



Figure 464. View of Clarence Terrace looking southwest, with No. 549 and the entry to the access way in the foreground to the right (north). (Source: GML Heritage, 2022)

The terraces are of brick construction on bluestone foundations, and are set behind a low palisade fence. The façades of the pairs at Nos 543–545 and Nos 547–549 are symmetrically composed. The primary access to each terrace is via short, paved paths through the front gardens. Each garden is enclosed by a single row of retaining bluestone, and they feature a combination of shrubs and plantings that are not original. The terraces are symmetrically arranged with the primary elevation divided into four equal bays corresponding with each street address. The front section of each terrace sits beneath its own gable roof, which would have originally been slate as is evidenced by the extant slate roof cladding at Nos 545 and 549. The roofs at nos 543 and 547 have been replaced with corrugated iron. Each terrace has a substantial Italianate chimney of bichromatic brick, with Italianate moulding on the cap. The rear section of each terrace is single-storey, with its own hipped roof. Each rear wing is constructed of masonry, and tapers to the east, creating setbacks from the side boundaries, and an open space between the rear sections of Nos 545 and 547. The overall form of the original row remains clearly legible in its current presentation.

The primary façades of the three terraces at Nos 543–547 have been painted white. The northernmost terrace, No. 549, was formerly painted to match, but has recently (as of 2022) had its exterior paint removed. It now presents with tuck-pointed face brick, with decorative, contrasting bands of pale brick articulated across the façade, and matching lintels. The northernmost elevation of the row has been painted red, with the southernmost painted white. The terraces each feature a verandah, reached by a single step, supported by narrow columns with Italianate moulding, and a decorative cast-iron fascia of lacework. The verandahs at No. 543 and 545 have tiled floors, with paved slabs at No. 547, and concrete at No. 549. Each terrace has a balcony on the upper storey with a skillion roof, and filigree cast-iron balustrades and lacework to match the ground floor. The primary elevation of each terrace is divided by narrow columns, which ornament the party walls. These columns feature decorative corbels with classical Corinthian detailing that align with the balcony and the rooflines. The corbels feature sculpted faces, a common motif used on Italianate houses. Along the roofline are a row of decorative moulded brackets that run beneath the gutter. The apex of each party wall has been ornamented with vermiculation.



Figure 465. View of the primary eastern elevation of 543 Royal Parade. (Source: GML Heritage, 2022)



Figure 466. View of the primary eastern elevation of 545 Royal Parade. (Source: GML Heritage, 2022)



Figure 467. View of the primary eastern elevation of 547 Royal Parade. (Source: GML Heritage, 2022)



Figure 468. View of the primary eastern elevation of 549 Royal Parade. (Source: GML Heritage, 2022)

The central window opening has been converted to French doors at Nos 543 and 549, with the southern window converted to French doors at No. 545. The ground floor doorways form the principal access to each terrace, and are ornamented with classical, Italianate moulding on the door surrounds. It appears that the joinery on the ground floor is largely original across each of the terraces. However, it appears that original door and window frames have been replaced with contemporary aluminium and timber frames on the upper storeys of the southern three terraces (No. 543–547). Some original windowpanes have also been replaced; however, they have generally been sympathetically restored. At No. 547, two of the glazed panels of the door surround have been replaced with opaque privacy glass. Contemporary lighting fixtures and street numbers have been introduced to the properties, with a contemporary security-grille introduced at No. 547. The remaining services to the primary elevation are generally discreet and do not detract from the overall presentation of the site.



Figure 469. Detail showing the palisade fence, and tiled floor of the verandah at No. 543. (Source: GML Heritage, 2022)



Figure 470. Detail showing decorative fascias, corbels and Italianate chimneys between Nos 547 and 549. (Source: GML Heritage, 2022)



Figure 471. View showing the southern elevation with painted masonry of 543 Royal Parade. (Source: GML Heritage, 2022)



Figure 472. The moulded detail with sculpture relief on a party wall. (Source: GML Heritage, 2022)

The southern wall of No. 543 is on the boundary line and, therefore, much of the southernmost elevation is concealed by the neighbouring property. The northern elevation of No. 549, however, is visible due to a setback formed by the access path. The front portion of the wall associated with the original terrace is masonry and features no openings or ornamentation. A rear addition features a simple window with security bars. Guttering and services are generally contained to the northern and rear elevations, and have been painted to be discreet. However, contemporary aerials are visible along the roofline.



Figure 473. View along the access path towards the rear communal area, with the northern elevation of No. 549 and its rear wing. (Source: GML Heritage, 2022)

INTEGRITY

Clarence Terrace, at 543–549 Royal Parade in Parkville, has a largely intact exterior to its c1892 construction, with few significant changes visible to original or early fabric. The building retains its original built form as a two-storey, four-dwelling terrace row, with single-storey rear wings, in the Victorian Italianate style. The property retains significant original details including the fenestration pattern, structural masonry walls, Italianate chimneys and piers, decorative corbels, moulded brackets, and other Italianate detailing, vermiculated detailing, lacework and balustrades, timber window frames, palisade fence, and timber window and door joinery. Changes include the painting of the façades, the replacement of some original window and door frames, the replacement of glazed panels, the restoration of balustrades (such as at No. 547), the introduction of contemporary security grilles and light fixtures, the retiling and paving of verandahs, the introduction of contemporary services and aerials, and the re-planting of the original gardens.

These changes are minor and do not adversely affect the integrity of the place. Overall, the building has a high degree of external integrity.

