

The origins of Streets  
in the  
Westgarth area  
of Northcote

+ their  
names!

Comprising the Northcote Township  
and Crown Land Portions 89 and 94.

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## Abbreviations

A.D.B.	Australian Dictionary of Biography
C.M.N.	Councillors of the Municipality of Northcote from 1883 to 1989 (N.H.C.S.)
H.R.V.	Historical Records of Victoria
H.V.C.	Houghton & Vale Collection
L.P.	Lodged Plan
N.H.C.S.	Northcote Historical & Conservation Society
R.G.O.	Victoria. Register General's Office
S.N.C.	Street Name Changes, Valuers Dept. (N.H.C.S)

## WESTGARTH

Northern Boundary: Clarke Street, from the Merri Creek through to Rathmines Street.

Eastern Boundary: Rathmines Street. This constituted the 1962 Heidelberg/Northcote boundary before Fairfield and Alphington were incorporated into greater Northcote.<sup>1</sup>

Western Boundary: Merri Creek.

Southern Boundary: Merri Creek to the Yarra River. Heidelberg Road to Rathmines Street.

Westgarth incorporates the original Township of Northcote, the lots of which were sold in 1853. It also includes Crown Land portions 89 and 94, which are aligned parallel to each other and stretch from the Merri Creek to Rathmines Street.<sup>2</sup>

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<sup>1</sup> D.S. Garden, *Heidelberg The land and its People 1838-1900* (Melbourne 1972), p. 1.; M.M.B.W. Sewage Survey Maps(1906) La Trobe Library.

<sup>2</sup> Crown Land and Northcote Township maps. La Trobe Library.

## INTRODUCTION

The aim of determining the origins of the street names of Westgarth, is to document a small but important historical aspect of the area. The region of Westgarth has many worthy houses that retain their architectural features, a great number of which have been restored or are in the process of being restored. In establishing the street name origins owners may be stimulated into undertaking their own historical research of their houses.

Generally the street names of Westgarth have been chosen so that they can be dated and linked back to their origin. As a suburb Northcote was predominantly sub-divided during the 1880's land boom.<sup>3</sup> As a consequence of this, reliable documentation exists in the form of directories, maps, and title sub-divisions which shed light on the origins of streets and their names. Less documentation exists on very early sub-divisions (pre 1870's) of Northcote, especially Rucker's Hill, Alphington and certain sections of Westgarth. With these areas it may be a little more challenging to determine the origin of street names.

A common practice after municipalities were formed was to use the name of councillors or prominent community representatives to name streets. In fact, it appears that in the early 1920's Northcote council saw fit to rename many of the streets.<sup>4</sup> These new names can usually be linked back to a personage in early council history.

In the naming of some streets the subdivider may have used names of immediate family, an important event, a place in England, a local landmark, or some geographical feature of the area.<sup>5</sup>

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<sup>3</sup> H.V.C., Subdivision Maps (La Trobe Library).

<sup>4</sup> S.N.C..

<sup>5</sup> K. Cummings, *Streets of Collingwood* (Collingwood Hist. Society 1991), p. 1.

## NORTHCOTE TOWNSHIP

The Northcote Township was surveyed and named in 1853.<sup>6</sup> From early maps of Melbourne the original Village Reserve was located on the south side of the Yarra River, where Studley Park and Yarra Boulevard in Kew are located today.<sup>7</sup>

It is apparent that in the early 1850's the Village Reserve was either relocated or newly established north of the Merri Creek where the crossing to get to Ruckers Hill was located. In 1853 this area was surveyed by Mr. Phillip Larritt under instructions from Robert Hoddle the then Surveyor-General.<sup>8</sup>

Conjecture exists around the origin of naming of the Township of Northcote on the Merri Creek. Swift in his 1927 history of the area attributes its naming to Andrew Clarke the newly appointed Surveyor-General of Victoria in 1853 (Clarke replaced Hoddle in May of that year<sup>9</sup>). Swift states that Clarke had gone to college with Sir Stafford Northcote and that they were close friends. Swift in 1927, did not footnote or reference (or index for that matter) his book, consequently it is difficult to source his explanation of the naming of Northcote. It is interesting to note that Swift lived and worked in Northcote in the period just after Federation when one of the first and more outstanding Governor Generals of Australia was Sir Stafford Northcote's son, Henry Stafford Northcote, the Baron of Exeter.<sup>10</sup> As a dutiful and loyal Town Clerk, Swift may have liked to have believed that the area he lived in was named after English Royalty (The Earldom of

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<sup>6</sup> Northcote Township Map, La Trobe Library.

<sup>7</sup> Map of the *Suburban Lands of the City of Melbourne*, T. Ham, 1851 (La Trobe Library). Map of *Part of the Colony of Port Phillip 1837*, (N.S.W. Archives), reproduced in H.R.V. Vol. 6, p384.

<sup>8</sup> A. Lemon, *The Northcote Side of the River*, (Melbourne 1983), p. 39. Lemon cites Hoddle's letter of instructions to Larritt; Northcote Township map (1853), La Trobe Library.

<sup>9</sup> G. Serle, *The Golden Age* (Melbourne 1968), p. 141.

<sup>10</sup> A.D.B., Vol 11 1891-1939 (Melbourne 1988), pp 39-40.

Iddesleigh, granted in 1885)<sup>11</sup> and may have made certain assumptions between Northcote the name of the Governor General and Northcote the suburb. These recollections when he wrote his book some years later were probably never questioned.

