

Statement of Recommendation from the Executive Director, Heritage Victoria

Bruck House and Bruck Mills Staff Housing, VHR PROV H2468
5, 7, 9, 11-15, 15A Bruck Court, Wangaratta, Wangaratta Rural
Council
Yorta Yorta Country



Executive Director recommendation

Under section 37 of the *Heritage Act 2017* (**the Act**) I recommend to the Heritage Council of Victoria (**Heritage Council**) that Bruck House and Bruck Mills Staff Housing, located at 5, 7, 9, 11-15, 15A Bruck Court, Wangaratta, Wangaratta Rural City is of State-level cultural heritage significance and should be included in the Victorian Heritage Register (**VHR**) in the category of registered place.

In accordance with section 38 of the Act I include in this recommendation categories of works or activities which may be carried out in relation to the place without the need for a permit under Part 5 of the Act.

I suggest that the Heritage Council determine that:

- Bruck House and Bruck Mills Staff Housing is of State-level cultural heritage significance and is to be included in the VHR in accordance with section 49(1)(a) of the Act



STEVEN AVERY
Executive Director, Heritage Victoria

Date of recommendation: 27 February 2026

Background

On 31 December 2025, the Heritage Council served an interim protection order (IPO) for the caretaker's residence at 15A Bruck Court. When it made the IPO, the Heritage Council noted that consideration should be given 'to the broader complex of five workers' residences (which includes Bruck House [Bruck Lodge] and the Caretakers Residence)' in an assessment for the VHR. Following the IPO, the Executive Director nominated the broader group of 1950s modernist residential buildings on Bruck Court for assessment. Subsequently, an additional nomination was made by an external party for the same area nominated by the Executive Director. The Executive Director accepted this nomination on 4 February 2026.

When an IPO is made, Heritage Victoria must make a recommendation within 60 days. This report forms that recommendation.

The process from here

1. The Heritage Council publishes the Executive Director's recommendation (section 41)

The Heritage Council will publish the Executive Director's recommendation on its [website](#) for a period of 60 days.

2. Making a submission to the Heritage Council (sections 44 and 45)

Within the 60-day publication period, any person or body may make a written submission to the Heritage Council. This submission can support the recommendation, or object to the recommendation and a hearing can be requested in relation to the submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#).

3. Heritage Council determination (sections 46, 46A and 49)

The Heritage Council is an independent statutory body. It is responsible for making the final determination to include or not include the place, object or land in the VHR or amend a place, object or land already in the VHR.

If no submissions are received the Heritage Council must make a determination within 40 days of the publication closing date.

If submissions are received, the Heritage Council may decide to conduct a hearing in relation to the submission. The Heritage Council must conduct a hearing if a submission requests a hearing, and that submission is made by a person or body with a real or substantial interest in the place, object or land.

If a hearing does take place, the Heritage Council must make a determination within 90 days after the completion of the hearing.

4. Obligations of owners of places, objects and land (sections 42, 42A, 42B, 42C, 42D and 43)

The owner of a place, object or land which is the subject of a recommendation to the Heritage Council has certain obligations under the Act. These relate to advising the Executive Director in writing of any works or activities that are being carried out, proposed or planned for the place, object or land.

The owner also has an obligation to provide a copy of this statement of recommendation to any potential purchasers of the place, object or land before entering into a contract.

5. Further information

The relevant sections of the Act are provided at the end of this report.

Description

The following is a description of Bruck House and Bruck Mills Staff Housing at the time of the site inspection by Heritage Victoria in February 2026. All buildings were inspected externally. Bruck House, the caretaker's residence and 5 and 9 Bruck Court were inspected internally.

Bruck House and Bruck Mills Staff Housing is a group of 1950s modernist residential buildings set on a short court in the regional town of Wangaratta. All buildings front Bruck Court, and are bounded by Frank Hayes Drive to the rear (south), the former Bruck playing field to the west, and additional residences to the east. The place comprises a two-storey building (now known as Bruck House), an adjacent single-storey caretaker's residence and three single-storey houses. All buildings are sited to provide a northern orientation and are well set back from the street.

Bruck House

Exterior

Bruck House is located at the end of Bruck Court, and is sited to the rear of the block. It is a double-storey, rectilinear building with a flat roof. The front (north) elevation features full-height glazing along its length on both levels. Window frames are of timber on the ground level and aluminium on the first floor. A timber balcony runs the length of the building and is supported by white timber columns. A small verandah projects beyond the balcony and indicates the location of the entrance. The building ends are constructed of red brick, while the rear elevation is clad in fibrous sheeting. A large area of glazing on the rear elevation reflects the location of the internal stairs.

Interior

Bruck House is entered through a formal foyer towards the eastern end of the building. To the left is a billiard room, and to the right is a large open-plan living room and dining room. A masonry fireplace differentiates the living room and dining room. A bar is located in the south-west corner of the living room. Ceilings are lined with timber board in the main living areas. A sizeable kitchen is located in the south-west corner of the building and can be accessed from both the lounge and dining room. The first floor is accessed via a central stair, which has been enclosed in white painted sheeting. The first floor contains six bedrooms, sitting areas and bathrooms. Bedrooms are predominantly located along the north side of the building and all have access to the balcony.

Bruck Mills Staff Housing (5, 7 and 9 Bruck Court and the caretaker's residence)

There are four single-storey residences adjacent to Bruck House. They are similar in form, scale and materials. All are relatively compact and roughly square with flat roofs and open, projecting carports which have exposed steel trusses supporting the roof structure at number 5 and 7 Bruck Court. They are reasonably uniform in materials and mirror the design elements of Bruck House. All have a wall of full-height glazing to their northern elevations, with the remaining walls being predominantly of red brick.

The caretaker's residence is the smallest of the four residences. The internal area was enlarged by the c1980 enclosure of an entry court and part of the garage. It has a larger open carport than the other residences, and laundry on the south side of the building, both presumably intended to provide for visitors to Bruck House.

The other residences occupy the remainder of the site along Bruck Court in an east-west alignment. Internally, number 9 Bruck Court comprises an open-plan living and kitchen area, with areas of exposed painted brick, and two bedrooms. Numbers 7 and 5 comprise a living/dining room and kitchen divided by a wall with a hatch, and three bedrooms accessed from a short hall. There appears to be some original timber joinery in bedrooms of bedrooms of numbers 7 and 5. Other interior finishes include laminate lining boards. All rooms have abundant natural light.

Landscape and surrounds

The landscaping of the areas surrounding the buildings is characterised by lawn and a mix of native and exotic vegetation. All buildings are accessed via paved driveways. The caretaker's and staff residences retain large backyards. There are several large, mature eucalyptus trees that are not visible on aerial photographs from the late 1940s and may be more than 50 years old.

Diagram of main elements



Description images



2026, view along Bruck Court, looking west. Source: Heritage Victoria.



2026, view of Bruck House (right) and the caretaker's residence (left). Source: Heritage Victoria.



2026, front (north) elevation of Bruck House. Source: Heritage Victoria.



2026, front (north) elevation of Bruck House. Source: Heritage Victoria.



2026, rear (south) elevation of Bruck House. Source: Heritage Victoria.



2026, west and north elevations of Bruck House, and flagpole in foreground. Source: Heritage Victoria.



2026, billiard room on ground floor of Bruck House. Source: Heritage Victoria.



2026, lounge room, dining room and bar on ground floor of Bruck House. Source: Heritage Victoria.



2026, staircase of Bruck House. Source: Heritage Victoria.



2026, kitchen on ground floor of Bruck House. Source: Heritage Victoria.



2026, sitting room on first floor of Bruck House. Source: Heritage Victoria.



2026, bedroom on first floor of Bruck House. Source: Heritage Victoria.



2026, north elevation of caretaker's residence, with Bruck House in the background. Source: Heritage Victoria.



2026, west elevation of caretaker's residence with carport with Bruck House in the background. Source: Heritage Victoria.



2026, interior of caretaker's residence, looking toward Bruck Court. Source: Heritage Victoria.



2026, interior of caretaker's residence, looking toward carport. This area has been enlarged to create an additional bedroom and additional kitchen space. Source: Heritage Victoria.



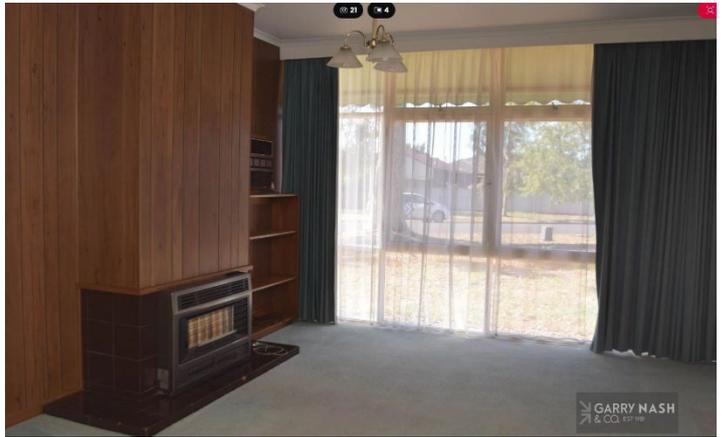
2026, north elevation of 9 Bruck Court. Source: Heritage Victoria.



2026, north facing window wall of 9 Bruck Court. Source: Heritage Victoria.



2026, 7 Bruck Court. Source: Heritage Victoria.



2020, interior 7 Bruck Court (note the gas heater has now been replaced). Source: Garry Nash & Co.



2020, interior 7 Bruck Court. Source: Garry Nash & Co.



2020, interior 7 Bruck Court. Source: Garry Nash & Co.



2026, 5 Bruck Court. Source: Heritage Victoria.



2026, rear yard of 5 Bruck Court. Source: Heritage Victoria.

History

Post-war manufacturing

The years immediately following World War II saw an expansion of Australia's manufacturing capacity. The war years had highlighted Australia's reliance on overseas imports, and manufacturing was envisaged as a key to the post-war recovery. Victoria came to be regarded as the 'workshop' of the nation.¹ Decentralisation of manufacturing was encouraged through government incentives, and regional towns became hubs for various industries, including textile manufacture. World War II had spurred advances in synthetic fabric production and in the immediate post-war period, applications expanded greatly, ushering in a 'golden age' of synthetic fabrics.²

Bruck Textiles

In this context, Canadian firm Bruck Silk Mills Ltd expanded into Australia, and Bruck Mills (Aust.) Ltd (subsequently referred to as Bruck in this report) was incorporated as an Australian company in May 1946. In keeping with the government aspirations for decentralised industry, Wangaratta was identified as the ideal location for a textile mill.³ The town had an ample supply of power and water, as well as a large disused government-built wartime aluminium plant with several industrial buildings already in place.