COMPARATIVE ANALYSIS

The late nineteenth-century ‘Boom’ period in Melbourne saw the intensification of residential development in the inner suburbs. Residual land from the former estates and the grounds of grand free-standing dwellings were subdivided for redevelopment, introducing new building forms. Large numbers of terrace houses were built in response to this rapid development, and it was common for a single landowner or building contractor to build a row or group of houses. Terrace houses were an efficient way of building multiple houses that maximised the use of land at a time when Melbourne’s suburbs were growing rapidly.

The scale and form of terrace rows varied greatly depending on the area they were located and their target demographic. Many terrace rows were modest single-storey dwellings, built to be let out as accommodation for working people. However, in areas that were becoming more middle-class and affluent, the terraces constructed were generally larger and more finely detailed examples. These latter terrace rows tended to be two or more storeys, designed in the Italianate style, and incorporated decorative cast-iron balconies. Towards the turn of the century, during the 1890s depression, terrace architecture became more modest and subdued.

The Italianate style is a revival in the mid-nineteenth century of earlier Italian architectural forms and details, especially those from the time of the Renaissance, which were in themselves a revival and reappraisal of ancient Greek and Roman architecture. The Italianate style, as applied to domestic architecture in Victoria, favoured simple building forms, with sheer wall surfaces in face brick (often bichrome or polychrome) or cement render. Decoration was then applied to these sheer wall surfaces. Decoration in the Italianate style derived from Roman precedents and included elements from classical entablature and architectural orders, including a hierarchy of architraves, friezes and cornices with associated moulding, panels and brackets, which were applied to eaves, parapets and chimneys. Eclectic touches were often married to the Italianate style, particularly in the prosperous years of the 1880s, resulting in excessive ornamentation that characterised the Boom style of the late-nineteenth century.

Italianate style terraces were designed to be appreciated on their own as much as part of a row. Symmetry for the group was often achieved through a centrally placed classically inspired pediment that was inscribed with the terrace name and building date. Roof elements were often concealed behind decorative parapets above a moulded eave cornice and a frieze, which was either plain or decorated with a row of brackets and rosettes. Chimneys were often tall and visible above the parapet, therefore finished with elaborate Italianate details with a cornice at the top. Invariably, filigree-encrusted cast-iron verandahs were added, addressing the street from between the houses' party walls.

The Italianate style is used in several examples of terrace houses throughout Parkville, with several located close to Clarence Terrace on Royal Parade. These include:

Deloraine Terrace, 499–507 Royal Parade, Parkville (VHR H0098, H0317, City of Melbourne)

Deloraine Terrace is a row of five two-storey terrace dwellings located at 499–507 Royal Parade, constructed in 1886–87 for Samuel Shorey. The terrace row is constructed of polychromatic masonry, comprising predominantly brown Hawthorn brick, with decorative areas of contrasting cream and red brick. The terraces have a hipped roof with slate tiles, and substantial Italianate chimneys of matching polychromatic brickwork. The roof form is visible from the street, although above the central terrace is a parapet that is topped with a pediment featuring decorative urns. Each of the terraces was originally designed with eight rooms, a bathroom, and a balcony. Constructed during the boom period, this row of terraces was one of the first terrace dwellings constructed on Royal Parade, which predominantly featured grand, free-standing residences at the time. Deloraine Terrace predates the construction of Clarence Terrace, and has high historical significance as one of the earliest terrace dwellings in the area. It demonstrates grand proportions, typical of an affluent middle-class area, and is a fine example of polychromatic architecture that was growing in popularity during this period. Clarence Terrace demonstrates a similar form and ornamentation, with both properties designed in the Italianate style.



Figure 474. Deloraine Terrace, 499–507 Royal Parade, Parkville, built 1886–87. (Source: Victorian Heritage Database)



Figure 475. View of the property from Royal Parade. (Source: Victorian Heritage Database)

Trinity Terrace, 157–165 Royal Parade, Parkville (currently individually significant (HO321, City of Melbourne))

Located at 157–165 Royal Parade, Trinity Terrace is a row of five terraces that were constructed in 1887. The land on which the property is located with its neighbour, Park Terrace, was purchased in 1868. The land was sold with the condition that ‘one villa residence or a terrace of houses not less than two stories constructed in stone or brick be constructed’ on the site (CT V1644 F745). The terraces are set back from the footpath by a landscaped garden and enclosed by a palisade fence. The property comprises two storeys and is constructed of masonry that has been rendered and painted. It displays grand proportions and fine Italianate detailing, with a series of matching moulded parapets that conceal the roof form from the street. It has been suggested that the property may have been designed by Norman Hitchcock, and was likely built by Herbert Hart, who occupied the property at Nos 157 and 163 successively. Each terrace has a verandah and balcony with filigree balustrades and lacework. Like Clarence Terrace, the Trinity Terrace has symmetrical detailing with matching fenestration, although it is of a grander scale than the subject site. The Italianate detailing is similar to the ornamentation of Clarence Terrace, showing the enduring popularity of the style in the area throughout the later Victorian period.



