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# Sunshine Commercial Precinct



45858 Sunshine Commercial Precinct

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## Location

Sun Crescent and City Place and Durham Road SUNSHINE, Brimbank City

## Municipality

BRIMBANK CITY

## Level of significance

Stage 2 study complete

## Heritage Overlay Numbers

HO022

## Heritage Listing

Brimbank City

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## Statement of Significance

Last updated on - January 1, 2000

This Sunshine commercial precinct is of local historical and social significance as a part of a suburb created by Australia's leading industrialist, which set a milestone in the development of the industrial suburb under the influence of the 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 historical significance as it marks a crucial phase in the development of Sunshine, reflecting a period when McKay encouraged or directly provided services to the resident work force, such as recreation and retail facilities, in order to develop a stable local economy.

The precinct is of architectural significance in representing the prevailing interwar style of relatively unadorned parapeted single story shop fronts. The precinct includes community, civic and commercial premises. While the building stock provides a representative sample of generally typical small shops of the period, Sunshine does contain some more elaborate designs (such as the Derrimut Hotel), some of which can be ascribed to J Raymond Robinson, who fulfilled the role of company architect for the McKay Sunshine Harvester Works.

Characterised generally by low flat corrugated iron clad roofs cantilevered verandahs, the buildings are also set on typical narrow frontage allotments, with small rear yards (now generally redeveloped for storage or parking). The provision of commercial allotments close to the station was consistent with the garden suburb character that was intended in the original town planning designs, and perpetuated in the perceptions of Sunshine's character. In the early 20th century Sunshine's generous suburban estates were atypical of working class housing of the period.

Heritage Study/Consultant	Brimbank - Brimbank City Council Post-contact Cultural Heritage Study, G. Vines, 2000;
Construction dates	1912,
Hermes Number	45858
Property Number	

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## Physical Description 1

A group of several small, mainly Edwardian shops, with low flat roofs of corrugated iron behind brick parapets with mostly altered glazed shopfronts. These are centred around the City Place and Sun Crescent corner, extending down to the Durham Road Corner. As planned, City Place provided the access to the level crossing and railway station, linking the residential estate with the McKay factory. The shops therefore are focussed on what was the busiest thoroughfare in Sunshine prior to the construction of the overpass.

2 City Place, Corner shop in prominent location, 1920s

5-9 Sun Crescent, Brick fronted shops

2-10 Sun Crescent, Brick fronted shops

4-14 City Place, Shop row related to Gross's Chemist shop on the Sun Crescent Corner., 1920s

111 Durham Road, Early shop in street, complements 113 1920s

113 Durham Road, Unusual styling for shop in area, 1925-30c

132, Durham Road, Derrimut Hotel, 1929, Metropolitan, 065

11-15, Sun Crescent, Sunshine Advocate office & shops, 1926 c., Local, 051

The 1960s ANZ Bank (former ES&A), at 115 Durham Road, is a later building within the precinct, which is

significant in its own right and typical of later developments in the area but has not been considered to contribute to the significance of the precinct.

## **Physical Conditions**

Most shopfronts have been altered although the scale and form of the shops remains as originally planned and constructed.

## **Historical Australian Themes**

3 Developing local, regional and national economies

3.19 Marketing and retailing

*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/>*