Bruck adapted the plant and installed imported machinery. The Bruck plant was operational by March 1947, initially specialising in the weaving, dyeing and printing of rayon fabric. The production of synthetic and partially synthetic fabric was a highly skilled field, and Bruck brought 'skilled overseas technicians'⁴ from the United States, Canada, and the United Kingdom to manage production, as well as 'several key men from the Canadian parent company' to Wangaratta.⁵ Stylish Bruck showrooms, showcasing the latest fabrics, were established at 118 Flinders Lane in Melbourne (demolished), as well as in Sydney.⁶

The company grew rapidly, employing over 500 people in 1950, 800 by 1951 and 1000 by 1954, doubling the population of Wangaratta in less than ten years.⁷ Many employees were drawn from the nearby Bonegilla migrant camp, and the workforce included recent migrants from Italy, Yugoslavia and Poland, as well as from many other backgrounds.⁸ The Housing Commission constructed hundreds of homes for Bruck employees (reportedly 600 by 1954)⁹ in Yurrunga, a suburb of Wangaratta. Bruck built residences for its senior executives and technicians, including those at 5–9 Bruck Court.¹⁰

Philip Goad has written that in this period, Bruck stood out 'with the design attention paid to its image, its factory and executive accommodation in Wangaratta' and mounted 'a concerted campaign to present itself as progressive and up-to-date'.¹¹ It is distinguished by its utilisation of modern design, employing bold graphic design, photography, signage, interior design, and architecture to project success and sophistication.

Bruck, along with other textile manufacturers in Victoria, continued to prosper through the 1960s but was impacted by tariff reductions from 1973 onwards.¹² Bruck (now known as Bruck Textiles) continues to operate from the Wangaratta site, producing high-performance fabrics for the defence forces and emergency services.

¹ Philip Goad, 'The Architecture of Manufacturing: Design for Making in Post-War Victoria', *RMIT Design Archives Journal*, vol. 10, no. 2, 2020, p. 7.

² Interview with Professor Steve Michielsen, School of Fashion and Textiles, RMIT. Stanley Macarthur Fergusson, 'The History of Textile Manufacture in Australia 1788–2020', PhD thesis, RMIT University, p. 248.

³ Bruck Fabrics/Bruck Mills (Australia) Limited, 'The Bruck Story', 1954, p. 1.

⁴ 'Bruck Technician Arrives Here', *Sun News-Pictorial*, 25 November 1946, p. 21.

⁵ Bruck Fabrics/Bruck Mills (Australia) Limited, 1954, p. 2.

⁶ Bruck Mills (Australia) Limited Annual Report, 1956.

⁷ 'Bruck Chairman on Rayon Tariff', *The Courier-Mail*, 10 October 1950, p.13; Bruck Fabrics/Bruck Mills (Australia) Limited, 1954, p. 3.

⁸ Sophie Boord, 'Post-War Migration and Bruck Textiles', 2011, Rural City of Wangaratta, accessed via Victorian Collections, <<https://victoriancollections.net.au/stories/wangaratta-textile-town>>.

⁹ Bruck Fabrics/Bruck Mills (Australia) Limited, 1954, p. 2.

¹⁰ 'Wangaratta Needs More Houses', *Ovens and Murray Advertiser*, 20 March 1946, p. 2. Housing employees was a characteristic Bruck had in common with its Canadian parent company, which constructed employee housing at its mill in Cowansville, Quebec. See, 'Cowansville and Bruck Mills: A Golden Thread', <https://www.communitystories.ca/v2/textile-age-d-or-industrie-histoires_stories-golden-age/>.

¹¹ Goad, p. 7 and p. 26.

¹² Stanley Macarthur Fergusson, p. 248.

Grounds, Romberg, Boyd

Architects Roy Grounds, Frederick Romberg and Robin Boyd formed a partnership in 1953. Commonly known as 'Gromboyd', all three partners were already well established in the profession with reputations as leading modernist architects. The aim of the partnership was to attract larger commissions and more significant work.¹³ All three brought their existing commissions and clients to the partnership. Romberg reported that 'in Robin's case, it was houses, including prototypes for mass production', while Romberg himself brought 'a few buildings for Bruck Mills in Wangaratta' (this may refer to buildings at the Bruck factory site).¹⁴ Although individual modernist residences remained central to the partnership's work, larger commissions included the ETA Factory in Braybrook (VHR H1916) in 1957 and the Shine Dome in Canberra (1959). Projects were typically managed by individual partners and assigned based on design interest, client relationships and experience. Broadly, Boyd focused largely on domestic commissions, Romberg on the commercial and industrial and Grounds on institutional work. The partnership disbanded in 1962. Romberg and Boyd continued to work together, and Grounds took over sole responsibility for the National Gallery of Victoria (VHR H149) and Victorian Arts Centre (VHR H1500).

Bruck House and Bruck Mills Staff Housing

From the late 1940s, prior to the construction of the group of modernist residences on Bruck Court, Bruck established housing of more standard design for senior employees at the eastern end of Bruck Court and on Sisely Avenue in close proximity to the mill. Grounds, Romberg and Boyd were commissioned to design the modernist group on Bruck Court. Commissioning a trend-setting modernist architectural firm was in keeping with the company's ethos. The practicalities of establishing a large manufacturing site in a regional town drove the need for this type of staff housing. The 1956 Bruck Annual Report stated, alongside a photograph of 7 Bruck Court: 'decentralisation calls for modern homes for senior executives as well as staff. This is a typical Bruck executive's home at Wangaratta. The contemporary design is by Grounds, Romberg and Boyd.'¹⁵

The building group included three single-storey residences, a double-storey guest house (referred to as the Visitors Centre in original documentation, now known as Bruck House), and an accompanying caretaker's residence. The designs reflected the principles of the Melbourne School and the Age Small Homes Service in their integration of glazing, thoughtful orientation within the site and utilisation of a relatively small building footprint.

Working drawings for the group of buildings were finalised in January 1954. They identify Grounds, Romberg and Boyd as the author of the design, as does a later reference in the Bruck Annual Report. Robin Boyd is identified as the architect in Bruck promotional material produced in 1954 which states: 'senior staff will live in those five [four were built] small homes that Robin Boyd has designed, and the big building will accommodate distinguished visitors and interstate executives'.¹⁶ Landscape design was by John Stevens, who was also involved with the landscaping of ICI House (VHR H0786).¹⁷

Builders McDougall and Ireland were contracted to construct the 'group of brick and timber buildings comprising a visitors centre, caretakers residence & 3 staff residences' in March 1954, and they were likely completed by late 1954.¹⁸ All buildings were complete and surrounded by established gardens when the Bruck Mills site, including Bruck Court, was photographed by Wolfgang Sievers in 1956.

¹³ Philip Goad, 'Grounds, Romberg & Boyd', *The Encyclopedia of Australian Architecture*, Philip Goad and Julie Willis (eds), Port Melbourne: Cambridge University Press, 2012, p. 301.

¹⁴ Frederick Romberg quoted in Maria Larkins, *Grounds, Romberg & Boyd: Melbourne's Midcentury Modernists*, Melbourne: Uro Publication, 2024.

¹⁵ Bruck Mills Australia Annual Report, 1956.

¹⁶ An extra single-storey residence is shown in the image of the accompanying model. Bruck Fabrics/Bruck Mills (Australia) Limited, 1954.

¹⁷ John Stevens, 'Proposed landscaping for Visitors' Centre and staff residences, Alumatta Street, Wangaratta, for Bruck Mills (Australia) Limited', 1954, State Library of Victoria.

¹⁸ Contract between Bruck Mills (Australia) Limited and McDougall and Ireland Pty Ltd, 1 March 1954, supplied with nomination.

Upon completion, Bruck House included five bedrooms to accommodate important visitors to the Bruck factory. Construction of company accommodation for visiting senior staff and those doing business with Bruck was seen as necessary as there was no appropriate facilities in Wangaratta or Benalla at the time.¹⁹ The building also included a sizeable lounge, billiard room and dining area for entertaining and events. By 1970, there had been several alterations to the building, including the enclosure of the entry court on both levels. The residences at 5,7 and 9 Bruck Court were sold by Bruck to private owners in the 1990s. Bruck House and the caretaker's residence remain in the ownership of Bruck Textiles, and Bruck House continues to provide accommodation for Bruck staff.

Selected bibliography

Primary resources

Bruck Fabrics/Bruck Mills (Australia) Limited (promotional booklet), 1954.

Bruck Mills (Australia) Limited Annual Reports.

Contract between Bruck Mills (Australia) Limited and McDougall and Ireland Pty Ltd, 1 March 1954, supplied with nomination.

Working drawings, 1954.

Newspapers

Sun News-Pictorial

Ovens and Murray Advertiser

The Courier-Mail

Articles and chapters

Goad, Philip, 'The Architecture of Manufacturing: Design for Making in Post-War Victoria', *RMIT Design Archives Journal*, vol. 10, no. 2, 2020.

Goad, Philip, 'Grounds, Romberg & Boyd', *The Encyclopedia of Australian Architecture*, Philip Goad and Julie Willis (eds), Port Melbourne: Cambridge University Press, 2012.

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Sophie Boord, 'Post-War Migration and Bruck Textiles', 2011, Rural City of Wangaratta, accessed via Victorian Collections, <<https://victoriancollections.net.au/stories/wangaratta-textile-town>>.

'Cowansville and Bruck Mills: A Golden Thread', <https://www.communitystories.ca/v2/textile-age-d-or-industrie-histoires_stories-golden-age/>.