Lemon when writing the centennial history of Northcote in 1983, after much research was unable to find any conclusive evidence of Swift's claims that the suburb was named after Sir Stafford Northcote.<sup>12</sup> Ref

It is quite plausible to suggest that because the Village Reserve was to the north of Melbourne<sup>13</sup> that the name Northcote was used on the basis of its geographical location to the Township of Melbourne, that is:

North: toward the north

Cote (Coates): referring to a cottage or shelter.<sup>14</sup>

Another possible origin of the naming of the suburb is that in the English County of Devon the place name of Northcote is common; it would be of interest to know if Larritt (or his wife) were from Devon, for surveyors were given an influential say in the naming of lands that they had surveyed.<sup>15</sup>

The streets that make up the Township of Northcote can generally be related back to some of the first purchasers of Crown Land in

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<sup>11</sup> P. Hanks, F. Hodges, *A Dictionary of Surnames* (England 1988), p. 391.

<sup>12</sup> Lemon, op. cit., p. 39-40.

<sup>13</sup> Northcote is actually north-east, with the Village Reserve at Coburg being due north. This reserve was named Pentridge (Coburg came later) in 1840, hence in 1853 the only other Village Reserve not named to the immediate north of Melbourne was that of Northcote.

<sup>14</sup> B. Clarke, *Dictionary of Surnames* (England 1967), p. 273.; P.H.Reaney, R.M. Wilson (ed), *A Dictionary of British Surnames* (England 1958/85), p. 252.; Hanks, op.cit., p. 391.

<sup>15</sup> R. Broome, *Coburg Between Two Creeks* (Melbourne 1987), p. 40.

the area.<sup>16</sup>

#### Cunningham Street (1853)

J. Cunningham, of Melbourne, purchased portion 106 at the Crown Land sales on June 10, 1840 where he payed 1167 pounds 12 shillings for 139 acres.<sup>17</sup>

#### Walker Street (1853)

Archibald Walker a Sydney merchant of the firm William Walker & Company purchased Crown Land portion 94 in June 1840. He paid 359 pounds, 2 shillings for this 114 acre allotment.<sup>18</sup>

#### Urquhart Street (1853)

George Urquhart of Sydney purchased Crown Land portion 89, immediately to the north of the Township of Northcote, in June 1840. He paid 477 pounds for the 106 acre allotment.<sup>19</sup>

#### Rucker Street (1853)

William Rucker was an early Melbourne spirit merchant who purchased Crown Land portion 100 and 101 in June 1840. Both allotments were 134 acres and cost him over 2000 pounds in total.<sup>20</sup> Rucker was one of the few people that actually settled in the area after purchasing Crown Lands. He was responsible for constructing the mansion "Sunnyside", which at the time was a substantial two storey home on the southern crest of the Northcote Hill. Northcote Hill today is also known as Rucker's Hill. Rucker was to go broke in the 1842 depression which saw him forfeit all his properties and home to the Union Bank.<sup>21</sup> Notably

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<sup>16</sup> Lemon, op. cit., p. 41.

<sup>17</sup> W.G. Swift, *The History of Northcote* (Northcote 1928), p. 5.; Lemon, op. cit., p. 7.

<sup>18</sup> Search Note No. 3590 (R.G.O.).

<sup>19</sup> Swift, op. cit., p. 5.

<sup>20</sup> Ibid.

<sup>21</sup> Lemon, op. cit., p. 73.

"rumours".<sup>22</sup>

#### Westgarth Street (1853)

William Westgarth had no real association with Northcote.<sup>23</sup> However, his pioneering efforts to stimulate German immigration to Port Phillip when he visited England and Germany in 1847, could be said to have indirectly resulted in the settlement of many Germans at the eastern end of Separation Street.<sup>24</sup> <sup>25</sup> Westgarth was one of the few men of early Port Phillip that was prepared to interest himself in the good of the colony. He was one of the leaders of a political mercantile group and was to write invaluable books on the early establishment of the colony.<sup>26</sup> He returned to England in 1857.<sup>27</sup>

In the early development of the northern suburbs, Westgarth Street extended westward across the Merri Creek and continued along what today would be Holden Street.<sup>28</sup>

#### East Street (1853)

A rather short street of few home sites at the eastern end of the Township Reserve. Originally connected Cunningham and Westgarth Streets with The Parade.<sup>29</sup>

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<sup>22</sup> P. de Serville, *Port Phillip Gentlemen* (Melbourne 1980), p. 111.

<sup>23</sup> Lemon, op. cit., p. 41.

<sup>24</sup> W. Westgarth, *Personal Recollections of Early Melbourne and Victoria* (Melbourne & Sydney 1888), pp. 119-24.

<sup>25</sup> R. Wuchatsch, *The German Settlement at Thomastown* (Melbourne 1985), pp. 1-2.

<sup>26</sup> G. Serle, *The Golden Age* (Melbourne 1971), p. 122.

<sup>27</sup> Westgarth, op. cit., p. 2.

<sup>28</sup> Crown Land portion 89, applications map. (R.G.O.).

<sup>29</sup> Jika Jika. Microfiche 243, Township Map. (R.G.O.).

Titles Office Victoria.)



### The Parade (1853)

When originally established The Parade was to run along the entire length of the Merri Creek from Rucker Street to Cunningham Street. The term "parade" from the Collins Dictionary is defined as a "public promenade or street of shops".<sup>30</sup> If The Parade existed today as originally planned it would certainly provide a splendid walk overlooking the banks of the Merri Creek.

### Short Street (1853)

A rather short street at the eastern end of the Township Reserve.

### High Street (1853)

High Street forms the central carriageway through the Township Reserve.<sup>31</sup> Compared to the Clifton Hill side of the Merri Creek it is more elevated especially as it commences to ascend Ruckers hill. High street is also the high point of the township when compared to the peripheral streets (Rucker, Ross, The Parade). It can be suggested that the surveyors noted this and used this geographical feature in the naming of the street.

High Street, past Westgarth Street, was known for quite a time as Government Road (Hoddle's original survey) or Plenty Road (leading to the Plenty River).

Leading from Hoddle St. STD. <sup>N/S</sup> meridian  
line. HODDLE'S original line.

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<sup>30</sup> Collins English Dictionary (London 1979).

<sup>31</sup> Township of Northcote on the Merri Merri Creek (1853). La Trobe Library.