Figure 476. A view of Trinity Terrace, Parkville, c1975. (Source: Victorian Heritage Register)

Park Terrace, 167–175 Royal Parade, Parkville (currently individually significant (HO321, City of Melbourne)

Park Terrace is a row of five terraces located at 167–175 Royal Parade, which was constructed in the late 1870s. The land on which the property and its neighbour Trinity Terrace are situated was purchased in 1868, having been sold with the condition that ‘one villa residence or a terrace of houses not less than two stories constructed in stone or brick be constructed’ on the site. The two-storey terraces are constructed of masonry that has been rendered and painted. The property features a deep setback behind the building line of the neighbouring terrace row. Park Terrace features modest gardens that are enclosed by a contemporary wire fence with timber posts. The property is designed in a simple, rectilinear style with Italianate elements. Similar to the neighbouring Trinity Terrace and Clarence Terrace, the dwellings are symmetrical with matching fenestration; the upper storeys are characterised by three windows. The terrace also incorporates a filigree balustrade across the balcony, and unlike Clarence Terrace, features a parapet that conceals the roof. The scale of Park Terrace is comparable to Clarence Terrace, and although Clarence Terrace does not incorporate a parapet, there are similar decorative elements across both properties.



Figure 477. A view of Park Terrace, Parkville, c1975. (Source: Victorian Heritage Register)

Terrace, 89–91 Royal Parade, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)

The terraces at 89–91 Royal Parade in Parkville were constructed during the late Victorian period. Currently, the terrace comprises two, two-storey dwellings, although it appears that they were not initially designed as a pair. No. 91 to the north is the grander of the two and features an elaborate parapet with a moulded pediment surrounded by colonnettes. The terrace at No. 89 is similar in scale to Clarence Terrace, and incorporates a parapet with a rounded pediment. The terrace incorporates columns with Italianate caps, and has contemporary windows on the upper storey. Both terraces have been rendered and painted, and incorporate typically Italianate detailing, with No. 89 having been recently repainted. Both terraces show stylistic similarities to Clarence Terrace, with all three properties incorporating key decorative elements that are typical of the Italianate style such as moulded corbels. Individually, these terraces are good examples of their type with more grandiose detailing than Clarence Terrace. However, Clarence Terrace is a more consistent and intact example of a terrace row.

Currently, the photo for the VHR record shows the neighbouring properties at 93–97 Royal Parade, Parkville.

[Non-copyrighted image not available: <https://goo.gl/maps/WLmy1wNDsvVfP9Vp6>]

Wardlow Terraces, 39–43 Degraves Street, Parkville (VHR H1922, H0896, City of Melbourne)

The terraces at 39–43 Degraves Street, Parkville, were constructed by CC Fewster in 1889. They were built as adjoining structures to the free-standing house named ‘Wardlow’ at 114–118 Park Drive, which was the home of John Boyes, owner of the Brunswick Iron Foundry. The three two-storey terraces are designed in the Italianate style and are constructed of masonry that has been rendered and painted. Similar to Clarence Terrace, the properties are set back from the footpath by a narrow garden, and are enclosed by a palisade fence. The terraces adjoining Wardlow are of a similar scale to Clarence Terrace, and incorporate a parapet with colonettes, and a moulded pediment that conceals the roof form from the street. The balconies and verandahs are ornamented by filigree balustrades and lacework from Boyes’ foundry. The terraces are symmetrical and display a matching fenestration. Like the Clarence Terrace dwellings, some of the original fabric has been replaced, such as the introduction of aluminium window frames. These terraces demonstrate a similar scale and restrained interpretation of the Italianate style, with fine decorative moulding.



Figure 478. The adjoining Wardlow terraces at 33–37 Degraves Street, Parkville. (Source: GML Heritage, 2022)

Como Terrace, 85–91 Park Drive, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)

Como Terrace, at 85–91 Park Drive, is a series of four two-storey terraces in the Victorian Italianate style. Due to the topography of the site, the properties are below street level, and are accessed by a set of stairs. Constructed of masonry that has been rendered and painted, the properties have balconies ornamented by filigree balconies and lacework. A rectilinear parapet runs across the four terraces, with decorative mouldings, urns, and a central pediment. Como Terrace is similar in scale and form to Clarence Terrace. The two places share common decorative elements, such as similar mouldings on the party walls, although the ornamentation of the Como Terrace is comparatively streamlined.



Figure 479. No. 85 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)



Figure 480. No. 87 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)

Beaconsfield Terrace, 177–183 Park Drive, Parkville (Contributory to H04: Parkville Precinct, City of Melbourne, Contributory to South Parkville Precinct in this Review)

Beaconsfield Terrace comprises four two-storey masonry terraces at 177–183 Park Drive, Parkville. The three northernmost terraces at Nos 179–183 seem to have been designed as a single development, with the southern terrace at No. 177 designed to match, but situated slightly lower than the primary three. The properties are constructed of bichromatic face brick, with the dark brick ornamented by sections of pale brick around the windows and corners. The building retains its original fenestration and much of its original fabric. The ornamentation of the building is restrained but does feature filigree balustrades and lacework, a moulded parapet with cement urns, and decorative mouldings on the party walls with sculpted faces. Two of the properties appear to have retained their original fence featuring columns with Italianate caps. While Beaconsfield Terrace features bichrome masonry, the building shares a similar scale and detailing to the subject site, Clarence Terrace.