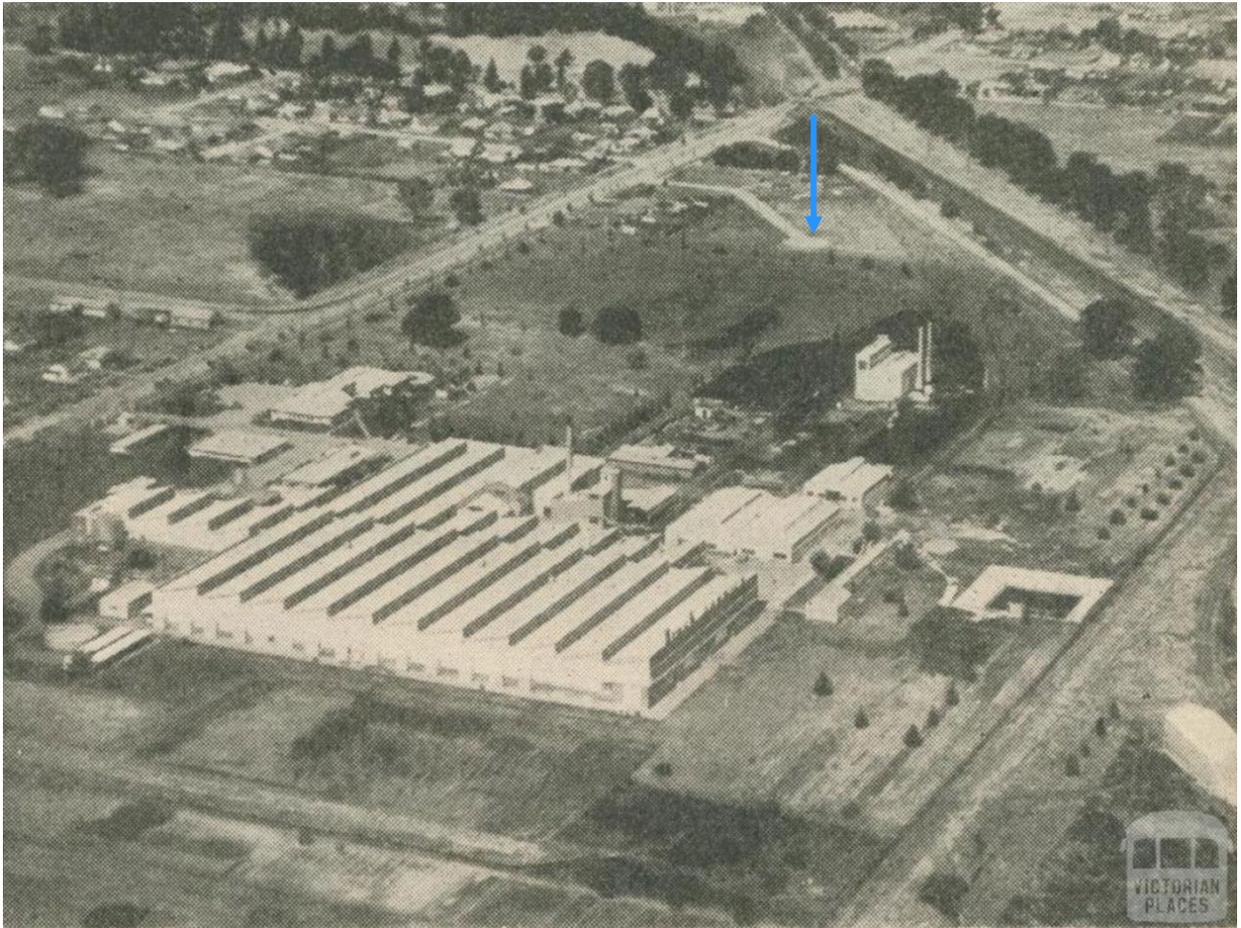
Bruck Textiles website, <<https://www.brucktextiles.com.au/>>.

Acknowledgements

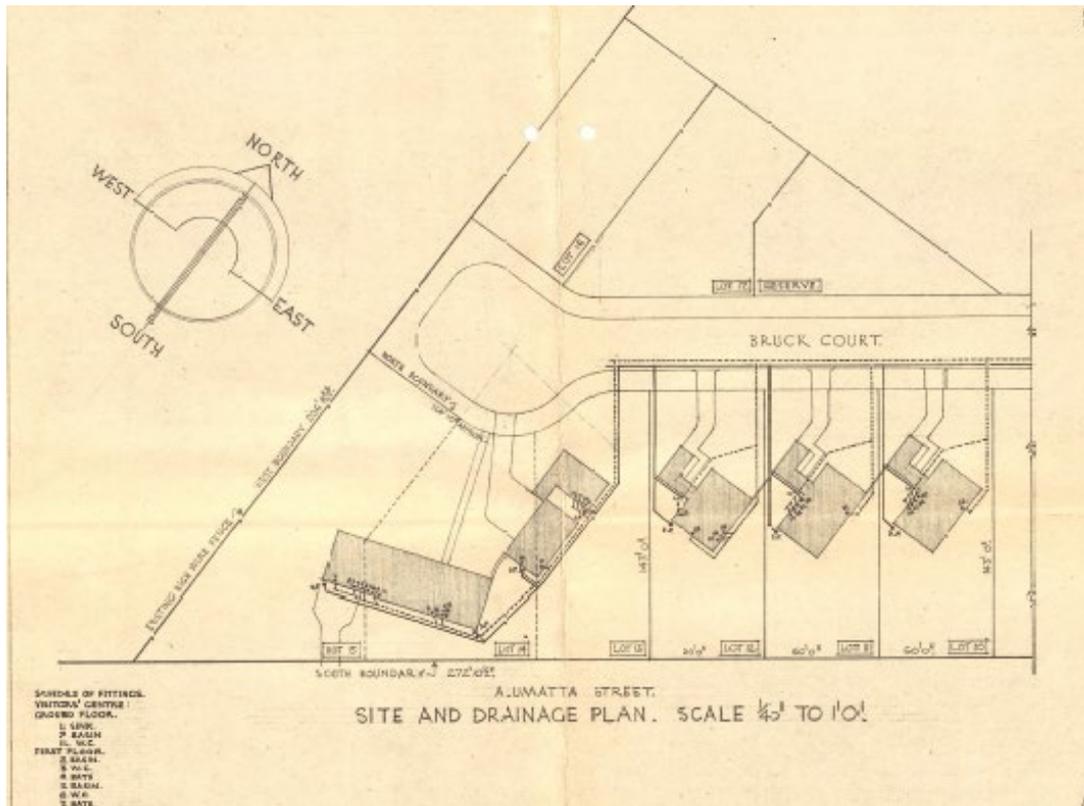
The Executive Director thanks Professor Steve Michielsen, School of Fashion and Textiles, RMIT, for sharing his knowledge of history of synthetic fabric manufacturing.

¹⁹ C and M J Doring Pty Ltd, 'Bruck House citation', *Rural City of Wangaratta Heritage Study*, 2004.

Historical images



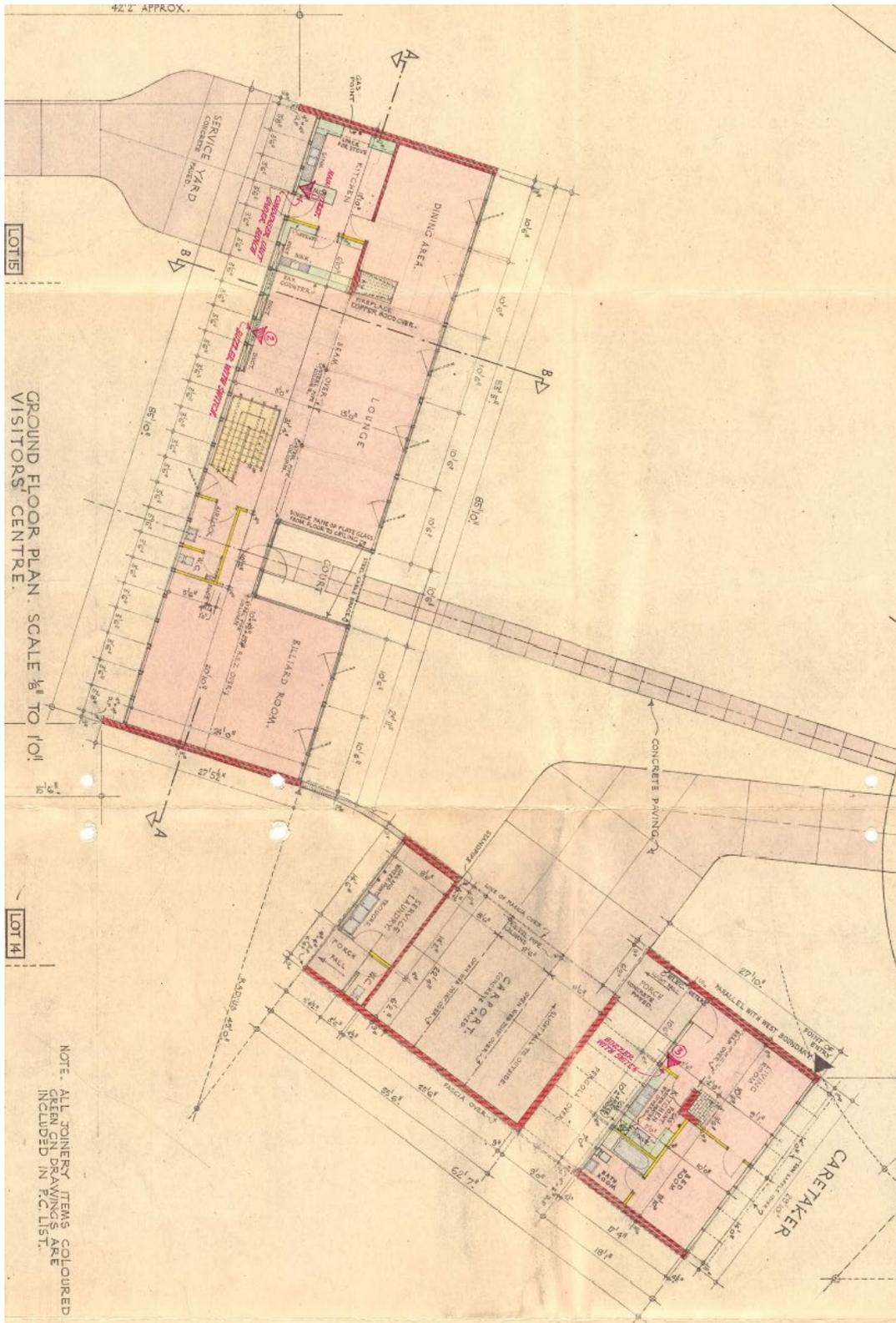
c1950, aerial view of Bruck Mills site, showing the roadway of Bruck Court (indicated by arrow) but prior to construction of buildings at the subject site. Bruck staff residences on Sisely Avenue and 1 Bruck Court appear to already be in place. Source: Victorian Places.