### McLachlan Street (1853)

No obvious information is available on this township street. McLachlan was a common Scottish name in the Port Phillip District, associating this street name with a specific personage is difficult. In keeping with the naming of the other township streets after early Crown Land purchasers or prominent persons it may be linked with one of the McLachlan's of that time, for example:

Archibald McLachlan: an accountant, squatter, Port Phillip Club and Melbourne Club member.<sup>32</sup>

Charles McLachlan: purchased land allotments between the Baron and Waurin Rivers (Western Victoria) along with other notables such as Thomas Wills, Thomas Walker and Joseph Hawdon.<sup>33</sup> Wills, Walker and Hawdon all purchased land in nearby Heidelberg.<sup>34</sup>

Captain Donald McLachlan: arrived in the colony in 1839 and purchased land near the Melbourne to Sydney road in the Parish of Woolert. Other notable land owners along the Melbourne to Sydney road were George Urquhart and Thomas Walker.<sup>35</sup>

### Hales Court (1958)

Hales Court along with Phillips Court is centred around the housing commission complex at the entrance to Northcote. The Bridge Hotel, which was one of the early Northcote landmarks was demolished in 1958 to make way for three story apartments.<sup>36</sup> Councillor Hales served on council from 1944 until 1976 and Councillor Phillips from 1955 until 1976. Hales was mayor in 1956

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<sup>32</sup> de Serville, op. cit., p. 193.

<sup>33</sup> H.R.V., Vol.5, p. 381.

<sup>34</sup> Garden, op. cit., pp. 7,28.

<sup>35</sup> H.R.V., Vol.6, pp. 403-5.

<sup>36</sup> Lemon, op. cit., p. 257.

and Phillips in 1962.<sup>37</sup>

Phillips Court (1958)

See Hales Court.

Merri Creek (1837)

Named by Hoddle or Darke in 1837.<sup>38</sup> The Merri Creek derives its name from the aboriginal word meaning stony or rocky.<sup>39</sup>

Ross Street (1853)

Obscure origin and difficult to trace. A north-south road in the original township reserve.

Creek Parade

This street undoubtedly is named on the basis of its geography. It runs along the Merri Creek for a short distance. It appears to be a fragment of The Parade that followed the curve of the creek. (See also The Parade)

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<sup>37</sup> C.M.N..

<sup>38</sup> Lemon, op. cit., p. 6.

<sup>39</sup> L. Blake, *Place Names of Victoria* (Melbourne 1977), p. 173.

Fitzroy Junction and the St. Georges Park Estates <sup>40</sup>  
(including Fitzroy Extension Estates stages I & II)

These subdivisions occurred during the 1880's and include all the land bound by Merri Parade, Clarke Street, Westgarth Street and High Street.

The lands of the St. Georges Park Estate was purchased from George Plant in the early 1880's by a syndicate of speculators which called themselves The Clifton Hill to Northcote and Preston Tramway Company.<sup>41</sup> Macmeikan and Coote offered the sub-division of 147 lots for sale in November 1885 making the claim that these were "splendid allotments with noble depths". There was to be a new bridge over the Merri Creek with a tramway terminus at Barkly Street; the proposed "Great Northern Railway Station", which would be in a few years said to "rival" Flinders Street. The allotments were offered at the "upset Price" of two pounds per foot, on a five pound deposit.<sup>42</sup>

The Fitzroy Junction Estate was also known as "Barry and Watson's", named after the two owners who held the property before selling the land to the same syndicate of speculators that had purchased St. Georges Park. The 135 allotments of the Fitzroy Junction Estate were offered for sale in December 1888 by Macmeikan and Company (F.E. Coote retired in late 1886).<sup>43</sup>

The Fitzroy Extension sub-division was offered in four stages. Stage one, included 43 lots between Gordon Grove and Clarke Street, and stage two offered 34 lots between Park, Clarke and Charles Street. George Langridge was the auctioneer, with Lyons and Best (Fitzroy Councillor) being the solicitors.<sup>44</sup>

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<sup>40</sup> H.V.C..

<sup>41</sup> Cannon, op. cit., pp. 15,45; Lemon, op. cit., p 90.;  
of Title, Vol.484 Fol.603.

Cert.

<sup>42</sup> H.V.C., St. Georges Park Estate.

<sup>43</sup> H.V.C., Fitzroy Junction Estate.

<sup>44</sup> H.V.C., Fitzroy Extension.

### Clarke Street (1854)

This street was created by the sub-division of crown land portion 95 in 1854 by Severin Kanute Salting. The street was so named because it led at its western end to the home of (Sir) Andrew Clarke who was at that time Victoria's Surveyor-General.<sup>45</sup> The section of Clark Street From the Merri Creek to St. Georges Road was known for a time as Clark Street West.<sup>46</sup>

### Bridge Street (1885)

Created in the St. Georges Park Estate sub-division, being offered for sale in November 1885. It ran westerly to meet Merri Parade where the newly proposed bridge over the Merri Creek was to be constructed.<sup>47</sup>

### Union Street (1885)

The boundary between Crown Land portion 89 and 94, extends along the centre of Union Street between Merri Parade and High Street. The syndicate that owned these sections of land needed to created an easement in the form of a carriageway so as to join or unite them in order to provide access to the sub-division.<sup>48</sup>

### Railway Street (1888)

A short road that runs adjacent to the railway line between Clarke Street and Bridge Street. Not shown on the 1885 St. Georges Park sub-division, but was included when a railway line was proposed through that part of the estate. Originally ran between Charles and Union Street.<sup>49</sup>

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<sup>45</sup> Swift, op. cit., p. 13; Lemon, op. cit., p. 42.

<sup>46</sup> L.P. 2424 & 1434.

<sup>47</sup> St. Georges Park Estate, H.V.C..

<sup>48</sup> Cert. of Title, Vol. 1733 Fol. 444.; Fitzroy Junction Estate, H.V.C..