Figure 481. No. 181 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)



Figure 482. No. 183 Park Drive, Parkville. (Source: City of Melbourne, via Hermes Orion)

Discussion

Clarence Terrace at 543–549 Royal Parade, Parkville, compares favourably with the above Italianate terrace houses located throughout the Parkville area. Several of the terraces were built earlier than Clarence Terrace, in the 1870s and 1880s; however, there are common stylistic elements across most of the examples. All terraces surveyed are of masonry construction, are two storeys and display key characteristics of the Italianate style. This is particularly evident in the use of decorative mouldings with Corinthian motifs and decorative corbels, and the use of substantial masonry chimneys with Italianate caps. All properties similarly incorporate elaborate cast-iron verandah and balcony balustrades and lacework, set between party walls, and some have retained original, or sympathetically restored, palisade fences to the front of the properties. However, Clarence Terrace appears to have been constructed slightly later than the majority of terraces in the Parkville area, closer to the 1890s depression era. Therefore, the subject site appears to represent a slightly later, more modest example of a typology otherwise associated with Melbourne's emerging middle class.

The scale of Clarence Terrace is comparable to Park Terrace and Como Terrace, and the two individual terraces at No. 89–91 Royal Parade, while larger than a traditional workers' terrace, remain less substantial than grander examples such as the Deloraine Terrace. However, despite variances in proportion, all of the terraces demonstrate a consistent plan, with a row sharing a common building line, set back from the street by either a narrow garden (such as that seen at the Degraeves Street terraces), or wider expanses of landscaping (seen at Trinity Terrace). All of the terrace properties feature a hipped roof made originally of slate, although a major variance appears to be the visibility of the roof from the street. The use of moulded parapets to conceal the roof form was a typical stylistic

element of the Victorian Italianate style, with variations of this characteristic seen across the majority of Parkville terraces. Clarence Terrace, by contrast, has no parapet, with the roof form clearly visible from the street, a design that would become increasingly prevalent in more modest terraces towards the twentieth century. Deloraine is one of few examples in the area to also expose the roof form; however, this property does include a typical pediment. The visibility of the roof form at Clarence Terrace suggests that the later construction of the property and its more modest form are representative of a later, restrained interpretation of the Italianate style.

Similarly, the majority of Parkville terraces present in one of two fabrications: bichrome or polychrome face brick, or rendered and painted masonry. The Deloraine and Beaconsfield Terraces are excellent examples of the use of bichrome and polychrome face brick in Victorian Italianate terraces, combining the typically Melbournian brickwork with the application of rendered Italianate detailing. By contrast, the Trinity, Park, Como, Degraes Street and the Royal Parade terraces all demonstrate variations of the rendered finish. Some examples feature smooth render, while others, such as Como, demonstrate the use of moulding in the concrete to suggest the outline of stone blocks. These examples are generally painted white or cream. Clarence Terrace does not conform to either of these styles; instead its masonry structure has been painted to emulate the use of render. Recently, the exterior paint of No. 549 has been removed, and it currently displays a bichromatic scheme. It is unclear if all four terraces were originally bichromatic and were overpainted; however, it appears that the contrasting bands of brick are created by the paint scheme, rather than the use of alternate bricks. This similarly suggests that the Clarence Terrace, again while grander than traditional workers' terraces, was a more modest example of the typology in an affluent area, with paintwork used to emulate more expensive finishes.

All of the Parkville terraces display a comparable degree of integrity, retaining much of their original form and setting. Most properties have undergone some change, particularly noticeable in the replacement of original joinery, fences, and the introduction of contemporary details such as security doors. At Clarence Terrace, these alterations have been sympathetically achieved with the majority of original details replaced with like materials. Where new fabric has been introduced, it generally does not detract from the presentation of the property. This distinguishes the subject sites from Como, Beaconsfield and Park Terrace, where contemporary fences and screen doors disrupt the historical presentation of the dwellings.

Grander examples of the terrace typology, such as the Deloraine and Trinity terraces, demonstrate comparably purer examples of the Italianate style, with their larger proportions and more costly fabrication lending to the incorporation of a greater degree of decorative detailing. However, Clarence Terrace incorporates key elements of the style and its restrained detailing reflects its construction during the early years of the 1890s depression era. Where Clarence Terrace lacks some of the grandeur of earlier developments, its proportions are consistent with the more modest examples of the style throughout the suburb, and it features detailing that was common in the area. As such, it has high representative value of a later Victorian interpretation of the Italianate style, showing the enduring popularity of the typology, and its evolution towards the end of the nineteenth century.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

- ✓ Importance in exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

REFERENCES

Age, as cited.

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PREVIOUS STUDIES

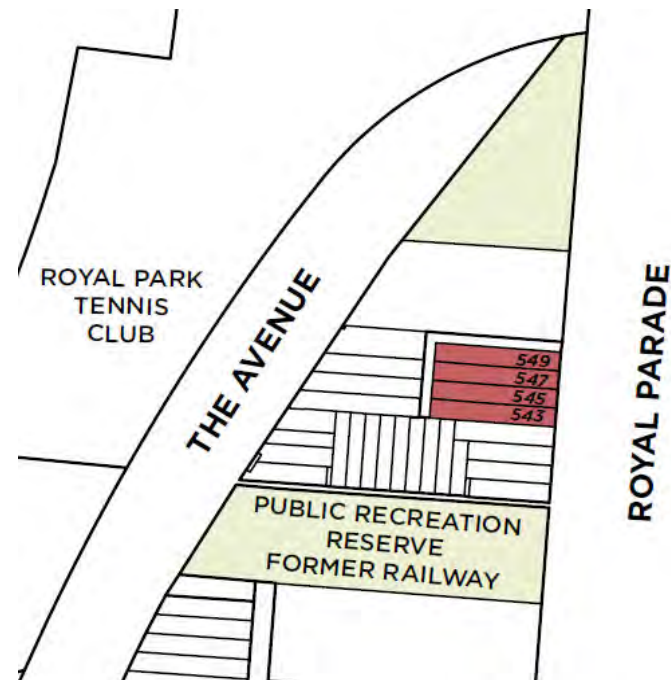
Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
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M Architects),
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STATEMENT OF SIGNIFICANCE: Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville

Heritage Place: Clarence Terrace



PS ref no: HO1452



What is significant?