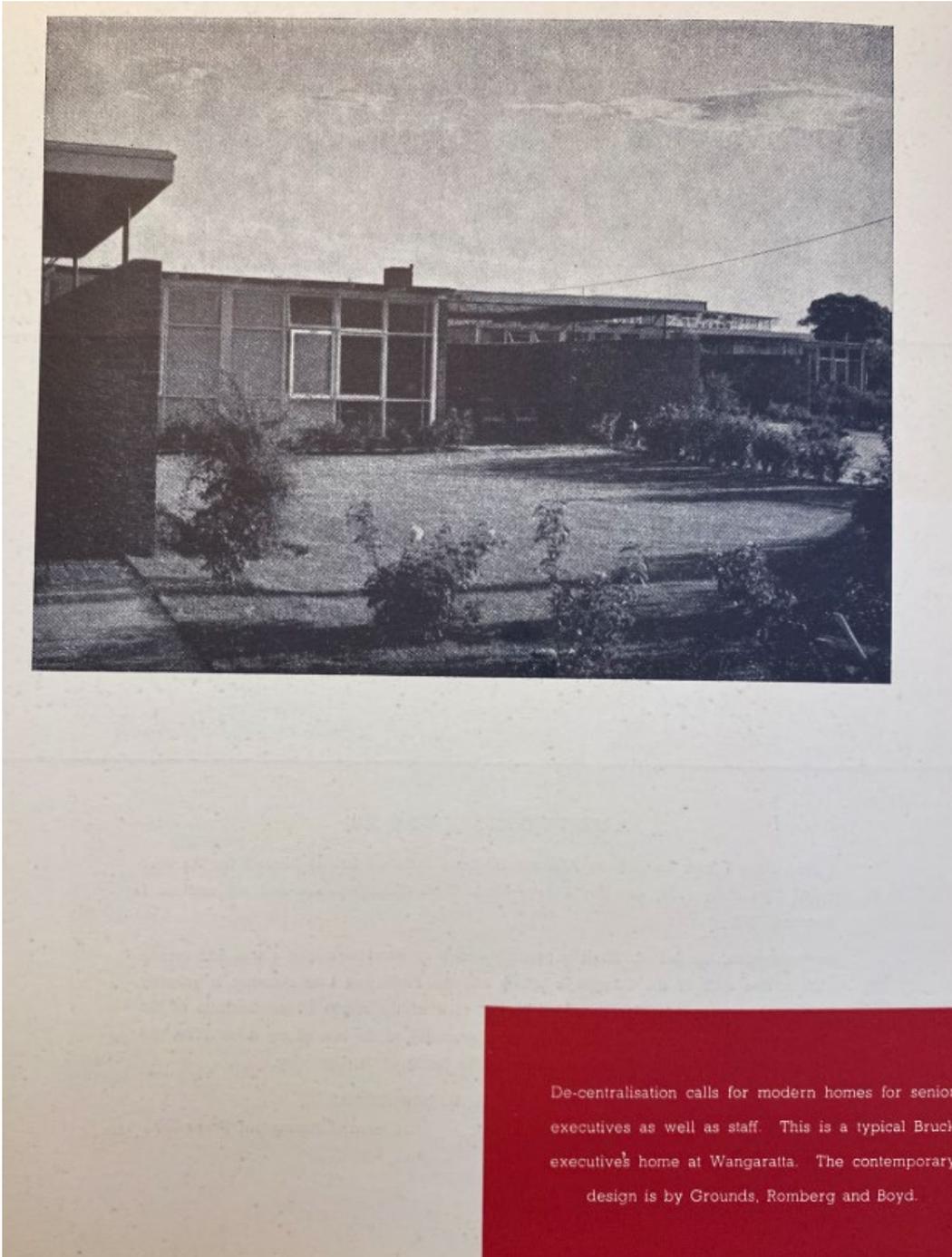
January 1954, site plan, Source: Working Drawing 2.



c1953, model of Bruck House and Bruck Mills Staff Housing in Bruck Mills (Australia) Ltd promotional booklet. Note, it includes an extra staff residence that was unbuilt. Source: Bruck Mills (Australia) Ltd, 1954.



January 1954, ground floor plan Bruck House and Caretakers residence, Source: Working Drawing 1.



Staff housing as portrayed in the Bruck Mills (Australia) Ltd Annual Report. The caption reads: 'De-centralisation calls for modern homes for senior executives as well as staff. This is a typical Bruck executive's home in Wangaratta. The contemporary design is by Grounds, Romberg and Boyd'. Source: Bruck Mills (Australia) Ltd Annual Report, 1956.



1956, Bruck House as photographed by Wolfgang Sievers, Source: SLV.



1956, rear Bruck House as photographed by Wolfgang Sievers, Source: SLV.



1956, interior Bruck House as photographed by Wolfgang Sievers, Source: SLV.





1956, interior Bruck House as photographed by Wolfgang Sievers, Source: SLV.



1956, staff residence, Source: SLV.



1970, Bruck House, following alterations to exterior and interior.
Source: SLV.



1970, Bruck House, following alterations to exterior and interior.
Source: SLV.

Further information

Registered Aboriginal Party information

Bruck House and Bruck Mills Staff Housing is located on Yorta Yorta Country.

Under the *Aboriginal Heritage Act 2006*, the Registered Aboriginal Party for this location is the Yorta Yorta Nation Aboriginal Corporation.

Victorian Aboriginal Heritage Register

The place is not included in the Victorian Aboriginal Heritage Register and is not in an area of Aboriginal cultural heritage sensitivity.

(27 February 2026)

Integrity

The integrity of the place is good. The cultural heritage values of Bruck House and Bruck Mills Staff Housing can be read in the extant fabric.

All buildings that formed part of the original site plan are still in place and the relationship between the buildings and their setting can be read. There have been changes to the physical fabric of the place over time, some of which have affected the place's integrity. This is most evident in Bruck House, where alterations undertaken in c1970 changed the original presentation of the building. Externally, works involved enclosing the entry courtyard, widening the balcony, and replacing the slim steel bannisters with timber railings. Internally, works included enclosing features such as the floating stair and slim pillars, and carpeting throughout (although original features may be intact). Other original interior features, such as the timber lined ceiling remain in place.

In the caretaker's residence, an open entry court and part of the carport, was enclosed to provide additional living space.

There have been more minor changes to the three staff residences, which are described below.

(27 February 2026)

Intactness

Overall, the intactness of the place is good.

The five buildings at the place are largely intact. They have had original fabric removed or replaced to varying degrees over time, most likely carried out in the 1970s and early 1980s. These changes include:

Bruck House

- Removal of slatted timber sunshade
- Changes to the roofline
- Removal of beaten copper fireplace and installation of masonry fireplace
- Updates to bar.

Caretaker's residence

- Enclosure of the entry courtyard to provide for additional bedroom and larger kitchen
- Expansion of living area into carport to increase the size of the kitchen
- Updates to bathroom and kitchen.

Staff housing

- Removal of slatted sunshades
- Replacement of some timber window frames with aluminium frames in the same configuration
- Replacement of roofs
- Updates to internal finishes
- Updates to kitchens, bathrooms and laundries.

(27 February 2026)

Condition

Overall, the condition of Bruck House and Bruck Mills Staff Housing is good.

Bruck House and numbers 5, 7 and 9 Bruck Court are occupied and are visually in good condition. Some past termite damage has been reported, as have areas of roof corrosion.

The caretaker's residence is unoccupied and there is some evidence of past termite damage, water ingress and structural issues.

(27 February 2026)

Note: The condition of a place or object does not influence the assessment of its cultural heritage significance. A place or object may be in very poor condition and still be of very high cultural heritage significance. Alternatively, a place or object may be in excellent condition but be of low cultural heritage significance.

Heritage Overlay

The place is included in HO2 in the Wangaratta Planning Scheme (Bruck Mills & Associated Buildings & Items). All buildings subject to this recommendation are identified as significant within HO2.

Other Listings

There are no other known listings for the place.

Other Names

Bruck House has also been known as the Visitors' Centre and Guest House.

Date of construction/creation

1954

Architect/Builder/Designer/Maker

Grounds, Romberg and Boyd

Architectural style

Modernist

Statutory requirements under section 40

Terms of the recommendation (section 40(3)(a))

The Executive Director recommends that Bruck House and Bruck Mills Staff Housing is included in the VHR

Information to identify the place or object or land (section 40(3)(b))

Number: H2468

Category: Registered place

Name: Bruck House and Bruck Mills Staff Housing

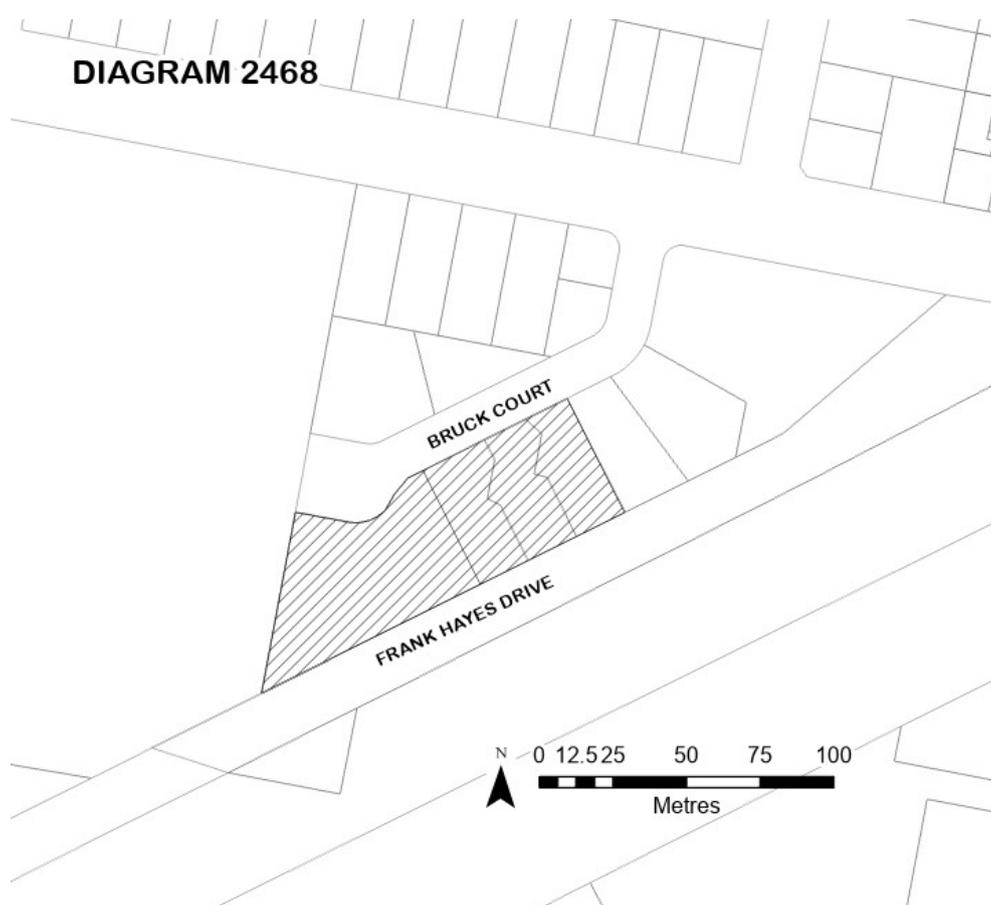
Location: 5, 7, 9, 11-15, 15A Bruck Court Wangaratta

Municipality: Wangaratta Rural City

Proposed extent of registration

The Executive Director recommends that the extent of registration for Bruck House and Bruck Mills Staff Housing be gazetted as:

All of the place shown hatched on Diagram 2468 encompassing all of Lot 2 on Plan of Subdivision 408232; and Lots 1, 2 and 3 on Plan of Subdivision 408231.



Non-statutory information about the proposed extent of registration

Aerial photo of the place showing proposed extent of registration



Note: This aerial view provides a visual representation of the place. It is not a precise representation of the recommended extent of registration. Due to distortions associated with aerial photography some elements of the place may appear as though they are outside the extent of registration.

Rationale for the proposed extent of registration

The recommended extent of registration comprises Bruck House, the caretaker's residence and the residences at 5, 7 and 9 Bruck Court. It includes the parcels of land on which the buildings are located. This is the usual approach taken to residential buildings in a suburban context.