<sup>49</sup> St. Georges Park Estate, H.V.C.

### Merri Parade (1885)

Named undoubtedly after the Merri Creek adjacent to which it runs. Constructed over a water main from Yan Yean.<sup>50</sup>  
(see Merri Creek and The Parade)

### Timmins Street (1930's)

Originally called Lower High Street but renamed after Councillor Clarence William Timmins, who served from 1917 to 1927 and was mayor in 1920/21.<sup>51</sup> This street was created as a result of the construction of the Rucker's Hill embankment along High Street in 1890. The embankment was needed so as the cable tram service could run in Northcote.<sup>52</sup>

### George Street (1885)

The syndicate that purchased crown land portions 89 and 94 had at least five members whose names were George.<sup>53</sup> The syndicate was headed by George Clausen, who was a prominent Fitzroy merchant and councillor. Clausen in the mid 1880's live in Rucker's old homestead 'Sunnyside'.<sup>54</sup> It is quite possible that George Street was named after the common christian name of so many syndicate members not to mention their leader.

Another consideration and probably the most likely in the origin of this street name is that in offering the St. Georges Park Estate there should be at least a street that was called George (and Park Street for that matter).

### Barry Street (1885)

Before syndicate members of the Clifton Hill to Northcote and Preston Tramway Company purchased part crown land portion 89, in the Fitzroy Junction Estate, the owners were John Boyd Watson of

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<sup>50</sup> M.M.B.W. Sewage maps (1906). La Trobe Library.

<sup>51</sup> C.M.N..

<sup>52</sup> Lemon, op. cit., p. 103.

<sup>53</sup> *Clifton Hill to Northcote and Preston Tramway Company Limited*. Defunct Company Papers. P.R.O. Packet 1374.

<sup>54</sup> Lemon., op. cit., p. 100.

Sandhurst and David Mckenzie Barry, Esquire of Queens Street. Barry Street existed before the Fitzroy Junction Estate was created, being a no through road which ran from High Street to where today the first right of way is located (north side).<sup>55</sup>

#### Park Street (1885)

This street first appears on the Fitzroy Extension sub-division in August 1885. It was later extended to traverse two other nearby sub-divisions, St. Georges Park and Fitzroy Junction Estates. The release for sale of the Fitzroy Extension and St. Georges Park allotments occurs within a short period of time. The use of the same 'boom time' surveyors in Muntz and Bage also indicates that they were co-ordinated in street layout with allotment size being similar.

As with George Street, the use of Park Street was probably a necessary inclusion in the St. Georges Park Estate.<sup>56</sup>

Park Street, between Merri Parade and Union Street was originally called Davies Street after Charles Martyn Davies, one of the speculative owners of the land on which the Fitzroy Junction Estate was established.<sup>57</sup> Between Gordon Grove and Westbourne Grove, Park Street was called Carnarvon Avenue. The names were brought into uniformity in 1917 when they were all renamed.<sup>58</sup>

#### Charles Street (1885)

First appears on the St. Georges Park and Fitzroy Extension (No. 2) sub-divisions in 1885. A wide street of one chain which at its eastern end narrows to a width of half a chain (note the sudden halt at the George Street corner).<sup>59</sup> One of the purchasers of this portion of land from George Plant in 1885 was Charles Lindley Perry, a gentlemen of Drummond Street Carlton (A.D.

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<sup>55</sup> Cert. of Title, Vol.1733 Fol.444.

<sup>56</sup> H.V.C..

<sup>57</sup> Ibid., Fitzroy Junction Estate.

<sup>58</sup> S.N.C..

<sup>59</sup> Ibid.

Hodgson was the other).<sup>60</sup>

#### Eunson Avenue (1889)

James Eunson had holdings of land adjacent to the Merri Creek in the late 1880's. In 1889 William Bage surveyed and sub-divided the land creating twenty-six allotments that fronted onto either Clark Street West, St. Georges Road or Eunson Avenue.<sup>61</sup>

#### Elizabeth Street (1886)

This street was created in 1886 as part of a 31 allotment subdivision. This 40 feet wide street was projected to run from St. Georges Road to the Merri Creek. The surveyor of the lands was William Bage of the "Muntz & Bage" firm. The origin of the street name is obscure.<sup>62</sup>

#### St. Georges Road (1850's)

This wide carriageway is established on the Yan Yean pipeline that runs geographically north-south through the municipality. The Yan Yean project was commenced in 1853 to bring water to the Melbourne area. The wooden tram bridge that had been constructed over the Merri Creek to facilitate the building of the pipeline fell with time into disrepair. By 1881 only a footbridge existed at the St. Georges Road entrance to Northcote with a dirt track following the pipeline northward.

In 1884 the St. Georges Road League was formed which comprised many of the land owners on both sides of the creek. This group was a driving force in raising money and lobbying council (both Fitzroy and Northcote) to build a bridge over the Merri and to provide for road repairs.<sup>63</sup> W.H. Deague of North Fitzroy, a

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<sup>60</sup> Cert. of Title, Vol.1790 Fol.901.

<sup>61</sup> L.P. 2424; Crown Land portion 95, applications map. (R.G.O.).

<sup>62</sup> L.P. 1434; Cert. of Title Vol. 1343 Fol. 511 was created from this sub-division.

<sup>63</sup> Lemon, op. cit., pp. 49,79,88-90.



contractor and builder, completed the new bridge in 1886.<sup>64</sup> By the end of 1887 the new section of St. Georges Road was extended as far as Arthurton Road.

