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## McKay Housing Estate - King Edward Ave



45841 McKay Housing Estate  
- King Edward Ave



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### Location

King Edward Avenue ALBION, BRIMBANK CITY

### Municipality

BRIMBANK CITY

### Level of significance

Included in Heritage Overlay

### Heritage Overlay Numbers

HO24

### Heritage Listing

Brimbank City

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### Statement of Significance

Last updated on - January 1, 2000

The McKay housing subdivision is of historical and social significance as the first stage of the suburb created by Australia's leading industrialist and a milestone in the development of the industrial suburb, under the influence of the model worker's towns and Garden City movement. Sunshine became a yardstick for planning and housing reformers, with H.V. McKay being regarded as an expert on planned industrial housing. The McKay estate is of architectural significance as it marks a crucial phase in the development of Sunshine, housing the resident work force which promoted further industrial development.

The estate is also of historical significance in relation to H. V. McKay's important role in the history of industrial relations in Victoria and Australia, as the provision of housing for his workers was one of the arguments made by McKay in defending the Basic Wages Case which led to Justice Higgins' "Harvester Judgement". It is also historically significant for its associations with the dozens of employees of the Harvester Factory who built and resided in the houses.

The group of houses along Forrest Street, Ridley Street, Sydney Street, King Edward Avenue, and Kororoit Street, represent the type of houses built either by or for company employees, foremen and managers. The houses include major remnants of the large blocks allotted to senior staff of the Sunshine Harvester Works. Most of the houses were set back on their blocks with side drives, rather than rear service lanes, giving an air of spaciousness and permitting large gardens (of which some remnants survive).

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1909,
Hermes Number	45841
Property Number	

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## Physical Description 1

The distinctive grid of streets with large blocks west of Anderson Road and north of Forrest Street and the adjoining radial street layout from the octagonal 'square' of Selwyn Park is part of a subdivision sponsored by the H.V. McKay Sunshine Harvester company early this century. Initially houses were erected in the eastern part of the estate, with roads and other services only gradually developed. Street tree plantings were a key part of the planning for the 'Garden Suburb'. The subdivision was laid out with large gardens, with both deep and wide blocks as part of this garden suburb philosophy. While a number of the houses have survived, the large blocks and their proximity to central Sunshine and the railway station, attracted flat development in the 1960s and 70s. As a consequence, houses on the east end of Forrest Street and in Anderson Road between Forrest Street and King Edward Avenue, have almost universally been replaced by two storey elevated walk up brick flats. On the eastern side of Anderson Road are the H.V. McKay Gardens, bowling club, Presbyterian Church and Chaplain Reserve.

The surviving houses that are contributory to the precinct include the following:

### ADDRESS, PLACE DESCRIPTION DATE

18 Adelaide Street, house, weatherboard bungalow, 1920s-

19 Adelaide Street, house, weatherboard bungalow, 1920s-

20 Adelaide Street, house, weatherboard bungalow, 1920s-

21 Adelaide Street, house, 1920s-

27 Adelaide Street, house, 1920s-

31 Adelaide Street, house, weatherboard bungalow, 1920s-

35 Adelaide Street, house, weatherboard bungalow, 1920s-

42 Adelaide Street, house, roughcast and weatherboard bungalow, 1920s-

1 Burnewang Street, house, weatherboard, 1916

2 Burnewang Street, house, weatherboard, 1916

3 Burnewang Street, house, weatherboard, 1913

5 Burnewang Street, Jones house, weatherboard, 1911

9 Burnewang Street, house, weatherboard, 1911

11 Burnewang Street, Pippett house, weatherboard, 1913

13 Burnewang Street, house, 1916

2 Drummartin Street, House, weatherboard bungalow, 1910-20s

4 Drummartin Street, House, weatherboard bungalow (dual occupancy at rear), 1910-20s

6 Drummartin Street, House, weatherboard bungalow, 1910-20s

8 Drummartin Street, House, weatherboard bungalow, 1910-20s

13 Drummartin Street, house, weatherboard bungalow, 1910-20s

20 Forrest Street, J.L. Scott House, well preserved in area, 1911

32 Forrest Street, Bain House, well preserved in area, 1911

34 Forrest Street, House, well preserved in area, 1915-20c

36 Forrest Street, House, well preserved in area, 1912 c.

12 Hutchinson Street, house, weatherboard, 1910-20

16 Hutchinson Street, house, weatherboard, 1910-20

18 Hutchinson Street, house, weatherboard bungalow, 1920s-

9 Kamarooka Street, house, weatherboard bungalow, 1910-20

11 Kamarooka Street, house, 1910-20

13 Kamarooka Street, house, 1910-20

15 Kamarooka Street, house, 1910-20

17 Kamarooka Street, house, 1910-20

35 King Edward Avenue, House, 1915c

37 King Edward Avenue, House, 1915c

39 King Edward Avenue, House, 1915c

40 King Edward Avenue, House, Weatherboard bungalow, 1920s

41 King Edward Avenue, House, Weatherboard hipped roof, double fronted, 1915c

42 King Edward Avenue, House, Weatherboard bungalow, 1920s

44 King Edward Avenue, House & Canary Island date palms, 1920s

45 King Edward Avenue, Boorer House, 1914, (Individually listed in 2000 Heritage Study #060)

46 King Edward Avenue, House, Weatherboard bungalow, 1920s

49 King Edward Avenue, House, Weatherboard hipped roof, double fronted, 1915c

51 King Edward Avenue, House, Weatherboard bungalow, 1915c

53 King Edward Avenue, House, Weatherboard bungalow, 1915c

54 King Edward Avenue, House and shop, 1920s, (shop individually listed in 2000 Heritage Study #061)

56 King Edward Avenue, house, Weatherboard bungalow, 1920s

58 King Edward Avenue, house, Weatherboard bungalow, 1920s

60 King Edward Avenue, house, Weatherboard bungalow, 1920s

64 King Edward Avenue, house, Weatherboard bungalow, 1920s

66 King Edward Avenue, house, Weatherboard bungalow, 1920s

67 King Edward Avenue, house, Weatherboard bungalow, 1920s

69 King Edward Avenue, house, Weatherboard bungalow, 1920s

71 King Edward Avenue, house, Weatherboard bungalow, 1915c

1 Kororoit Street, house, weatherboard bungalow, 1910-15

2 Kororoit Street, house, weatherboard bungalow, 1910-15

5 Kororoit Street, house, weatherboard bungalow, 1910-15

6 Kororoit Street, house, weatherboard bungalow, 1910-15

7 Kororoit Street, house, weatherboard bungalow, 1910-15

10 Kororoit Street, house, weatherboard bungalow, 1910-15

11 Kororoit Street, house, weatherboard bungalow, 1910-15

12 Kororoit Street, house, weatherboard bungalow, 1910-15

14 Kororoit Street, house, weatherboard bungalow, 1910-15

5 Ridley Street, house, 1909

7 Ridley Street, house, 1915-20c

9 Ridley Street, house, 1915-20c

11 Ridley Street, Concrete house, 1909

17 Ridley Street, Concrete house, 1909

19 Ridley Street, house, 1915-20c

21 Ridley Street, house, 1915-20c

22 Ridley Street, house, 1915-20c

23 Ridley Street, house, 1915-20c

26 Ridley Street, house, 1915-20c

29 Ridley Street, house, Weatherboard, new units at rear, 1915-20c

33 Ridley Street, house, Weatherboard bungalow, 1915-20c

34 Ridley Street, house, 1915-20c

35 Ridley Street, house, Weatherboard bungalow may be a later building?, 1915-20c

38 Ridley Street, house, 1915-20c

40 Ridley Street, house, Edwardian era house, connected with church?, 1910c

2 Sydney Street, House "Alston Moor", Weatherboard, 1910-20c

5 Sydney Street, House, Wide gable, 1914

7 Sydney Street, McGovern House, Weatherboard, 1911

10 Sydney Street, House "Warrawel", weatherboard , 1913

11 Sydney Street, House, weatherboard, 1910-20c

12 Sydney Street, House "Melton", weatherboard, 1913

13 Sydney Street, House "Graceville", 1910-20c

14 Sydney Street, Stark House, weatherboard, 1911

15 Sydney Street, House, weatherboard includes Canary Palm in front yard, 1910-20c

16 Sydney Street, Sunshine Baptist Church, 1916 (Individually listed in 2000 Study #069)

17 Sydney Street, House, weatherboard, 1910-20c

19 Sydney Street, House, brick shop on corner with weatherboard house with corrugated iron roof and verandah, 1910-20c

22 Sydney Street, House, weatherboard house, corrugated iron roof, 1912c

23 Sydney Street, Whiting house, Large weatherboard house, slatted verandah, hipped and gabled, 1912c

25 Sydney Street, House, weatherboard, 1910-20

