry in Brunswick (Criterion A.4). They are important for their association with the prominent local identity Donald Melville, a politician and grain merchant (Criterion H.1).

This place is entered in the Victorian Heritage Register.

The Australian Heritage Commission recognises the standards of historic assessment of Heritage Victoria and acknowledges that this place has national estate historic values. Enquiries concerning the assessment or conservation of this place should be directed in the first instance to Heritage Victoria.

Commonwealth authorities and bodies should contact the Australian Heritage Commission directly if any Commonwealth action is proposed in relation to this place.

#### Official Values Not Available

#### Description

The complex of three grain stores on the corner of Tinning and Colebrook Streets, remain in a reasonably intact state, with minor alterations to the exterior and internal floors. (1991)

The grain store on the corner of Tinning and (north side of) Colebrook Streets (front facade on Colebrook) is intact and currently occupied (company unknown). It appears to be maintained. The roof is new, flashings and rainwater goods are new. The painted timber doors and shutters are newly painted and intact but with a large amount of graffiti damage (>50%). They do not appear to be original. The grain store next to the latter, also with the front facade on Colebrook Street, appears to be two distinct buildings sharing a common wall. It is unclear whether this is an alteration. Only the right hand side (RHS) section is occupied (by Trueblue Processing Works) while that on the left hand side (LHS) is vacant but advertised as available. It appears to be maintained. Both parts have new roof and rainwater goods. The bluestone walls have been repaired in places and re-pointed (badly). Some doors (painted timber) may be original while other openings have modern roller doors fitted. The grain store on the opposite (south) side of Colebrook Street has been demolished. The grain store across Tinning Street to the south is extant and currently occupied by Security Records Management but the Tinning Street facade has been demolished and a new one constructed. It appears that a modern building has been constructed partially inside the old building leaving some of the old walls intact. These are visible alongside the railway line and to the rear on Albion Street. There have been alterations to the original walls with windows and doorways blocks and new ones added. The new parts of the building are maintained but the older (original) sections are not. (1996)

#### History Not Available

## Condition and Integrity

1991: The complex of three grain stores on the corner of Tinning and Colebrook Streets, remain in a reasonably intact state, with MINOR alterations to the exterior and internal floors.

1996: The grain store on the corner of Tinning and (north side of ) Colebrook Streets (front facade on Colebrook) is intact and currently occupied (company unknown). It appears to be maintained. The roof is new, flashings and rainwater goods are new. The painted timber doors and shutters are newly painted and intact but with a large amount of graffiti damage (>50%). They do not appear to be original.

The grainstore next to the latter also with the front facade on Colebrook street appears to be two distinct buildings sharing a common wall. It is unclear whether this is an alteration. Only the RHS section is occupied (by "Trueblue Processing Works") while that on the LHS is to let. It appears to be maintained. Both parts have new roof and rainwater goods. The bluestone walls have been repaired in places and re-pointed (badly). Some doors (painted timber) may be original while other openings have modern roller doors fitted.

The grain store on the opposite (south) side of Colebrook Street has been demolished. The grain store across Tinning Street to the south is still extant and currently occupied by " Security Records Management " but the Tinning Street facade has been demolished and a new one constructed. It appears that a modern building has been constructed partially inside the old building leaving some of the old walls intact. These are visible alongside the railway line and to the rear on Albion Street. There have been alterations to the original walls with windows and doorways blocks and new ones added. The new parts of the building are maintained but the older (original) sections are not.

## Location

1-7, 9-17 Colebrook Street, corner Tinning Street, Brunswick.

## Bibliography

JOHNSTON, C.A.N. KEEPING BRUNSWICK'S HERITAGE: A REPORT ON THE REVIEW OF BRUNSWICK CONSERVATION STUDY, REPORT PREPARED FOR THE BRUNSWICK CITY COUNCIL, 4 VOLUMES, 1990.

SUTHERLAND, A. VICTORIA AND ITS METROPOLIS, VOL 2, P633; ILLUSTRATION OF STORES PRIOR TO COMPLETION.

BARNES, L. IT HAPPENED IN BRUNSWICK, 1987, P32.

BARNES, L. STREETS OF BRUNSWICK, UNPUBLISHED MANUSCRIPT, 1987.

NIGEL LEWIS AND ASSOCIATES, BRUNSWICK CONSERVATION STUDY, REPORT PREPARED FOR BRUNSWICK CITY COUNCIL, 1982.