St. Georges Road originated in the adjacent municipality of Fitzroy and was extended across the Merri Creek when the bridge linking the two areas was constructed. It was known as Yan Yean Parade north of Hutton Street until 1912.<sup>65</sup>

St. Georges Road on the Fitzroy side of the Merri was a consequence of the Yan Yean water main being brought to Melbourne.<sup>66</sup> The naming of the road is a little obscure, although logically one associates it with Saint George the Patron Saint of England. This particular saint was revered in England before the eleventh century and was said to be the favourite of the crusaders. Saint George was symbolised in a twelfth century Italian fable where he rescued the Kings daughter and slayed the dragon.<sup>67</sup>

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<sup>64</sup> Alexander Sutherland, *Victoria and its Metropolis* (Melbourne 1888), p. 635.

<sup>65</sup> S.N.C..

<sup>66</sup> *Fitzroy: Melbourne's First Suburb* (Melbourne 1989), History Committee (Fitzroy Hist. Soc.), p.24

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<sup>67</sup> J.J. Delaney, & J.E. Tobin, *Dictionary of Catholic* (London 1961), pp. 472-3.

*Biography*

### Plant's Paddock Subdivision

George Herbert Plant purchased Crown Land portion 94 in its entirety from James Sydney Walker in 1867, for the sum of 1136 pounds, 2 shillings and 6 pence.<sup>68</sup>

In 1869, it appears that part of the land was claimed for the passing of High Street (Government or Plenty Road) in ascending Rucker's Hill. High Street consequently was to become a boundary for further sub-division of crown land portion 94.<sup>69</sup>

In the early 1880's, Plant was to sell the western part of this land to Charles Perry and A.D. Hodgson, the front men that represented a group of speculators<sup>70</sup>, whilst the Board of Land and Works was to purchase what had become known as Plants Paddock in 1881.<sup>71</sup>

The Board of Land and Works was to own Plants Paddock until 1903, when the Victorian Railway Commission took ownership of the land. In that same year, the land was sub-divided and offered for sale at public auction. Some 90 of the 117 allotments were purchased<sup>72</sup>, quite a number of the buyers having German sounding names and undoubtedly living nearby in Separation Street.<sup>73</sup>

After the land sales, the Department constructed the roads and the rear right of ways, and offered free railway passes to the house builders.<sup>74</sup> Most of the roads were named after many of the serving councillors of the day.<sup>75</sup>

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<sup>68</sup> Search Note No. 3590 (R.G.O.).

<sup>69</sup> Ibid.

<sup>70</sup> Cert. of Title, Vol. 484 Fol. 603.

<sup>71</sup> Cert. of Title, Vol. 484 Fol. 872.

<sup>72</sup> Leader, March 7, 1903.

<sup>73</sup> Cert. of Title, Vol. 2921 Fol. 163

<sup>74</sup> Ibid.

<sup>75</sup> Lemon, op. cit., p. 142.

#### Pearl Street (1903)

Councillor William Pearl served from 1890 to 1906 and then again from 1917 until 1923.<sup>76</sup>

#### Jackson Street (1903)

Charles James Jackson was a councillor from 1883 to 1886.<sup>77</sup> Even though he was not on council in 1903 he was still commemorated in the naming of streets in the Plants Paddock subdivision.

#### Plant Street (1903)

Three Plants served as councillors. George Herbert Plant from 1884 to 1890, being mayor in 1889-91. George had two sons that also served as councillors;

John W. Plant was a councillor in 1883 the first year that Northcote was proclaimed a borough and  
Fredric Joseph Plant was on council from 1897 until 1918, being mayor in 1900 and 1906.<sup>78</sup>

#### Yeomans Street (1903)

Councillor Caleb Yeomans served between 1885 and 1902. He was mayor in 1888/89 and again in 1894/95.<sup>79</sup>

#### Jamieson Street (1903)

Charles Kemp Jamieson was councillor just after Federation, serving two consecutive terms from 1900 to 1903.<sup>80</sup>

#### Parsons Street (1903)

George Harvey Parsons was a councillor from 1895 until 1904, being mayor from 1897 until 1899.<sup>81</sup>

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<sup>76</sup> C.M.N..

<sup>77</sup> Ibid.

<sup>78</sup> Ibid.

<sup>79</sup> Ibid.

<sup>80</sup> Ibid.

<sup>81</sup> Ibid.

### South Crescent (1903/1906)

Was originally called Railway Place when first created in 1903 in the sub-division of Plant's Paddock. The name was change in 1906 to South Crescent,<sup>82</sup> probably due to other similar sounding streets in the district (e.g. Railway Parade, Railway Road, etc.). The street follows the "curve" of the Heidelberg railway line, stopping at a dead end on the east side of Victoria Road.

### Union Street East (1903) AKA STEANE ST

This street was named as Steane Street on the original sub-division of Plant's Paddock. Mr George Robert Bowen Steane was the councillor surveyor at that time having been appointed as early as 1885 in the position.<sup>83</sup> In 1924 the name was changed to Union Street with Steane Street now located in the north-east of the municipality. (see Union Street)

### Tobin Avenue ( ? )

Richard Tobin lived nearby in James Street (then called Merri Street). Swift indicates that he was a prime mover in the creation of Northcote as a municipality.<sup>84</sup> He was the fist head teacher of the Helen Street State School in 1874 and his wife, Florence Tobin the first assistant.<sup>85</sup>

### Gray Street ( pre 1921)

Origin of this street name is a little obscure, however it may have been after William James Gray who was on council between 1915 and 1921, being mayor in 1917-18.<sup>86</sup>

### Mason Street (1903)

The origin of this street name is ~~a~~ obscure. No councillor or

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<sup>82</sup> Government Gazette 1906, p. 3919.

<sup>83</sup> Swift, op. cit., p. 56.

<sup>84</sup> Ibid., p. 14.

<sup>85</sup> Lemon, op. cit., p. 61.