Clarence Terrace at 543–549 Royal Parade, Parkville, built in 1892, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original built form
- building's high level of integrity to its original design
- original roof form
- painted façades
- original pattern and size of the fenestration along the primary eastern elevation
- Italianate mouldings and detailing, including corbels, brackets, the sculptural faces, and the vermiculated detailing
- Italianate chimneys
- cast-iron balustrades and lacework to the verandahs and balconies
- palisade fence and front garden plan.

How it is significant?

Clarence Terrace at 543–549 Royal Parade, Parkville, is of local historical, representative, and aesthetic significance to the City of Melbourne.

Why it is significant?

Clarence Terrace is of historic significance for the evidence it provides for the middle-class suburban development of Parkville in the late Victorian period. It forms one of a number of terraces introduced to the Parkville area from the 1870s, and forms part of a group of similar terraces built along Royal Parade. Historically, the property also provides evidence of the trend of building societies that operated in Melbourne throughout this period, providing a practical way for people to buy and build homes. Further, constructed in the early 1890s, it demonstrates the move from the grandeur of the Boom period terrace constructions towards more restrained depression-era developments. (Criterion A)

Clarence Terrace is representative of the evolution of Parkville as an affluent middle-class area, moving from grand single homes to elegant accommodation for professionals and their families, prior to the introduction of higher-density housing in the twentieth century. As part of a group with the other Victorian Italianate terraces throughout the suburb, it is representative of a period of rapid development that introduced new built form and accommodated an influx of new residents. In its immediate context on Royal Parade, it is communicative of the development of this popular thoroughfare, forming one of several terrace properties introduced within a 25-year period. Constructed towards the end of the Boom period, Clarence Terrace is further representative of the enduring popularity of the Victorian Italianate style, demonstrating a common form and ornamentation seen throughout the area. However, it is a more modest example of the type in the Parkville context, and both its architectural design and material finishes suggest the influence of economy in the design, such as the lack of a parapet, and the use of painted brick rather than render. (Criterion D)

Aesthetically, Clarence Terrace is a good example of the Victorian Italianate terrace, demonstrating a high degree of external integrity and intactness, and retaining a good degree of original fabric. Although grander than typical working-class terraces seen in other suburbs, it is consistent with more modest examples of the typology within the Parkville locality. It conforms to the typical two-storey masonry construction and its design, which incorporates a shallow garden enclosed by a palisade fence, is seen in similar examples throughout the area. It has significance for its fine detailing, characteristic of the Italianate style, including the substantial chimneys with Italianate caps, and the intricate mouldings on the brackets and corbels. It also includes decorative details such as sculptural reliefs of faces, a motif seen elsewhere on Royal Parade. Clarence Terrace has particular aesthetic significance in Parkville as a later Victorian interpretation of the Italianate style, incorporating details that were uncommon to earlier versions of the style. The visibility of the roof form, emphasised by the row of decorative brackets, was a detail more common in later developments, showing the evolution of the style throughout the period. Within its immediate context, it contributes greatly to the character of Royal Parade, and through its physical integrity, and the retention of its original lots, provides an understanding of the historical character and development of the area. (Criterion E)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

2 Precinct citations

SITE NAME: St George's Church Precinct

STREET ADDRESS: St Georges Grove and Manningham Street, Parkville

PROPERTY ID: Refer schedule



SURVEY DATE: January 2022 **SURVEY BY:** GML Heritage

PLACE TYPE: Heritage Precinct **EXISTING HERITAGE OVERLAY:** HO4

PROPOSED CATEGORY: Refer to schedule **FORMER GRADE:** Various

DESIGNER / ARCHITECT / ARTIST: Refer to history **BUILDER:** Refer to history

DEVELOPMENT PERIOD: Interwar Period (c1919–c1940)
Postwar Period (1945–1975) **DATE OF CREATION / MAJOR CONSTRUCTION:** 1920s–1930s, 1951

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
	3.6.2 Building Homes
	3.6.3 Development of Flats

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a Heritage Precinct.

Extent of overlay: Refer to map

The St George's Church Precinct is of historical and representative significance as evidence of a period of concentrated interwar and postwar residential development associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, but some lots remained undeveloped until post-World War II, in 1946–59. The St George's Church Precinct is a cohesive and highly intact group of dwellings that represent typical domestic architectural styling that was popular during the 1930s and through to the early 1950s, including Spanish Mission, Old English, Moderne and postwar vernacular. It is distinguished from the broader pattern of residential development in Parkville, where interwar and postwar infill developments have largely been made within the established nineteenth-century residential areas.

SUMMARY

The St George's Church Precinct is of historical and representative significance as evidence of a period of concentrated interwar and postwar residential development associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, but some lots remained undeveloped until post-World War II, in 1946–59. The St George's Church Precinct is a cohesive and highly intact group of dwellings that represent typical domestic architectural styling that was popular during the 1930s and through to the early 1950s, including Spanish Mission, Old English, Moderne and postwar vernacular. It is distinguished from the broader pattern of residential development in Parkville, where interwar and postwar infill developments have largely been made within the established nineteenth-century residential areas.