NATIONAL TRUST OF AUSTRALIA (VICTORIA), RESEARCH REPORT, PREPARED BY CARLOTTA KELLAWAY, APRIL 1986.

Report Produced Wed Jul 4 11:33:51 2012

## Victorian Heritage Database place details - 4/7/2012

### FORMER MELVILLES GRAIN STORE

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**Location:**

1-17 COLEBROOK STREET BRUNSWICK, MORELAND CITY

**Victorian Heritage Register (VHR) Number:** H0705

**Listing Authority:** VHR

**Extent of Registration:**

All the buildings and all the land included in Certificates of Title Vol. 2165 Folio 965, Vol. 3415 Folio 889, Vol. 1951 Folio 633.

**Statement of Significance:**

This substantial complex of three bluestone grainstores was erected between 1888 and 1891 for Donald Melville, a prominent local wool and grain merchant and Member of Parliament. In 1911, they became known as the Moreland Grain and Free Store. The State Electricity Commission acquired them for a briquette depot in 1932 and during the Second World War they were occupied by the American Army and the Commonwealth Customs Department. The grainstores are important on four main counts:

- a) they represent a substantial use of bluestone and are a reflection of the 19th century quarrying industry in Brunswick.
- b) they are a large and rare expression of 19th century trade in grain corn, seeds, hay, etc prior to bulk supply of grain;
- c) they are a substantial example of a grainstore not related to the milling industry;
- d) they are important for their association with the Hon D Melville, a prominent politician and grain merchant



who conducted his business from these premises for several years.

Heritage Study	
Year Construction Started	1888
Architect / Designer	
Architectural Style	
Heritage Act Categories	Heritage place
Municipality	MORELAND CITY
Other names	GRAIN STORE, MELVILLE GRAIN STORE
History	



Moreland City Council

## Victorian Heritage Database place details - 4/7/2012

### Grain Stores

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**Location:**

1-7, 9-17 Colebrook Street, Brunswick, Moreland City

**Heritage Overlay Number:** HO50

**Listing Authority:** HO

**Precinct**

Grain Stores

**Extent of Registration:**

**Statement of Significance:**

The Melville Grain Stores complex is of state historical and architectural Significance. The complex is one of the largest of its type in Melbourne and provides substantial and evocative evidence of 19th century trade in grains. Its association with Donald Melville adds to its Significance.

The location of the stores adjacent to the railway line demonstrates the key role of the railways in the movement of essential produce, and this complex is a good example of an a major enterprise established in this location due to the link to the railway line. Although most of the railway sidings have been removed, evidence of this link remains in the large entry doors.

Architecturally, the complex is an excellent example of the extensive and substantial use of bluestone, an important local building material.

**History**

Melville & Co grain and wool merchants occupied a stone grainstore on the south west corner of Tinning and Colebrook Streets in 1887; this building extended through to Albion Street and remains today in an altered form. In the same year the company also occupied an iron grain store on the north east corner, to the east of the railway line. This iron grainstore was occupied by Thomas Warr & Co. wharfinger from 1888, and has since been demolished. Donald Melville constructed a single bluestone grain store on the north west corner of Colebrook and Tinning Streets in 1888, and then built two additional grainstores on the north side of the first building in 1891. Melville came to Victoria in the 1850s, initially working as a traveller for a wool store, and then formed D Melville & Co auctioneers, wool and grain merchants. Melville lived in a large house, known as The Manor, near the present day corner of Albion and Melville Roads. Donald Melville's politician career spanned both State Parliament (1882-1917) and Brunswick City Council (1878-1884).

Melville's company occupied the Colebrook Street stores until the mid-1890s. The property was then occupied by the Victorian Farmers Loan & Agency Co and Darling & Sons, grain merchants and millers; by the late 1890s they were occupied by Dalgety & Co, grain merchants, with a number of other grain merchants occupying the stores in later years. Melville & Co continued to occupy the Albion Street store until around the turn of the century. By 1911 all the grain stores were owned by John Connelly, manager of the Moreland Wood and Grain Store. A railway siding was constructed to the buildings occupied by Melville, possibly

including the building on the south side of Tinning Street. His agreement with the Railway Department dates from 1887-1889. The siding was altered in 1914 for John Connelly.