<sup>86</sup> C.M.N.

prominent person in the form of a merchant or council worker is recorded around the date the street was created. However it may be that Swift and Lemon in their research may have not documented all up and coming locals. It just may be that this street was named after Alexander Brown Mason who was to later become mayor of Northcote in 1915-16 and served as a councillor from 1911 to 1918.<sup>87</sup>

#### Roberts Street (1903)

Originally set out as Roberts Street East and West, the dividing line appearing to be at Yeomans Street. Note the sudden kink in the road at that point.<sup>88</sup> The origin of the name of the street is a little obscure for no councillor named Roberts was serving in 1903. It may have been named after a local blacksmith named Rueben Roberts who was to become a councillor (1915-1921) after he retired many years later from the trade.<sup>89</sup>

*Roberts was director of BRICKWORKS!*

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<sup>87</sup> Ibid.

<sup>88</sup> Cert. of Title, Vol. 2921 Fol. 163.

<sup>89</sup> Lemon, op. cit., pp. 174, 186.

### Gotch Park and Gotch Park Extension

In the 1880's C.H. James was a MLC for Southern Province in the James Service/Duncan Gillies government. He was also one of the most successful and earliest land boomers.<sup>90</sup> James was instrumental in sub-dividing of north-east Northcote, including most of Fairfield. Gotch Park and the Gotch Park Extension were two of James's sub-divisions that were sold in 1885.<sup>91</sup>

Gotch Park was centred on the east-west running carriageway that from the early 1880's was called Gotch Street (today Thomson Street). It appears that James named at least one of the streets (Bent's Avenue) of the sub-division after a parliamentary colleague in Thomas Bent. The other street names of the sub-division, appear to have obscure origins and could be linked to some of James's activities in government and business.

#### Thomson Street (1885/1937)

Originally Known as Gotch Street, but was changed in 1937 to Thomson Street.<sup>92</sup> Undoubtedly this street was named after John Thomson the then town clerk who had taken over from William George Swift in 1923. Thomson was a hard worker, who started with the council in 1905, and was said to have worked a six day week during the second world war as his staff diminished around him. he served until 1956 when he died.<sup>93</sup>

#### Cain Avenue (1885/1932)

In the original sub-division of the Gotch Park Estate this road was called Bent's Avenue, after the prominent Victorian politician at the time, Thomas Bent, MLC for Brighton. In 1932 the name was changed to Cain Avenue after the local resident, ex-councillor and local member who was to become Victorian Premier Mr. John Cain.

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<sup>90</sup> Cannon, op. cit., pp. 31-6.

<sup>91</sup> Lemon, op. cit., pp. 86-7.

<sup>92</sup> L.P. 822.

<sup>93</sup> Lemon, op. cit., pp. 218,230,255.

Robertson Street (1885/1942)

This streets name was changed to Howitt Street in 1942. On the Gotch Park Sub-division it extended from Gotch Street to the railway line.<sup>94</sup>

Atkinson Street (1885)

William Street (1885)

Dixon Street (1885)

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<sup>94</sup> L.P. 822.

# Remaining areas of Crown Land Portion 89

## Pinkney Street (1887)

This street was formerly the northern end of Green Street. When the railway line passed through the area, a small section of road was formed between Clarke Street and the railway.<sup>95</sup> S.W. Pinkney was a Northcote councillor from 1927 to 1933<sup>96</sup> and lived in nearby Clarke Street.<sup>97</sup> The street was renamed in 1924 to Pinkney Street.<sup>98</sup>

## Wastell Street (pre 1894)

## Lees Street (1887-1894)

Was called Hay Street before 1894 on the original sub-division, but was renamed Lees Street in 1924.<sup>99</sup> Ernest Lees was a councillor from 1909 to 1915.<sup>100</sup> He was a real estate agent and was the person that John Cain Senior defeated in the 1915 elections, commencing his ascent to becoming the future Premier of the State.<sup>101</sup>

## Candy Street (pre 1862/1887)

This street appears to be one of the oldest streets in the Westgarth area; it first appears in the R.G.O. Search Notes in 1857. It was originally called Wood Street after Edward Woods the owner of the land. At some stage between 1852 and 1887 the name of the street was changed to Herbert Street, probably after George Herbert Plant, the owner of a large allotment of land on

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<sup>95</sup> *Sands and McDougall's Street Directory of Northcote (1894-1921)*, Latrobe Library

<sup>96</sup> C.M.N..

<sup>97</sup> Railway Reserve Estate, H.V.C..

<sup>98</sup> S.N.C..

<sup>99</sup> Ibid.

<sup>100</sup> C.M.N..

<sup>101</sup> mon, op. cit., p. 173.



the north side of the street.<sup>102</sup> In 1887 it was renamed to Candy Street.<sup>103</sup> Ralph Candy was a councillor between 1886 and 1909, serving as mayor in 1891-92. He lived opposite present day Candy Street, near the corner of Union Street.<sup>104</sup>

#### Cornwall Street (1904)

This street was formerly called Walter Street. It was renamed in 1932 to Cornwall Street.<sup>105</sup> Henry Cornwall was a member fo the Northcote South Ratepayers Association, the equivalent group today would be the Westgarth Traders Association, or possibly the Merri Action Group. His efforts were responsible for getting funding in 1906 to beautify High Street at the entrance to Northcote.<sup>106</sup>

#### Evans Crescent (1903)

Annie Edwards owned the land adjacent to te present day Westgarth railway station. When sub-division of this land took place in 1903, a road was created that followed the arc or curve of the railway line; this road was originally called Edwards Crescent, probably after the land owner Annie Edwards, who happened to be the wife of councillor (1900-1906) Elijah Henry Passmore Edwards.<sup>107</sup> Edwards Crescent was renamed in 1924 to Evans Crescent,<sup>108</sup> undoubtedly because of the confusion of having an Edwards Street also running off Westgarth Street. Henry William Evans was a Northcote councillor from 1904 to 1907.<sup>109</sup>

#### Knowles Street (1900/1903)

This street was originally known as George Street. Because there were two George Streets in South Northcote, council chose to amend the name of one of them to Knowles Street. Henry Knowles

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<sup>102</sup> Search Note No. 4456 & No. 4459 (R.G.O.).