26 Sydney Street, House, A relatively elaborate timber Edwardian/Federation house, 1915c

31 Sydney Street, House, weatherboard bungalow, 1920s

33 Sydney Street, House, Brick bungalow, 1915-20c

35 Sydney Street, House, weatherboard bungalow, 1920s

36 Sydney Street, House, former weatherboard bungalow reclad in 1960s, 1910-20c

37 Sydney Street, House, weatherboard bungalow, 1915-20c

38 Sydney Street, House, weatherboard bungalow, 1910-20c

42 Sydney Street, House, weatherboard bungalow, 1910-20c

44 Sydney Street, House, re-roofed in 1960s, 1910-20c

46 Sydney Street, House, weatherboard bungalow, 1910-20c

48 Sydney Street, House, weatherboard bungalow, 1910-20c

50 Sydney Street, House, weatherboard bungalow, 1910-20c

52 Sydney Street, House, weatherboard bungalow, 1910-20c

54 Sydney Street, House, weatherboard bungalow, 1910-20c

56 Sydney Street, House, weatherboard bungalow, 1910-20c

58 Sydney Street, House, weatherboard bungalow, 1910-20c

60 Sydney Street, House, weatherboard bungalow, 1910-20c

62 Sydney Street, House, weatherboard bungalow, 1910-20c

64 Sydney Street, House, weatherboard bungalow, 1910-20c

66 Sydney Street, House, weatherboard bungalow, 1910-20c

68 Sydney Street, House, weatherboard bungalow, 1910-20c

A number of places were identified in the original survey as of potential significance but were not deemed to be contributory to the significance of the precinct. These include several houses built in the mid-twentieth century often having associations with the Sunshine Harvester Works, but representing a different phase in the history of the area. There were also a number of other places demolished during or following the original 2000 Heritage Study. The places include the following:

#### ADDRESS, PLACE, DESCRIPTION, DATE, SIGNIFICANCE

1 Adelaide Street, House, weatherboard bungalow, 1950s, Typical

4 Adelaide Street, House, recently demolished former weatherboard bungalow, 1920s, demolished

6 Adelaide Street, House, Former weatherboard bungalow, converted to flats, recently with two story addition built on shell of original house, 1920s, demolished or altered

13 Adelaide Street, House, reclad weatherboard bungalow, 1950s, Typical

16 Adelaide Street, House, cream brick waterfall front style, 1940s, Typical

25 Adelaide Street, Operation Snail house, weatherboard bungalow Operation Snail?, 1950s, Typical

33 Adelaide Street, House, 1940s, Typical

37 Adelaide Street, House, 1940s, Typical

Anderson Road, Sunshine Tennis Club, original shelter and courts demolished, 1909, demolished

137 Anderson Road, Dr Adamson's house, 1910c, demolished, (Individually listed in 2000 Heritage Study #104)

10 Drummartin Street, house, weatherboard bungalow, 1940s, Typical

3 Hutchinson Street, house, weatherboard bungalow, 1940s, Typical

13 King Edward Avenue, House, 1940c, Typical

48 King Edward Avenue, House, Attractive clinker brick and rendered Bungalow, 1930s, Typical

50 King Edward Avenue, House, Weatherboard, 1940s, Typical

61 King Edward Avenue, House, Weatherboard bungalow, 1930s, Typical

62 King Edward Avenue, House, brick veneer, 1960s, Typical

63 King Edward Avenue, House, Weatherboard bungalow, 1930s, Typical

65 King Edward Avenue, House, Weatherboard bungalow, 1930s, Typical

68 King Edward Avenue, Operation Snail house, Operation Snail weatherboard house, 1950, Typical

86 King Edward Avenue, house, Weatherboard bungalow, 1940s, Typical

3 Kororoit Street, House, weatherboard bungalow, built by Norm Carland 1938, (John Williams family home) Typical

4 Kororoit Street, House, Brick veneer - former weatherboard bungalow, 1910-15, demolished 1999

10 Ridley Street, House demolished?, Brick veneer flats replaced former weatherboard bungalow, 2000c, demolished

20 Sydney Street, House, Edwardian era, high cypress hedge fence original, 1911, demolished

29 Sydney Street, House, Modern brick veneer, 1970s, Typical

24 Talmage Street, D.B. Ferguson house, demolished 1998, formerly a large altered weatherboard Edwardian some trees, planting includes grevillea, silky oak, pepper tree., 1900-10c, demolished

## **Physical Conditions**

While a number of the houses have survived, the large blocks and proximity to central Sunshine and the railway station have attracted flat development in the 1960s and 70s. As a consequence houses on the east end of

Forrest Street and in Anderson Street between Forrest Street and King Edward Avenue, have almost universally been replaced by two storey elevated walk up brick flats. West of Adelaide Street, however, the original building pattern was more scattered with many gaps left between the McKay period houses, some not built on until after the hiatus caused by the 1930s depression or even after World War Two.

## **Historical Australian Themes**

4 Building settlement, towns and cities

4.1 Planning urban settlements

*This place/object may be included in the Victorian Heritage Register pursuant to the Heritage Act 2017. Check the Victorian Heritage Database, selecting 'Heritage Victoria' as the place source.*

*For further details about Heritage Overlay places, contact the relevant local council or go to Planning Schemes Online <http://planningschemes.dpcd.vic.gov.au/>*