The recommended extent of the registration is the same as the nominated extent of registration.

It should be noted that everything included in the proposed extent of registration including all of the land, all soft and hard landscape features, plantings, and all buildings (exteriors, interiors and fixtures) is proposed for inclusion in the VHR. A permit or permit exemption from Heritage Victoria is required for any works within the proposed extent of registration, apart from those identified in the categories of works or activities in this recommendation.

Reasons for the recommendation, including an assessment of the State-level cultural heritage significance of the place (section 40(3)(c))

Following is the Executive Director's assessment of Bruck House and Bruck Mills Staff Housing against the tests set out in [The Victorian Heritage Register Criteria and Thresholds Guidelines \(2022\)](#). A place or object must be found by the Heritage Council to meet **Step 2** of at least one criterion to meet the State-level threshold for inclusion in the VHR.

CRITERION A: Importance to the course, or pattern, of Victoria's cultural history.

Step 1 Test for Criterion A

No.	Test	Yes/No	Reason
A1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	The place has a clear association with the boom in manufacturing following World War II.
A2)	Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?	Yes	This period is of historical importance, having made a strong and influential contribution to Victoria. Following World War II, major manufacturers were established in Victoria or greatly increased production. They constructed new industrial facilities, administrative buildings and staff housing. This changed Victoria's economy and its built environment. They were major employees, shaping the lives of numerous Victorians. Governments promoted decentralisation of manufacturing, and regional towns became major hubs of manufacturing.
A3)	Is there evidence of the association to the event, phase, period, process, function, movement, custom or way of life in Victoria's cultural history?	Yes	There is evidence of the association between the place and this historical phase. Bruck House and Bruck Mills Staff Housing was designed and constructed in 1954 as part of the development of the Bruck in Wangaratta. This is evident in the physical fabric of the place and in documentary evidence.

If A1, A2 and A3 are **all** satisfied, then Criterion A is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion A is likely to be relevant.
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Step 2 State-level test for Criterion A

No.	Test	Yes/No	Reason
SA1)	Does the place/object allow the clear association with the event, phase, period, process, function, movement, custom or way of life of historical importance to be understood better than most other places or objects in Victoria with substantially the same association?	No	There are numerous places in Victoria associated with the period of post-war manufacturing. Several of these are included in the VHR. This includes historically significant post-war manufacturing complexes and buildings, such as Fletcher Jones Factory and Garden in Warrnambool (VHR H2101), GMH Fishermans Bend (VHR H2399), the ETA Factory in Braybrook (VHR H19116), the Petersville

Administration Building in Mulgrave (VHR H2394) and ICI House in Melbourne (VHR H0786).

Bruck House and the Bruck Mills Staff Housing has a strong association with the period, and represents an important stage in the history of Wangaratta. However, as a discrete housing and accommodation precinct, it could not be said to enable the period to be as well understood as those examples already included in the VHR.

If SA1 is satisfied, then Criterion A is likely to be relevant at the State level

Executive Director's Response:	No	Criterion A is not likely to be relevant at the State level.
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CRITERION B: Possession of uncommon, rare or endangered aspects of Victoria's cultural history.

Step 1 Test for Criterion B

No.	Test	Yes/No	Reason
B1)	Does the place/object have a clear association with an event, phase, period, process, function, movement, custom or way of life of importance in Victoria's cultural history?	Yes	As above, Bruck House and the Bruck Mills Staff Housing has a clear association with the boom in manufacturing following World War II.
B2)	Is there evidence of the association to the historical phases etc identified at B1)?	Yes	As, above there is evidence of the association between the place and the period.
B3)	Is there evidence that place/object is rare or uncommon, <u>or</u> has rare or uncommon features?	Yes	<p>B3(i) There is no evidence that the place is rare or uncommon.</p> <p>There are other examples of staff housing throughout Victoria.</p> <p>B3(ii) There is evidence that the place has rare or uncommon features.</p> <p>Bruck House is a dedicated building for the accommodation and entertainment of visiting senior executives and other important visitors to Bruck Mills, Wangaratta. This appears to be an uncommon feature.</p>

If B1, B2 AND B3 are satisfied, then Criterion B is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion B is likely to be relevant.
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Step 2 State-level test for Criterion B

No.	Test	Yes/No	Reason
SB1)	Is the place/object rare or uncommon, being one of a small number of places/objects remaining	No	As above, there are numerous places in Victoria associated with the period of post-war manufacturing.

	that demonstrates the event, phase, etc identified at B1)?		Bruck House and the Bruck Mills Staff Housing are not rare or uncommon in this regard.
SB2)	Is the place/object rare or uncommon, containing unusual features, and these features are of note and these features were not widely replicated in Victoria?	No	Bruck House and Bruck Mills Staff Housing cannot be considered to contain unusual features of note. Although Bruck House is an unusual building type, it speaks to Bruck's specific needs, and the Wangaratta location, and is not a feature of note in terms of rarity. Its relevance to the class of staff housing is considered under Criterion D.
SB3)	Is the existence of the class place/object that demonstrates the historical phases at B1) endangered to the point of rarity due to threats and pressures on such places/objects in Victoria?	No	Bruck House and Bruck Mills Staff Housing is of the class of staff housing. This class demonstrates the period at B1. This class is not endangered to the point of rarity due to threats and pressures on such places in Victoria. There are a range of other extant examples across the State (see comparators).

If **any one** of SB1, SB2 OR SB3 is satisfied, then Criterion B is likely to be relevant at the State level

Executive Director's Response:	No	Criterion B is not likely to be relevant at the State level.
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CRITERION C: Potential to yield information that will contribute to an understanding of Victoria's cultural history.

Step 1 Test for Criterion C

No.	Test	Yes/No	Reason
C1)	Does physical fabric and/or documentary evidence and/or associated oral history or cultural narratives relating to the place/object indicate a likelihood that the place/object contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources?	No	The: 1) physical fabric and 2) documentary evidence and 3) associated oral history or cultural narratives. relating to Bruck House and Bruck Mills Staff Housing do not indicate a likelihood that the place contains evidence of cultural heritage significance that is not currently visible and/or well understood or available from other sources. The place is well documented and understood. Its physical fabric is clearly visible.
C2)	And, from what we know of the place/object, is the physical evidence likely to be of an integrity and/or condition that it could yield information through detailed investigation?	N/A	The integrity and condition of the place may be good, but it is unlikely to yield information through investigation that is not currently visible and/or well understood or available from other sources (see C1).

If **both** C1 AND C2 are satisfied, then Criterion C is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	No	Criterion C is not likely to be relevant.
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CRITERION D: Importance in demonstrating the principal characteristics of a class of cultural places and objects

Step 1 Test for Criterion D

No.	Test	Yes/No	Reason
D1)	<p>Is the place/object one of a class of places/objects that has a clear association with an event, phase, period, process, function, movement, custom or way of life in Victoria's history?</p> <p><i>For definition of 'class' see p.6 of the Victorian Heritage Register Criteria and Threshold Guidelines.</i></p>	Yes	<p>Bruck House and Bruck Mills Staff Housing belongs to the class of staff housing. The class is defined by its specific purpose and use, being housing established for staff in connection with industrial sites and infrastructure projects. Bruck House and Bruck Mills Staff Housing was purpose-built and used by Bruck for staff housing.</p> <p>The class has a clear association with the boom in manufacturing in the post-war period.</p>
D2)	<p>Is the event, phase, period, process, function, movement, custom or way of life of historical importance, having made a strong or influential contribution to Victoria?</p>	Yes	<p>As above, this period made a strong and influential contribution to Victoria.</p>
D3)	<p>Are the principal characteristics of the class evident in the physical fabric of the place/object?</p>	Yes	<p>The principal characteristics of the class are evident in the physical fabric of the place.</p> <p>The principal physical characteristics are that they are:</p> <ul style="list-style-type: none"> • Houses, often single-storey and freestanding • Grouped together on adjoining lots or on the same street • Located in proximity to a major industrial site or infrastructure project • Stylistically similar • Constructed at the same time, or during important stages of development.

If D1, D2 AND D3 are satisfied, then Criterion D is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion D is likely to be relevant.
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Step 2: State-level test for Criterion D

No.	Test	Yes/No	Reason
SD1)	<p>Is the place/object a notable (fine, influential or pivotal) example of the class in Victoria?</p> <p><i>For definition of 'notable' and 'fine' see Reference Tool D on p.14 of the Victorian Heritage Register Criteria and Threshold Guidelines.</i></p>	Yes	<p>Bruck House and Bruck Mills Staff Housing is a notable (fine) example of the class of staff housing.</p> <p>Displays a large number and range of characteristics</p> <p>Bruck House and Bruck Mills Staff Housing displays a large number of characteristics that are typical of the class. It is a group of five residential buildings, located together on the same cul-de-sac, in close proximity to a major industrial facility.</p> <p>Displays the principal characteristics of the class in a way that allows the class to be easily understood/appreciated</p> <p>The buildings on site were planned as a cohesive group. They have similar design qualities, material and a strong visual identity. They enable the class to be easily understood/appreciated.</p> <p>AND</p> <p>Displays characteristics that are of a higher quality</p> <p>Most staff housing is relatively utilitarian in design. By contrast, Bruck House and Bruck Mills Staff Housing is distinguished by its progressive, modernist design, undertaken by a leading architectural partnership.</p> <p>The single-storey residences display considered design features in their window walls, utilisation of compact space, open carports, and site orientation.</p> <p>The group is further distinguished by the two-storey Bruck House, which is a substantial addition to the complex, designed to accommodate, entertain and impress important visitors.</p> <p>Despite the loss and alteration of some physical fabric at the place, the principal characteristics of the class can be read in the physical fabric.</p> <p>Displays characteristics that are of higher historical relevance</p> <p>Bruck House and Bruck Mills Staff Housing displays characteristics that are of a higher historical relevance than are typical of places in the class.</p> <p>Its progressive 1950s design characteristics demonstrate its establishment during Victoria's post-war manufacturing boom. The group was commissioned by a major manufacturer which adopted a stylish design idiom, including in this group of buildings. The buildings' design clearly reflects manufacturers efforts to project success and sophistication in the era.</p> <p>The place also represents efforts to decentralise manufacturing in the era. Regional locations required housing to attract and retain senior staff, and Bruck provided appealing options. The need for Bruck House, a substantial and comparatively grand building for the accommodation of visitors, also demonstrates the needs created by decentralisation.</p>

If SD1 is satisfied, then Criterion D is likely to be relevant at the State level

Executive Director's Response:	Yes	Criterion D is likely to be relevant at the State level.
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CRITERION E: Importance in exhibiting particular aesthetic characteristics.

Step 1 Test for Criterion E

No.	Test	Yes/No	Reason
E1)	Does the physical fabric of the place/object clearly exhibit particular aesthetic characteristics?	Yes	The physical fabric of the place clearly exhibits aesthetic characteristics associated with the expression of modernism in post-war domestic architecture, particularly the approach of what came to be known as the Melbourne School, in features such as its restrained design, considered site orientation, flat roofs, open carports and expansive areas of glazing.