<sup>103</sup> S.N.C..

<sup>104</sup> Fitzroy Junction Estate, H.V.C..

<sup>105</sup> Government Gazette 1932, p. 2397; S.N.C..

<sup>106</sup> Lemon, op. cit., p. 142.

<sup>107</sup> Cert. of Title, Vol. 2844 Fol. 650

<sup>108</sup> S.N.C..

<sup>109</sup> C.M.N..

was a builder who lived in nearby Barry Street, and during 1902 purchased several parcels of land in then George Street. As a builder he would have built his own home at number eight (since demolished), and may have been responsible for building many more houses in the street. He may have had some influence with council, in that they changed the name of the street to commemorate him.<sup>110</sup>

#### Harper Street (1885)

This street was created in 1885, when Mr. August Martin Julius Harper subdivided his property, giving the newly formed street his name.<sup>111</sup>

#### Edward Street (1903)

In 1903, Edward H. Jenkins sub-divided his property offering twenty-six allotments, the majority of which had dimensions of 109 feet in depth and 45 feet width. Edward Street was created as a 50 feet wide carriageway that ran between Westgarth Street and the railway line.<sup>112</sup>

#### Green Street (1887)

John Richards Hoskins Green, a merchant of Gertrude Street, Fitzroy, sub-divided a large piece of land that fronted onto Westgarth Street at the peak of the "land boom" in 1887. In this sub-division fifty allotments were offered for sale being centred around two newly created streets, Green and Jessie Streets. Green Street without doubt was named after the owner, whilst the origin of Jessie Street is a little obscure, but may have been named after his wife or a daughter.<sup>113</sup>

#### Simpson Street (1887)

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<sup>110</sup> Leader, 28 April & 4 March 1903; Cert. of Title, Vol. 2540 Fol. 954; Cert. of Title, Vol. 2844 Fol 650; Sands & McDougall's Directories 1900-1910.

<sup>111</sup> L.P. 736;

<sup>112</sup> L.P. 4414.

<sup>113</sup> L.P. 1474; Created from Cert. of Title Vol.1022 Fol.379 & Vol.1066 Fol.174.

Sub-division of the east side of Simpson Street occurred in 1889. The west side of the street was sub-divided by J.R.H. Green in 1887. The origin of this street name is a obscure, however, in keeping with the land boom development of this area of Westgarth, it would not be surprising if the owner of the lands before sub-division, created the street and gave it his name.<sup>114</sup> (see Green Street)

#### Jessie Street (1887)

See Green Street.

#### Langston Street (1888)

Muntz and Bage, the "land boom" surveyors were responsible for sub-dividing this parcel of land in early 1888. The thirty-two allotments offered, practically all measured 40 feet frontages, with 91 feet depths. Langston Street is half a chain in width and runs between Westgarth Street and Thomson Road (formerly Gotch Street).<sup>115</sup> The origin of this street name is obscure.

#### Bower Street (1887)

In 1887, the Bower Street sub-division was created and thirty-six allotments were offered. The street was created as a one chain wide carriageway that ran north-south. Most lots had a width of 35 feet and a depth of 128 feet. Unusual in this sub-division is that the rear right of ways are just over 12 feet wide, compared to the standard 10 feet.<sup>116</sup> The origin of this street name is obscure.

#### Victoria Road (circa 1888)

Today's Victoria Road evolved in distinct sections. This is evident from the variety of different names that the street had for each section. With time all the section were linked up to

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<sup>114</sup> L.P. 2625; L.P. 1474; Cert. of Title Vol.2392 Fol.333 was created from this sub-division.

<sup>115</sup> L.P. 2046; Cert. of Title Vol. 992 Fol. 246 was created by this Sub-division.

<sup>116</sup> L.P. 1424; Cert. of Title Vol. 1022 Fol. 380 was created from this sub-division; Cert. of Title Vol.1879 Fol.652 & Vol.1731 Fol.198 were merged to create this new title.

give a long north-south thoroughfare. The section of Victoria Road, between Westgarth Street and the railway line, was established in 1883, when a sub-division fronting onto what was then called Vauxhall Road was created. Victoria Road, between Cain Avenue to Clarke Street was known as Sherwin Street; Clarke Street to Separation Street was known as Occupation Road; and Clifton Street through to Dundas as Hamilton Street. In the period 1887-88, probably as a commemoration of fifty years of establishment of the colony, the section of road up to Separation Street was changed to Victoria Road, after State and Queen. Hamilton Street still remained section off from Victoria Road to the south, and it was not until 1909 that it was connected, hence creating Victoria Road as it primarily runs is today.<sup>117</sup>

#### Henderson Street (1890)

Henderson Street was created in a 1890. It appears that at least nine wooden cottages were already established in the area before sub-division.<sup>118</sup> The origin of the street name is obscure. Some may attribute its naming to George Henry Henderson, who was a councillor from 1911 to 1917, however this is unlikely. A more probable name origin is that in the application to the R.G.O. registering an interest for the piece of land that this street is located in, name Gideon Henderson occurs.<sup>119</sup> It is quite likely that Gideon Henderson was involved in the sub-division of the land and gave his name to the street.

#### Mcdonald Street (1908)<sup>120</sup>

Obscure origin of street name, possibly after an owner who sub-divided a larger piece of land.

#### Stanley Street (1889)

Created in a sub-division of which twenty-two allotments were

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<sup>117</sup> Lemon, op. cit., pp. 91,158; L.P. 524; S.N.C..

<sup>118</sup> L.P. 3019; Cert. of Title Vol. 2196 Fol. 144 was created from the sub-division.

<sup>119</sup> Search Note No. 20983 (R.G.O.).