HISTORICAL CONTEXT

West Parkville

West Parkville is situated between Flemington Road and the west boundary of Royal Park. The development of West Parkville was influenced by a number of factors, primarily by the reservation of Royal Park by 1854, and soon after that the reservation of a site for the Anglican Church. The residential and commercial development of West Parkville was constrained by the presence of Royal Park on the east and the Moonee Ponds Creek on the west.

By 1855, with the church reserve set aside, Church Street and Mannington Street took shape, with Southgate Street providing access to Royal Park from Flemington Road. In 1866 an area of land incorporating the church reserve and adjoining Royal Park on the east—and bounded by Southgate Street in the south and Moonee Ponds Creek on the north and west—was alienated from the park and subdivided for residential development (Noone 1866). This subdivision comprised a series of long parallel allotments that fronted Manningham Street and had backed on to the Moonee Ponds Creek (Figure 20).

In 1879 a railway line was constructed through Royal Park, which passed through the West Parkville area via a rail bridge across Manningham Street. Development was more concentrated in the southern area of West Parkville, where house blocks were smaller and more concentrated. There was limited further subdivision of the long allotments in the northern section of West Parkville, probably on account of the low-lying land that was swampy in parts and probably prone to flooding from the Moonee Ponds Creek. In an aerial photo dated 1951 these long allotments of the 1866 subdivision remain visible. In the 1960s, land on the western side of the 1866 subdivision was acquired for the construction of the Tullamarine Freeway, carried out by the Melbourne & Metropolitan Board of Works (MMBW); the freeway was officially opened in 1970. This shortened many of the long allotments. From the 1970s onwards the northern area was further developed with high-density housing, including flats, apartments and townhouses.

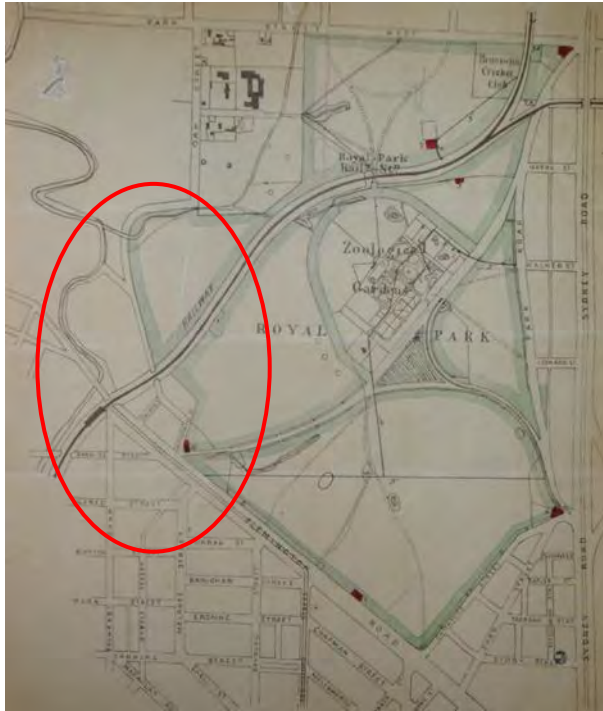


Figure 483. Royal Park, c1876. The red circle encompasses the indicative area known as West Parkville, within the broader context of Royal Park, Parkville (north and east), and North Melbourne (west). (Source: Royal Park Reserve File, with GML overlay)

PRECINCT HISTORY

St George's Church of England

St George's Church Precinct is on the Country of the Wurundjeri Woi-wurrung people of the East Kulin. It comprises a subdivision of Crown Allotments 4, 5 and 6 of Section 98, Royal Park, Parish of Jika Jika.

In 1851, Governor Charles La Trobe reserved a parcel of land for the Church of England, comprising the study site. In 1854, a wooden building was constructed on the land and used by the Church of England for church services and a Sunday school. The outline of the building can be seen in Figure 484. According to the *Herald*, the school was often without a teacher and the church services were irregular. The building eventually fell into disrepair and was sold and removed from the site (*Herald*, 18 December 1916: 3).



Figure 484. Extract from Kearney's 1855 *Plan of Melbourne and its Suburbs*, showing the 1854 Church of England building on the land. (Source: State Library Victoria)

The church reserve, comprising three separate lots in Section 98, and adjoining the western edge of Royal Park, was formally reserved in 1868 (VGG, 4 Feb 1868: 321). In January 1873, the incumbent minister of St Mary's Church in Flemington held a meeting in the parish to consider providing a church and Sunday school 'for the people of the immediate neighbourhood', as St Mary's was over 1 mile from the reserved land near Royal Park. In 1876, a small timber building with capacity for 200 people was constructed at the site. According to the *North Melbourne Advertiser*, the building was constructed by a local parishioner, J Raper, 'as a free gift to the new church' (*North Melbourne Advertiser*, 7 April 1876: 3). The opening service of the new 'St George's Church of England' was held on 2 April 1876 (*North Melbourne Advertiser*, 7 April 1876: 3). Reverend Potter of St Mary's noted at the opening service that there was a great need for a church for the residents of Hotham Hills and Flemington, as St Mary's Church and Sunday school were too far away for parishioners to attend 'except in the finest weather' (*North Melbourne Advertiser*, 7 April 1876: 3; *Church of England Messenger and Ecclesiastical Gazette for the Diocese of Melbourne and Ballarat*, 13 April 1876: 9).