If E1 is satisfied, then Criterion E is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	Yes	Criterion E is likely to be relevant.
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Step 2 State-level test for Criterion E

No.	Test	Yes/No	Reason
SE1)	Are the aesthetic characteristics 'beyond the ordinary' or are outstanding as demonstrated by: <ul style="list-style-type: none">Evidence from within the relevant discipline (architecture, art, design or equivalent); and/orCritical recognition of the aesthetic characteristics of the place/object within a relevant art, design, architectural or related discipline within Victoria; and/orWide public acknowledgement of exceptional aesthetic qualities of the place/object in Victoria expressed in publications, print or digital media, painting, sculpture, songs, poetry, literature, or other media?	No	<p>There is no evidence that the aesthetic characteristics at the place are 'beyond the ordinary' or are outstanding.</p> <p>Bruck House and the Bruck Mills Staff Housing represents the work of a stylish and progressive architectural partnership, and a considered application of modernist ideas of the 1940s and 1950s.</p> <p>There is some evidence aesthetic characteristics of the place are appreciated by those with in an interest in modernist architecture. However, there is not sufficient evidence the aesthetic characteristics are considered beyond the ordinary or are outstanding.</p>

If SE1 is satisfied, then Criterion E is likely to be relevant at the State level

Executive Director's Response:	No	Criterion E is not likely to be relevant at the State level.
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CRITERION F: Importance in demonstrating a high degree of creative or technical achievement at a particular period.

Step 1 Test for Criterion F

No.	Test	Yes/No	Reason
F1)	Does the place/object contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created?	No	Bruck House and the Bruck Mills Staff Housing does not contain physical evidence that clearly demonstrates creative or technical achievement for the time in which it was created. Its design reflects the philosophies and approaches of progressive Victorian architects of the era, and the companies that commissioned them, but it cannot be considered to demonstrate creative or technical achievement.
F2)	Does the physical evidence demonstrate a high degree of integrity?	N/A	The place demonstrates a good degree of integrity, but as above at F1, does not contain evidence that clearly demonstrates creative or technical achievement for the time in which it was created.

If both F1 and F2 are satisfied, then Criterion F is likely to be relevant (but not necessarily at the State level)

Executive Director's Response:	No	Criterion F is not likely to be relevant.
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CRITERION G: Strong or special association with a particular present-day community or cultural group for social, cultural or spiritual reasons

Step 1 Test for Criterion G

No.	Test	Yes/No	Reason
G1)	Does the place/object demonstrate social value to a community or cultural group in the present day in the context of its cultural heritage significance? Evidence must be provided for all three facets of social value listed here:		
i)	Existence of a community or cultural group; <u>and</u>	Yes	There is some evidence that a community exists in relation to the Bruck Mills site. This includes former factory employees, many of whom were post-war migrants and worked for the company for many years. A short film commissioned by Victorian Collections has recorded the oral histories of this community.
ii)	Existence of a strong attachment of a community or cultural group to the place or object; <u>and</u>	No	There is not evidence of a strong attachment between this community and Bruck House and Bruck Mills Staff Housing in the present day. The attachment appears to relate to the factory site more than the Bruck House and Bruck Mills Staff Housing site more specifically.
iii)	Existence of a time depth to that attachment.	N/A	As above, while there may be a time depth to the attachment between this community and the factory site, it does not appear to relate to the subject site more specifically.

If **all facets** of G1 are satisfied, then Criterion G is likely to be relevant (but not necessarily at the State level)

Executive Director's Response: No Criterion G is not likely to be relevant.

CRITERION H: Special association with the life or works of a person, or group of persons, of importance in Victoria's history.

Step 1 Test for Criterion H

No.	Test	Yes/No	Reason
H1)	Does the place/object have a direct association with a person, or group of persons who has made a strong or influential contribution in their field of endeavour?	Yes	<p>H1(i) There is a direct association between Bruck House and Bruck Mills Staff Housing with Bruck. There is also an association with Grounds, Romberg and Boyd.</p> <p>Bruck commissioned and used the buildings in the group. Bruck House and the caretaker's residence remain in the ownership of the company (now known as Bruck Textiles). The architectural partnership of Grounds, Romberg and Boyd designed the buildings.</p> <p>H1(ii) Both Bruck and Grounds, Romberg and Boyd, made a strong or influential contribution in their field.</p> <p>Bruck was a major textile manufacturer to emerge in the post-war period. Grounds, Romberg and Boyd was an important modernist architectural practice that brought together three of the most influential architects of the period.</p>
H2)	Is there evidence of the association between the place/object and the person(s)?	Yes	There is evidence of the association between the place and Bruck, and with Grounds, Romberg and Boyd. Bruck's commissioning and use of the place is well documented, as is Grounds, Romberg and Boyd's design.
H3)	Does the association relate: <ul style="list-style-type: none"> • directly to achievements of the person(s); <u>and</u> • to an enduring and/or close interaction between the person(s) and the place/object? 	Yes	<p>H3(i) The association between the place and Bruck, and Grounds, Romberg and Boyd, relates directly to their achievements. It demonstrates the success and sophistication of Bruck, and the considered designs produced by Grounds, Romberg and Boyd.</p> <p>H3(ii) The association relates to a close and enduring interaction between the place and Bruck. It commissioned the buildings in the group and used them over several decades.</p> <p>It also relates to a close association with Grounds, Romberg and Boyd as architects of the place. It clearly demonstrates the approach of the partnership, and the application of the modernist design language they promoted.</p>

If **all facets** of H1, H2 AND H3 are satisfied, then Criterion H is likely to be relevant (but not necessarily at the State level)

Executive Director's Response: Yes Criterion H is likely to be relevant.

Step 2 State-level test for Criterion H

No.	Test	Yes/No	Reason
SH1)	Are the life or works of the person/persons important to Victoria's history?	Yes	The life or works of Bruck and Grounds, Romberg and Boyd are important to Victoria's history.
SH2)	Does this place/object allow the association between the person or group of persons and their importance in Victoria's history to be readily appreciated better than most other places or objects in Victoria?	No	<p>The place does not allow the association between Bruck and Grounds, Romberg and Boyd and their importance in Victoria's history to be readily appreciated more than most other places or objects in Victoria.</p> <p>As a discrete residential and accommodation complex, it does not enable the achievements of Bruck to be better understood than other places, including the nearby mill.</p> <p>The partnership of Grounds, Romberg and Boyd was comparatively short-lived, but a number of designs for important buildings were produced during this time, including Domain Park Flats, South Yarra and the ETA Factory (VHR H1916).</p> <p>It is noted as well that it is not usual practice to automatically recognise the association of buildings with their architects under Criterion H at the State-level, even in cases where the architect is eminent or influential. This would result in a situation in which every surviving building designed by an important architect or partnership would be justified for inclusion in the VHR. This criterion is generally reserved for instances where the association is particularly close or enduring, such as architects' own homes, or the building is a particularly outstanding or iconic example of their oeuvre.</p>

If SH1 and SH2 are satisfied, then Criterion H is likely to be relevant at the State level

Executive Director's Response:	No	Criterion H is not likely to be relevant at the State level.
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Comparisons

The Executive Director has provided comparisons below that provide context for the consideration of the State-level threshold of Criterion A and Criterion D, the criteria most likely to be relevant to the place. This includes places that share a historical association with the surge in post-war manufacturing and examples of the class of staff housing.

Staff housing has been a feature of industrial sites and infrastructure projects since the nineteenth century. Those in the VHR date largely from the nineteenth century and interwar period; none from the post-war period have yet been included in the VHR. Other examples below are found in heritage overlays, or do not currently have heritage recognition. They include examples constructed entirely or partly included in the post-war period, which are directly relevant to the consideration of the Bruck House and Bruck Mills Staff Housing.

Places associated with post-war manufacturing in the VHR

FLETCHER JONES FACTORY AND GARDENS

61-81 FLAXMAN STREET, WARRNAMBOOL,
WARRNAMBOOL CITY

VHR H2101

The Fletcher Jones Factory is of historical significance as the home of what was one of the largest clothing manufacturers in Australia. It is emblematic of an iconic Australian brand and its contribution to the 20th century manufacturing industry in Australia and a successful example of decentralisation. It is unusual for the integration of surplus military structures, buildings and modernist facade in a factory setting. It stands out as a cohesive and relatively contained complex developed by the company from 1947.



GMH FISHERMANS BEND

223-261 SALMON STREET, PORT MELBOURNE,
MELBOURNE CITY

VHR H2399

GMH Fishermans Bend is an automotive manufacturing facility of historical and architectural significance to the State of Victoria. Established in 1936, it played an important role in manufacturing during World War II and served as a centre of post-war automotive manufacturing. Prime Minister Ben Chifley launched the Holden 48-215, Australia's first locally made mass produced car, at a ceremony held at the plant in November 1948. This event was a major step in the development of Victoria's and Australia's manufacturing capacity, signalling that Australia had achieved a level of industrial sophistication and independence.



PETERSVILLE FACTORY ADMINISTRATION BUILDING

254-294 WELLINGTON ROAD, MULGRAVE, MONASH CITY

VHR H2394

The Petersville Factory Administration Building is of historical significance to the State of Victoria. The Petersville Factory Administration Building is historically significant for its association with the growth of manufacturing in the 1950s and 1960s and the spread of manufacturing to the suburbs. Its unusual wave-form roof, full-length decorative screen, and prominent position alongside a major road, reflect the 'facade as billboard' approach to the design of factory administration buildings in the era.



ETA FACTORY

254 BALLARAT ROAD, BRAYBROOK, MARIBYRNONG CITY

VHR H1916

The ETA Factory is of architectural, aesthetic and historical significance to Victoria as an example of the application of Modernist architectural design to a large industrial facility. Completed in 1961, it expresses both structural rationalism and Featurist approach of 'façade as billboard'. The ETA Factory is of architectural significance for its stylish curtain wall. It is of historical significance as a manifestation of the great surge in construction of manufacturing establishments in the 1950s, mostly in the then outer suburbs. The central position of manufacturing is reflected in the use of a prominent architectural firm (Grounds, Romberg and Boyd) to produce a striking Modernist design for the factory headquarters of an Australian company.



Staff housing in the VHR

FORMER MANAGER'S RESIDENCE, NEWPORT RAILWAY WORKSHOPS & FORMER DEPUTY MANAGER'S RESIDENCE, NEWPORT RAILWAY WORKSHOPS

59 CHAMPION ROAD AND 1C PARK CRESCENT & 57 CHAMPION ROAD, WILLIAMSTOWN NORTH, HOBSONS BAY CITY

VHR H1840 & VHR H1839

The houses at 57 and 59 Champion Road were built c1915 as residences for the Manager and the Deputy Manager of the Newport Railway Workshops. They are significant for their associations with Newport Railway Workshops (VHR H100). The Workshops were Victoria's main railway



workshops for over a century, and produced and maintained a vast amount of rolling stock. They are set on adjoining blocks in close proximity to the Workshops. The hierarchy of spaces and related hierarchy of finishes and materials of the bungalow style residences are demonstrative of the type of lifestyle considered appropriate for an occupant of the status of the railway yards manager and deputy manager.

