

---

# Sunbeam Street & Sussex Street



Sunbeam Street Precinct  
Map



Sunbeam Street & Sussex Street Precinct



Sunbeam Street & Sussex Street Precinct

---

## Location

1-15 & 2-16 SUNBEAM STREET AND 221-253 & 268-302 SUSSEX STREET AND 1C DIXON STREET  
PASCOE VALE, MERRI-BEK CITY

## Municipality

MERRI-BEK CITY

## Level of significance

Included in Heritage Overlay

## Heritage Overlay Numbers

HO249

## Heritage Listing

Merri-bek City

---

## Statement of Significance

Last updated on - April 24, 2024

### What is significant?

The Sunbeam Street and Sussex Street Precinct, comprising of 3- 15 & 2 - 16 Sunbeam Street, 221 - 253 & 270 - 282, 292- 302 Sussex Street and 1C Dixon Street, Pascoe Vale.

Non-contributory properties include:

- Sunbeam Street: 1, 3 & 15
- Sussex Street: 268, 290, 2/292 & 2/296
- Dixon Street: 1C

### How is it significant?

The Sunbeam Street and Sussex Street Precinct is of local aesthetic significance to the City of Merri-bek.

### Why is it significant?

Of aesthetic significance as a mid-twentieth century residential estate. It comprises a relatively intact collection of inter-War and early post-War houses representing a range of architectural styles, most notably bungalows. Of particular note within the precinct are the unusually composed and ornamented brick bungalows. (AHC Criterion A.4)

Heritage Study/Consultant Moreland - City of Moreland Heritage Review, Allen Lovell and Associates, 1999;

Hermes Number 56039

Property Number

---

## Physical Description 1

The Sunbeam Street and Sussex Street Precinct contains the properties at 1-15 and 2-16 Sunbeam Street, and 221-253 and 268-302 Sussex Street in Pascoe Vale or Coburg North. It is a small largely residential precinct comprising single-storey houses in a variety of styles and designs from the inter-War and early post-War period. Also included are two brick shops at 235-237 Sussex Street, on the corner of Rising Street. As at 2008 the property at 1 Sunbeam is vacant land, the house having been removed in late 2007. Number 3 Sunbeam is a circa 1960s brick house. Non contributory houses are found at 268, 290 Sussex St and 1 & 3 Sunbeam.

The houses are in a mixture of brick and timber construction, with small bungalows predominating. In general, the scale of the bungalows is more modest than those built further south in Coburg: front porches are simpler, gable ends less ornamented, and roof plans less complex.

Of particular architectural note is a number of small brick bungalows with double-pitched transverse-gabled terracotta-tiled roofs and unusual clinker brick diaperwork and quoining, sometimes set in roughcast render panels (Fig. 16). The bungalow at 253 Sussex Street is similarly of note for its incorporation of a gambrel-roofed bay; it is one of several houses in the precinct with similar gables.

The later houses are generally simple brick or weatherboard villas with terracotta or concrete tiled roofs and timber- or steel-framed windows. Few houses retain original front fences; a small number of timber and woven wire front fences remain. Intactness of the houses ranges from fair to good; common alterations include non-original verandah supports (particularly in the weatherboard houses), windows, front fences and, occasionally, roofs.

Kerbs, gutters and footpaths within the precinct are concrete. Street planting comprises a variety of natives on grassed nature strips.

*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/>*