In 1880 the land was formally given as a Crown grant to the Church of England in the Diocese of Melbourne (CT Vol 1159 Fol 630 and Victorian Government Gazette, 16 January 1880: 36).

The St George's Church of England property is first referenced in the 1882 Rate Book, noting 'land allotments 4 5 6 Sec 98' (RB 1882). The following year, the Church of England Trustees were listed as the owner of a 'brick villa 9 rooms bath scullery & shed' occupied by the incumbent of St George's Church, Reverend Robert Short (RB 1883; *Leader*, 29 July 1899: 36). There is no associated church listed in the rate book, possibly because churches were exempt from council rates. In the 1890s a

more substantial brick church was constructed, and the small timber building was converted for use as a Sunday school and hall. Reverend Robert Short lived in the brick villa until he retired in 1897 (*Leader*, 29 July 1899: 36).

The 1903 Melbourne and Metropolitan Board of Works Detail Plan shows the building footprint of the St George's Church, school building and the brick villa used by the church minister (see Figure 485). The St George's Church and Sunday school hall are also shown in Figure 487.

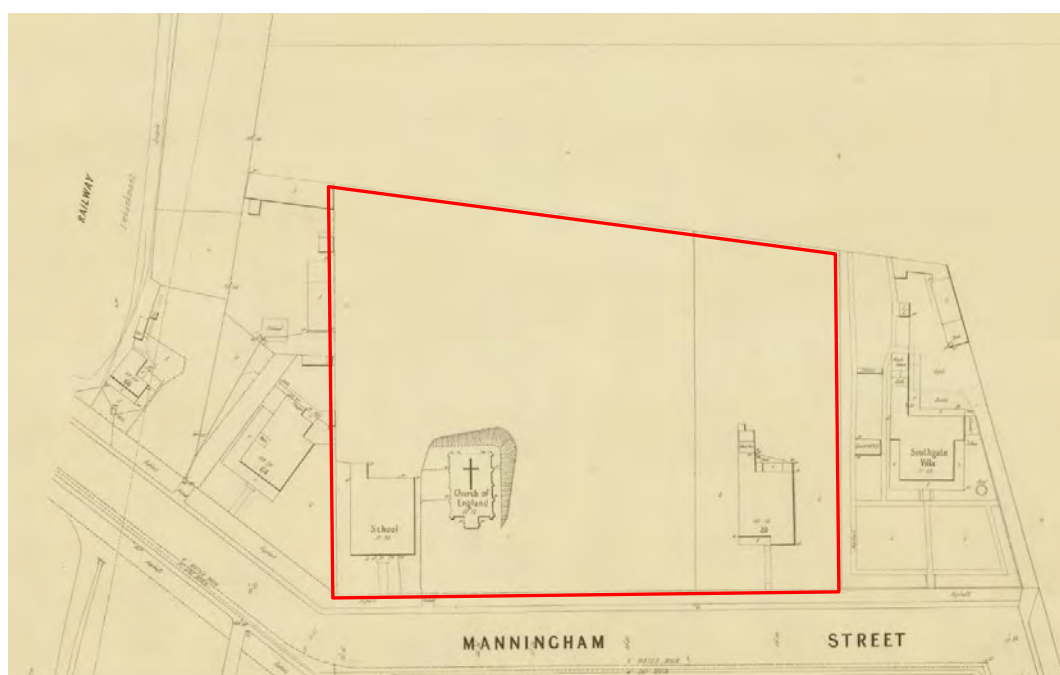


Figure 485. Extract from Detail Plan No. 1143 prepared by the Melbourne and Metropolitan Board of Works in 1903, showing St George's Church of England, the adjoining school and hall, and the brick villa used as the minister's residence to the east (denoted in red outline). (Source: State Library Victoria)

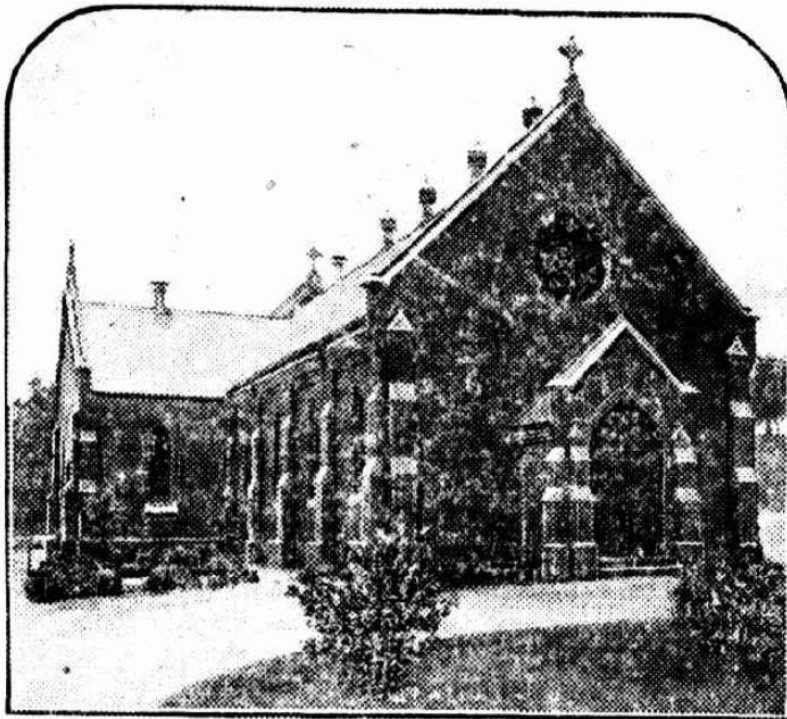


Figure 486. Extract of 1916 newspaper article depicting the new brick St George's Church. (Source: *Herald*, 18 December 1916: 3)