FORMER AUSTRALIAN BEAM WIRELESS RECEIVING STATIONS (Accommodation complexes)

653-701 GREIGS ROAD AND 703-735 GREIGS ROAD, FIELDSTONE, MELTON CITY & 4549 GEELONG BALLAN ROAD, FISKVILLE, MOORABOOL SHIRE

VHR H2277 & H2278

The accommodation complexes at both the Fieldstone and Fiskville Beam Wireless Receiving stations consist of four and eight bungalows, respectively. They are part of a broader complex of significant buildings and features and represent efforts to attract and retain employees, which reflects the need for the station to operate around the clock as well as the difficulties of transport in such relatively remote locations at the time. The layout of the buildings in the accommodation complexes reflects post-World War I concepts of a planned garden community.



BARWON PAPER MILL COMPLEX (Manager's house and Workers cottages)

42-52 AND 100 LOWER PAPER MILLS ROAD FYANSFORD, GREATER GEELONG CITY

VHR H073

The Barwon Paper Mill Complex includes both a manager's house and row of six workers' cottages. Constructed in the 1870s, both the manager's house and the six workers cottages were designed by a well-known Geelong architect, Joseph Watts. The workers cottages are the earliest known and most significant examples of very rare pre-world war one purpose-built company housing in Victoria.



Staff housing not in the VHR

BRUCK STAFF HOUSING

1 & 3 BRUCK COURT, 11–17 SISELY AVENUE,
WANGARATTA, WANGARATTA RURAL CITY

HO2 in Wangaratta Planning Scheme

The houses at 1 and 3 Bruck Court and 11–17 Sisely Avenue were constructed by Bruck in 1947–50 soon after its establishment in Wangaratta. They feature standard double and triple fronted designs and hipped terracotta tiled roofs, reflecting standard domestic designs of the period



SIMPSON CHEESE FACTORY AND WORKERS' HOUSES

LAVERS HILL – COBDEN ROAD, SIMPSON,
CORANGAMITE SHIRE

HO270 in Corangamite Planning Scheme

Kraft opened its cheese factory in the dairy producing area of Simpson in the Western District in 1966. As well as the factory, Kraft constructed four staff houses and a hostel for single employees. The residences, sited in close proximity to the factory, include a house for the factory manager. They are all of cream brick with hipped roofs.



ICI RESIDENTIAL HERITAGE AREA

STATION ROAD AND BALLARAT ROAD AND HYDE STREET AND HUME STREET DEER PARK, BRIMBANK CITY

HO21 in Brimbank Planning Scheme

The ICI Residential Heritage Area is a distinctive company township associated with the largest explosives, chemicals and plastics manufacturer in Australia. It reflects a pattern of development where industries established in green-fields sites beyond the urban fringe and needed housing and other facilities for workers. The staff housing reflects stages in the development of the factory complex, and includes post-war housing, such as 56 Station Road (pictured).



SRWSC RESIDENTIAL PRECINCT

189-197 KING GEORGE STREET COHUNA, GANNAWARRA SHIRE

The SRWSC Residential Precinct comprises five residential properties constructed for State Rivers and Water Supply Commission employees. The precinct is historically significant to the region for its ability to illustrate the importance and focus on assisted water supply systems in the area. The age of the houses demonstrates the increase in SRWSC activities in the area in the late 1940s and 1950s as a result of the extensive post-World War Two irrigation reconstruction programs. The houses are historically significant for demonstrating the government practice of using standard residential designs for staff and demonstrate the typical simple post-World War Two designs used by government departments.



ALLANSFORD WORKERS HOUSING PRECINCT

5342-5352 GREAT OCEAN ROAD, ALLANSFORD, MOYNE SHIRE

The row of factory workers' houses at Warrnambool Butter Factory, located two miles east of Allansford, was built at two different periods: the first three houses were probably erected in the 1920s, while the second three were probably erected in the late 1940s or early 1950s. The houses were built as a row and share a number of design elements, including the gabled roof, bungalow-style front porch. The row of factory workers' houses at Warrnambool Butter Factory is of local historical significance as a rare surviving example of purpose-built workers' housing.



STAFF HOUSING FOR SHELL OIL REFINERY

BETWEEN PLANTATION AND PURNELL ROADS, CORIO, GREATER GEELONG CITY

Established in 1953-56 using houses designed by AV Jennings, this estate was established by Shell for staff of the Corio Oil Refinery. It consisted of houses rectangular in plan form and low pitched roofs in a landscaped setting that incorporated a staff recreation reserve.



Summary of Comparisons

Places associated with post-war manufacturing

There are numerous places in Victoria associated with post-war manufacturing. Several are included in the VHR. Those included in the VHR enable the phase/period to be understood exceptionally well. They include examples like Fletcher Jones Factory and Gardens, which comprises complex of buildings and other features that demonstrate the period particularly well. The VHR also includes places that have been the site of important moments from the period, such as GMH Fishermans Bend, where the first mass-produced Australian car rolled off the production line. It includes notable factories and administrative buildings like the ETA Factory, the Petersville Administration Building and ICI House that enable the success and ambition of manufacturers in the period to be particularly well understood. In terms of the consideration of Criterion A at a State level, Bruck House and the Bruck Mills Staff Housing cannot be said to enable the period to be understood in an equivalent way.

Staff housing

A number of examples of staff housing associated with industrial and infrastructure sites in Victoria have been identified. They span a range of periods and indicate that the provision of housing for staff at these places is an ongoing pattern in Victoria's history. They also indicate that staff housing is an identifiable class of place.

There are several examples of staff housing in the VHR, all of which are registered as part of, or associated with, larger complexes also included in the VHR. In all cases, staff housing has been recognised as a significant element within these registrations. Unlike these examples, Bruck House and Bruck Mills Staff Housing, has been considered on its own merits within the class, rather than as part of a broader complex.

There are several examples of staff housing in Victoria included in heritage overlays or currently without heritage recognition. These include comparable clusters of housing constructed by companies or other organisations for housing staff close to areas of work. Most are of standard residential design for the period in which they were produced. Few have the architectural consideration, cohesion or site planning seen at the subject site. None have a building comparable in purpose or design to Bruck House. Those examples dating from a similar period (for example, the Allansford Workers Housing Precinct, the Simpson Cheese Factory and Workers' Houses and the SRWSC Residential Precinct) are particularly utilitarian in nature, and indicative of the straightforward design qualities of directly comparable examples in the class.

By comparison, Bruck House and the Bruck Mills Staff Housing has physical characteristics that are of a higher quality. The group on Bruck Court can also be considered particularly historically relevant example of the class, demonstrating the success and sophistication of manufacturers, as well as the push towards decentralisation.

Summary of cultural heritage significance (section 40(4))

Statement of significance

Bruck House and Bruck Mills Staff Housing is located on Yorta Yorta Country.

What is significant?

The group of five 1950s modernist buildings, designed in 1954 by the architectural partnership Grounds, Romberg and Boyd for Bruck Mills (Australia) Ltd is significant. The group, located near the Bruck textile mill, comprises the double-storey Bruck House, designed to accommodate and entertain company executives and important guests, a caretaker's residence, and three residences for senior staff. The buildings present as a cohesive and related group and exhibit 1950s modernist design externally and internally in characteristics such as site planning, orientation, flat roofs, open carports, choice of materials, window walls, internal layout and original interior features.

How is it significant?

Bruck House and Bruck Mills Staff Housing is of historical significance to the State of Victoria. It satisfies the following criterion for inclusion in the Victorian Heritage Register:

Criterion D

Importance in demonstrating the principal characteristics of a class of cultural places and objects

Why is it significant?

Bruck House and Bruck Mills Staff Housing is significant as a notable example of staff housing in Victoria. Staff housing associated with industrial sites and infrastructure projects in Victoria has often been relatively utilitarian in design. In contrast, Bruck House and Bruck Mills Staff Housing is a fine example. The group was designed by Grounds, Romberg and Boyd, a leading architectural partnership of the day, well known for applying modernist design to the Victorian context. This is evident in the physical fabric of the place, which demonstrates progressive 1950s design characteristics. It represents the use of up-to-date design and architecture by a major post-war manufacturer to project success and sophistication. The group's location in regional Victoria is historically relevant, demonstrating the push towards the decentralisation of manufacturing in the era, and the housing and accommodation needs this created. [Criterion D]

Recommended permit exemptions under section 38

Introduction

A [heritage permit](#) is required for all works and activities undertaken in relation to VHR places and objects. Certain works and activities are [exempt from a heritage permit](#), if the proposed works will not harm the cultural heritage significance of the heritage place or object.

Permit Exemptions

General Permit Exemptions

General exemptions apply to all places and objects included in the VHR. General exemptions have been designed to allow everyday activities, maintenance and changes to your property, which don't harm its cultural heritage significance, to proceed without the need to obtain approvals under the Act.

Permit exemptions exist for some subdivisions and consolidations. If the subdivision or consolidation is in accordance with a planning permit granted under Part 4 of the *Planning and Environment Act 1987* and the application for the planning permit was referred to the Executive Director as a determining referral authority, a permit is not required.

Specific exemptions may also apply to your registered place or object. If applicable, these are listed below. Specific exemptions are tailored to the conservation and management needs of an individual registered place or object and set out works and activities that are exempt from the requirements of a permit. Specific exemptions prevail if they conflict with general exemptions.