The State Electricity Commission of Victoria acquired the Colebrook Street stores in 1932 for use as a briquette depot, and expanded into the Albion Street store in the 1950s. Their use of the buildings as briquette stores apparently ceased in the 1960s when the home use of briquettes declined. During World War Two the Tinning and Colebrook stores were occupied by the American Army and Commonwealth Customs Department.

The complex now houses a furniture warehouse, a timber store, and fabric dyeing and processing works.

Principal Historic Themes:

Association with individuals or families

Sources

A Sutherland. Victoria and its Metropolis. Vol., p.633.

L Barnes. It Happened in Brunswick. Brunswick, 1987. p.32.

L Barnes. 'Street Names of Brunswick'. [Unpublished manuscript] 1987.

Nigel Lewis & Associates, Brunswick Conservation Study. Report prepared for Brunswick City Council, 1982

National Trust of Australia (Vic.). Research Report. Prepared by Carlotta Kellaway, April 1986.

### Description

The grain stores is a complex of bluestone buildings. The walls of the buildings are constructed of coursed, random bluestone blocks and the large expanses of hipped roofs are of corrugated iron. Arched and rectangular openings are trimmed with simple dressed bluestone and two openings form large entries for railway trucks. The northernmost building has three arched openings dressed in red brick.

The links to the railway line are still apparent with two large entrances and parts of the rail sidings which provided access by rail trucks. Sidings from the line were common, and those across Colebrook Street into the grainstores, part of the southernmost of which still exists, were the last sidings remaining in Brunswick.

Key Architectural Elements:

coursed random bluestone construction

dressed bluestone sills and quoining

arched openings with dressed bluestone or red brick dressings

Conservation Guidelines:

Preferably reinstate windows and doors to original designs

Heritage Study	1990 - Moreland - Keeping Brunswick's heritage: A Report on the Review of the Brunswick Conservation Study, 1999 - Moreland - City of Moreland Heritage Review
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	
Municipality	MORELAND CITY
Other names	
History	

MORELAND PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences which are not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses may be permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO206	41-49 Clarendon Street, Coburg - St Fidells Roman Catholic Church and Presbytery Map 11HO	Yes	No	No	No	No	Yes	No	No
HO49	20 Cohuna Street, West Brunswick – Milano (The Harbour) Map 13HO & 14HO	Yes	No	Yes	No	No	Yes	No	No
HO50	1-7, 9-17 Colebrook Street, Brunswick – Former Melvilles Grain Store (1888-91) Map 14HO	-	-	-	-	Yes Ref No H705	Yes	-	No
HO52	2A Connelly Street, Brunswick - BCC Sub-station Map 14HO	Yes	No	No	No	No	Yes	No	No
HO53	6 Craigrossie Avenue and 3 Wattle Grove, Coburg - Glencairn 1859-61, 1882, 1911 Map 11HO	-	-	-	-	Yes Ref No H375	Yes	-	No
HO288	28 Crisp Avenue, Brunswick – House & Canary Island Palm Map 15HO	No	No	Yes	No	No	No	No	No
HO289	10 Cumberland Road, Pascoe Vale South – Pascoe Vale South Uniting Church (formerly St Andrew's Uniting Church) Map 10HO	No	No	No	No	No	Yes	No	No

Moreland Planning Scheme Schedule to the Heritage Overlay.



**Victorian Heritage Database place details - 4/7/2012**  
**Melvilles Grain Store**

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**Location:**

1-7 and 9 - 17 Colebrook Street, BRUNSWICK, Moreland City

**Heritage Inventory (HI) Number:**

**Listing Authority:** HI

**Extent of Registration:**

**Statement of Significance:**

The buildings form a very large complex and demonstrate a substantial and extensive use of bluestone. The walls of the buildings are constructed of coursed, but random bluestone blocks and the large expanses of hipped roofs are of corrugated iron. Arched & rectangular openings are trimmed with simple dressed bluestone and two openings formed large entries for railway trucks.

This complex of bluestone buildings was erected c. 1887 for Donald Melville, a wool and grain merchant. In 1911 they became known as the Moreland Grain & Free Store. The Stae Electricity commission acquired them for a briquette depot in 1932. During the Second World War they were occupied by the American Army and the Commonwealth Customs Department.

Classified: 3/8/1998

**History**

**Description**

Heritage Study	
Year Construction Started	
Architect / Designer	
Architectural Style	
Heritage Act Categories	
Municipality	MORELAND CITY
Other names	Moreland Grain & Free Store, Moreland Briquette Depot
History	