<sup>120</sup> L.P. 5007.

offered for sale, all measuring 22 feet in width and 105 feet in depth. This sub-division was created by the union of two titles.<sup>121</sup>

#### Leonard Street (1886)

Leonard Street, along with Mary and May Streets were created in an 1886 sub-division. In creating this estate two titles were merged and some 50 allotments were offered for sale. The three streets of the estate were all 50 feet in width, with May Street running east-west and joining Leonard and Mary Street at their mid point. Leonard and Mary Streets ran between Westgarth Street and Gotch Street (Thomson Street today). Mary Street was to have a name change in 1924, whilst the other two streets still maintain there link to 1886. The origins of the streets names in this sub-division are unknown, however with names such as Mary, May and Leonard it is not inconceivable to suggest that these could have been the names of the owners children.<sup>122</sup>

see Leonard St

May Street (1886)

See Leonard Street.

#### Howitt Street (1886/1924)

This street was called Mary Street when created in 1886. In 1924 its name was changed to Howitt Street. Robertson Street which ran north of Thomson Street to the railway line was to have its name changed to Howitt Street also in 1942.<sup>123</sup> It would be easy to attribute the origin of this street name to the Howitt family that settled in the district in the 1840's after purchasing crown land portion 119.<sup>124</sup> This is unlikely since this land is situated in Alphington and when Mary Street was renamed, Alphington and the Howitt's were associated with nearby

<sup>121</sup> L.P. 2906; Cert. of Title Vol. 1642 Fop. 316 & Vol.1924 Fol. 696 were united.

<sup>122</sup> L.P. 1099; Cert. of Title, Vol. 1796 Fol. 159 & Vol. 1812 Fol. 315 were merged in the creation of this sub-division.

<sup>123</sup> L.P. 1099 & 822; S.N.C..

<sup>124</sup> Lemon, op. cit., pp 8,12.

Heidelberg. In keeping with naming streets after important councillors or employees, this street may have been named after William Charles Howitt, who was the municipal surveyor during the early part of this century.<sup>125</sup>

#### Heidelberg Road (circa 1838)

One of the earliest, if not the earliest roads in the Port Phillip District. Originally established by occupants of the first sheep stations in Heidelberg, however it wasn't surveyed until 1840 by the Melbourne Survey Office.<sup>126</sup> The origin of the name of this road is from the Heidelberg, area to which it led to in the 1840's. The area of Heidelberg was named after Heidelberg in Germany.<sup>127</sup>

#### Holmes Street (pre 1887)

Was known for a time as Simpson Street,<sup>128</sup> being a continuation of Simpson Street on the north side of Westgarth Street. When the street was created or renamed is obscure. This street along with Jeffery, Westfield and Albert Streets were in the Heidelberg municipality until 1962, hence name origins may be linked with that areas history. Interestingly, all these streets are located in the reserve adjacent to the Northcote Township and have a close links to it. Sub-division of this area occurred after the 1862 Transfer of Land Act, hence no R.G.O. applications exist and any historical searches need to be done via a title.

#### Jeffrey Street ( ? )

See Holmes Street.

#### Albert Street ( ? )

See Holmes Street.

#### Westfield Street (pre 1906)

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<sup>125</sup> Swift, op. cit., pp. 111,127.

<sup>126</sup> Garden, op. cit., pp. 54-5.

<sup>127</sup> Ibid, p. 19.

<sup>128</sup> S.N.C..

This street was known for a time as Bower Street. Its origin and naming is obscure. (see Holmes Street)

#### Westgarth Railway Station (1912)

The Westgarth railway station replaced the Northcote South station in 1912. It was located north of Westgarth Street.<sup>129</sup> (See Westgarth Street)<sup>129</sup>

#### Merri Station (circa 1890)

This station was called the Great Northern Railway Station during the 1880's land boom.<sup>130</sup> When the Epping line was opened the station was called Northcote. Its name was changed to Merri so as to not be confused with the present day station which was also named Northcote at the time. (see Merri Creek)

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<sup>129</sup> Lemon, op. cit., p 127.

<sup>130</sup> Fitzroy Junction, H.V.C..

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<i>Bent's Ave.</i>	20	<i>Mary St.</i>	27
Bower St.	25	Mason st.	18
<i>Bower St.</i>	29	May St.	27
Bridge St.	11	McDonald St.	26
Cain Ave.	20	McLachlan St.	8
Candy St.	22	Merri Creek	9
<i>Carnarvon Ave.</i>	13	Merri Parade	12
Charles St.	13	Merri Station	29
Clarke St.	11	Northcote	3
Cornwall St.	23	<i>Northcote R.S.</i>	29
Creek Parade	9	<i>Northcote South R.S.</i>	29
Cunningham St.	5	<i>Occupation Rd.</i>	26
<i>Davies St.</i>	13	Pfinkney St.	22
Dixon St.	21	Parade, The	7
East St.	6	Park St.	13
Edward St.	24	Parsons St.	17
<i>Edwards Cr.</i>	23	Pearl St.	17
Elizabeth St.	14	Phillips Cr.	9
Eunson Ave.	14	Plant St.	17
Evans Cr.	23	Plant's Paddock Sub.	16
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Fitzroy Junct. Estate	10	Railway St.	11
George St.	12	Roberts St.	19
<i>George St.</i>	23	Robertson St.	21
Gotch Park	20	<i>Robertson St.</i>	27
Gotch Park Ext.	20	Ross St.	9
<i>Gotch St.</i>	20	Rucker St.	5
Gray St.	18	Short St.	7
Great Northern R.S.	29	Simpson St.	24
<i>Great Northern R.S.</i>	29	<i>Simpson St.</i>	28
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Hales Cr.	8	St Georges Park Est.	10
<i>Hamilton St.</i>	26	St Georges Rd.	14
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<i>Herbert St.</i>	22	Tobin Ave.	18
<i>Herwin St.</i>	26	Union St.	11
High St.	7	Union St. East	18
Holmes St.	28	Urquhart St.	5
Howitt St.	27	<i>Vauhall Rd.</i>	26
Jackson St.	17	Victoria Rd.	25
Jamieson St.	17	Walker St.	5
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