[Find out more about heritage permit exemptions and download the general exemptions.](#)

Specific Permit Exemptions

The works and activities listed below under the heading 'Exempt works and activities' are not considered to cause harm to the cultural heritage significance of Bruck House and Bruck Mills Staff Housing. These are subject to the following guidelines and conditions:

Guidelines for specific permit exemptions

1. Where there is an inconsistency between permit exemptions specific to the registered place or object ('specific exemptions') established in accordance with either section 49(3) or section 92(3) of the Act and general exemptions established in accordance with section 92(1) of the Act specific exemptions will prevail to the extent of any inconsistency.
2. In specific exemptions, words have the same meaning as in the Act, unless otherwise indicated. Where there is an inconsistency between specific exemptions and the Act, the Act will prevail to the extent of any inconsistency.
3. Nothing in specific exemptions obviates the responsibility of a proponent to obtain the consent of the owner of the registered place or object, or if the registered place or object is situated on Crown Land the land manager as defined in the *Crown Land (Reserves) Act 1978*, prior to undertaking works or activities in accordance with specific exemptions.
4. If a Cultural Heritage Management Plan in accordance with the *Aboriginal Heritage Act 2006* is required for works covered by specific exemptions, specific exemptions will apply only if the Cultural Heritage Management Plan has been approved prior to works or activities commencing. Where there is an inconsistency between specific exemptions and a Cultural Heritage Management Plan for the relevant works and activities, Heritage Victoria must be contacted for advice on the appropriate approval pathway.
5. Specific exemptions do not constitute approvals, authorisations or exemptions under any other legislation, Local Government, State Government or Commonwealth Government requirements, including but not limited to the *Planning and Environment Act 1987*, the *Aboriginal Heritage Act 2006*, and the *Environment Protection and Biodiversity Conservation Act 1999* (Cth). Nothing in this declaration exempts owners or their agents from the responsibility to obtain relevant planning, building or environmental approvals from the responsible authority where applicable.
6. Care should be taken when working with heritage buildings and objects, as historic fabric may contain dangerous and poisonous materials (for example lead paint and asbestos). Appropriate personal protective equipment should be worn at all times. If you are unsure, seek advice from a qualified heritage architect, heritage consultant or local Council heritage advisor.
7. The presence of unsafe materials (for example asbestos, lead paint etc) at a registered place or object does not automatically exempt remedial works or activities in accordance with this category. Approvals under Part

5 of the Act must be obtained to undertake works or activities that are not expressly exempted by the below specific exemptions.

8. All works should be informed by a Conservation Management Plan prepared for the place or object. The Executive Director is not bound by any Conservation Management Plan and permits still must be obtained for works suggested in any Conservation Management Plan.

General conditions for specific permit exemptions

1. All works or activities permitted under specific exemptions must be planned and carried out in a manner which prevents harm to the registered place or object. Harm includes moving, removing or damaging any part of the registered place or object that contributes to its cultural heritage significance.
2. If during the carrying out of works or activities in accordance with specific exemptions original or previously hidden or inaccessible details of the registered place are revealed relating to its cultural heritage significance, including but not limited to historical archaeological remains, such as features, deposits or artefacts, then works must cease and Heritage Victoria notified as soon as possible.
3. If during the carrying out of works or activities in accordance with specific exemptions any Aboriginal cultural heritage is discovered or exposed at any time, all works must cease and the Secretary (as defined in the *Aboriginal Heritage Act 2006*) must be contacted immediately to ascertain requirements under the *Aboriginal Heritage Act 2006*.
4. If during the carrying out of works or activities in accordance with specific exemptions any munitions or other potentially explosive artefacts are discovered, Victoria Police is to be immediately alerted and the site is to be immediately cleared of all personnel.
5. If during the carrying out of works or activities in accordance with specific exemptions any suspected human remains are found the works or activities must cease. The remains must be left in place and protected from harm or damage. Victoria Police and the State Coroner's Office must be notified immediately. If there are reasonable grounds to believe that the remains are Aboriginal, the State Emergency Control Centre must be immediately notified on 1300 888 544, and, as required under s.17(3)(b) of the *Aboriginal Heritage Act 2006*, all details about the location and nature of the human remains must be provided to the Aboriginal Heritage Council (as defined in the *Aboriginal Heritage Act 2006*).

Exempt works and activities

All buildings

1. All works to kitchens, bathrooms and laundries that do not damage or remove original fabric.
2. Repair and replacement of roofing material.
3. Application of termite treatments.

Landscape and surrounds

4. Repair and replacement of hard landscaping, including driveways, pathways, paving and crossovers.
5. Management of trees, including lopping or removal where they pose a risk to people or property.

Appendix 1: Important information for owners and interested parties

Heritage Council determination (section 49)

The Heritage Council is an independent statutory body that will make a determination on this recommendation under section 49 of the Act. It will consider the recommendation after a period of 60 days from the date the notice of recommendation is published on its [website](#) under section 41.

Making a submission to the Heritage Council (section 44)

Within the period of 60 days, any person or body may make a submission to the Heritage Council regarding the recommendation and request a hearing in relation to that submission. Information about making a submission and submission forms are available on the [Heritage Council's website](#). The owner can also make a submission about proposed permit exemptions (Section 40(4)(d)).

Consideration of submissions to the Heritage Council (section 46)

(1) The Heritage Council must consider—

- (a) any written submission made to it under section 44; and
- (b) any further information provided to the Heritage Council in response to a request under section 45.

Conduct of hearings by Heritage Council in relation to a recommendation (section 46A)

(1) The Heritage Council may conduct a hearing in relation to a recommendation under section 37, 38 or 39 in any circumstances that the Heritage Council considers appropriate.

(2) The Heritage Council must conduct a hearing if—

- (a) a submission made to it under section 44 includes a request for a hearing before the Heritage Council; and
- (b) the submission is made by a person or body with a real or substantial interest in the place, object or land that is the subject of the submission.

Determinations of the Heritage Council (section 49)

(1) After considering a recommendation that a place, object or land should or should not be included in the Heritage Register and any submissions in respect of the recommendation and conducting any hearing, the Heritage Council may—

- (a) determine that the place or object is of State-level cultural heritage significance and is to be included in the Heritage Register; or
- (ab) in the case of a place, determine that—
 - (i) part of the place is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the place is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (ac) in the case of an object, determine that—
 - (i) part of the object is of State-level cultural heritage significance and is to be included in the Heritage Register; and
 - (ii) part of the object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or
- (b) determine that the place or object is not of State-level cultural heritage significance and is not to be included in the Heritage Register; or

- (c) in the case of a recommendation in respect of a place, determine that the place or part of the place is not to be included in the Heritage Register but—
 - (i) refer the recommendation and any submissions to the relevant planning authority or the Minister administering the Planning and Environment Act 1987 to consider the inclusion of the place or part of the place in a planning scheme in accordance with the objectives set out in section 4(1)(d) of that Act; or
 - (ii) determine that it is more appropriate for steps to be taken under the Planning and Environment Act 1987 or by any other means to protect or conserve the place or part of the place; or
 - (ca) in the case of a recommendation in respect of an object nominated under section 27A, determine that the object, or part of the object, is to be included in the Heritage Register if it is integral to understanding the cultural heritage significance of a registered place or a place the Heritage Council has determined to be included in the Heritage Register; or
 - (d) in the case of a recommendation in respect of additional land nominated under section 27B, determine that the additional land, or any part of the additional land, is to be included in the Heritage Register if—
 - (i) the State-level cultural heritage significance of the place, or part of the place, would be substantially less if the additional land or any part of the additional land which is or has been used in conjunction with the place were developed; or
 - (ii) the additional land or any part of the additional land surrounding the place, or part of the place, is important to the protection or conservation of the place or contributes to the understanding of the place.
- (2) The Heritage Council must make a determination under subsection (1)—
- (a) within 40 days after the date on which written submissions may be made under section 44; or
 - (b) if any hearing is conducted, within 90 days after the completion of the hearing.
- (3) A determination made under subsection (1)(a), (ab), (ac), (ca) or (d)—
- (a) may include categories of works or activities which may be carried out in relation to a place, object or land, or part of a place, object or land, for which a permit under this Act is not required, if the Heritage Council considers that the works or activities would not harm the cultural heritage significance of the place, object or land; and
 - (b) must include a statement of the reasons for the making of the determination.
- (4) If the Heritage Council determines to include a place, or part of a place, in the Heritage Register, the Heritage Council may also determine to include land that is not the subject of a nomination under section 27B in the Heritage Register as part of the place if—
- (a) the land is ancillary to the place; and
 - (b) the person who owns the place, or part of the place—
 - (i) is the owner of the land; and
 - (ii) consents to its inclusion.
- (5) If a member of the Heritage Council makes a submission under section 44 in respect of a recommendation, the member must not take part in the consideration or determination of the Heritage Council.
- (6) The Heritage Council must notify the Executive Director of any determination under this section as soon as practicable after the determination.

Obligations of owners (section 42, 42A, 42B, 42C, 42D)

42 Obligations of owners—to advise of works, permits etc. on foot when statement of recommendation given

- (1) The owner of a place, object or land to whom a statement of recommendation has been given must advise the Executive Director in writing of—

- (a) any works or activities that are being carried out in relation to the place, object or land at the time the statement is given; and
- (b) if the place, object or land is a place or additional land, any application for a planning permit or a building permit, or any application for an amendment to a planning permit or a building permit, that has been made in relation to the place or additional land but not determined at the time the statement is given; and
- (c) any works or activities that are proposed to be carried out in relation to the place, object or land at the time the statement is given.

(2) An advice under subsection (1) must be given within 10 days after the statement of recommendation is given under section 40.

42A Obligations of owners before determination or inclusion in the Heritage Register—to advise of permits

(1) This section applies if—

- (a) an owner of any of the following is given a statement of recommendation—
 - (i) a place or object nominated under section 27;
 - (ii) an object nominated under section 27A;
 - (iii) land nominated under section 27B; and
- (b) any of the following occurs within the statement of recommendation period in relation to the place, object or land—
 - (i) the making of an application for a planning permit or a building permit;
 - (ii) the making of an application for an amendment to a planning permit or a building permit;
 - (iii) the grant of a planning permit or building permit;
 - (iv) the grant of an amendment to a planning permit or building permit.

(2) The owner must advise the Executive Director in writing of—

- (a) the making of an application referred to in subsection (1)(b)(i) or (ii), within 10 days of the making of the application; or
- (b) a grant referred to in subsection (1)(b)(iii) or (iv), within 10 days of the owner becoming aware of the grant.

42B Obligations of owners before determination or inclusion in the Heritage Register—to advise of activities

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period it is proposed that activities that could harm the place, object or land be carried out.

(2) The owner, not less than 10 days before carrying out the activities, must advise the Executive Director in writing of the proposal to do so.

42C Obligations of owners before determination or inclusion in the Heritage Register—to advise of proposal to dispose

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) within the statement of recommendation period a proposal is made to dispose of the whole or any part of the place, object or land.

(2) The owner, within 10 days after entering into an agreement, arrangement or understanding for the disposal of the whole or any part of the place, object or land, must advise the Executive Director in writing of the proposal to do so.

42D Obligations of owners before determination or inclusion in the Heritage Register—requirement to give statement to purchaser

(1) This section applies if—

- (a) an owner of a place, object or land is given a statement of recommendation; and
- (b) the owner proposes to dispose of the whole or any part of the place, object or land within the statement of recommendation period.

(2) Before entering into an agreement, arrangement or understanding to dispose of the whole or any part of the place, object or land during the statement of recommendation period, the owner must give a copy of the statement of recommendation to the person who, under the proposed agreement, arrangement or understanding, is to acquire the place, object or land or part of the place, object or land.

Owners of places and objects must comply with obligations (section 43)

An owner of a place, object or land who is subject to an obligation under section 42, 42A, 42B, 42C or 42D must comply with that obligation.

Penalty: In the case of a natural person, 120 penalty units;
 In the case of a body corporate, 240 penalty units.