Figure 487. St George's Church of England and Sunday school hall, Parkville, viewed from Manningham Street. (Source: State Library Victoria, Accession No: H90.137/105)

Subdivision

In 1925 the new Parish of Flemington was formed, and construction commenced on the new St George's Church at the corner of Baroda and Lucknow streets in the neighbouring suburb of Travancore. According to a statement made by the diocesan authorities in 1926, the St George's Church and associated buildings at Royal Park 'are not in the best available position now the new Travancore Estate has lately been built upon' (*Age*, 1 May 1926: 6). The new St George's Church in Travancore incorporated windows from the original church in Manningham Street, and was opened for services in 1926. The former St George's Church in Manningham Street closed upon the opening of the new church. It appears that by 1929 the church and school buildings had been removed and the land subdivided, as shown in Figure 488. The brick villa on the church property at 20 Manningham Street was retained on Lot 5. A new roadway, St Georges Grove, was formed perpendicular to Manningham Street in the subdivision (*Argus*, 25 May 1929: 2).



Figure 488. Twelve allotments formed by the 1929 subdivision of the former St George's Church land. (Source: CT Vol 1159 Fol 630)

In May 1929, the auction of subdivision allotments was advertised in the *Argus*, spruiking the sale of an eight-room brick villa and ten villa sites with frontages of 51 ft and depths to 106 ft. The sites were described at the time as:

The most convenient and delightful situation, within stones throw Flemington Road, Electric Tram and Railways Station, and immediately adjoining the Royal Park. The choicest sites in the District (Argus, 22 May 1929: 2).

The first allotment was sold in March 1931, with all but one allotment sold by December 1935 (Table 1). The proposed St Georges Grove wasn't constructed by the City of Melbourne until 1936, when tenders were invited for the work (Argus, 20 June 1936: 16).

Table 1. Transfers of allotments in 1929 subdivision of former St George's Church property.

Date	Purchaser	Transfer No.	Lot No.	Street Address
4 May 1931	Bernard Gordon	1480362	5	20–24 Manningham St
5 May 1932	Richard Hugh Jones	1494428	3	30–32 Manningham St
29 Aug 1932	Donald Andrew Gibson	1507991	9	11–13 St Georges Grove
28 May 1934	Sarah Monaghan	1544339	4	26–28 Manningham St
7 Sep 1935	Edith Joyce Iveson	1589276	2	34–40 Manningham St
12 Oct 1935	Horace Percy Burt, Mary Jane Burt and Ivy Constance Burt	1592768	6, 7, 8	1–5 St Georges Grove
7 Dec 1935	Gladys Smilie Wallace and Robert Gordon Wallace	1598351	10	4–10 St Georges Grove
2 Aug 1949	Florence Sophia Dunn	2235030	1	42–44 Manningham St

By 1935 there were houses at 30–32 and 20–24 Manningham Street, but the other allotments remained undeveloped. By 1937 two double-storey flats and a pair of a maisonettes had been built on allotments fronting St Georges Grove, and double-storey flats had been constructed on the corner of St Georges Grove and Manningham Street (34–40 Manningham Street). There was no further development on the remaining land between 1937 and 1946, possibly due to the advent of the Second World War. Houses were subsequently built at 12–14 St Georges Grove in 1946, 26–28 Manningham Street in 1951, and 11–13 St Georges Grove and 42–44 Manningham Street in 1959.

The original housing stock from the subdivision remained substantially intact for much of the twentieth century. In early 1983, a townhouse was built to replace the 1946 dwelling at 12–14 St Georges Grove. In 2015, four townhouses designed by Mancini Made were constructed at 11–13 St Georges Grove. This development replaced a single-storey Modernist house designed by Bogle & Banfield in 1959, best known as the designers of Total Carpark in Russell Street, Melbourne, now included in the Victorian Heritage Register (H2329) (Heritage Alliance 2008: 160). The last development in the precinct was in 2018, when four townhouses were built at 42–44 Manningham Street, replacing the single-storey house dated 1959.

PLACE HISTORIES

The following places are listed in chronological order of development.

30–32 Manningham Street

Lot 3 was conveyed in January 1932, to Richard Hugh Jones. Before the transfer was formally registered on the certificate of title, a building application was lodged in August 1929 for the 'erection of dwelling & garage' for an estimated cost of £1000 (11705). Later the same month, an application was submitted for a fence (H1332). The 1931 Rate Book records Richard Hugh Jones as the owner and occupier of 30 Manningham Street, and the dwelling is described as a brick house comprising six rooms. The Melbourne Building Application Index (MBAI) contains a list of subsequent works to the property, including alterations in 1967 and 1987.

20–24 Manningham Street

An application was lodged in November 1929 for alterations and additions to 20 Manningham Street, with an estimated value of £1700 (12025). Less than two years later in May 1931, Bernard Gordon purchased Lot 5, which comprised a brick villa 'slate roof, 8 rooms, bathroom and washhouse, land 75 ft x 225 ft' known as 20 Manningham Street (*Argus*, 22 May 1929: 2). According to the 1932 Rate Book, Benjamin Gordon is listed as the owner and occupier of the property. When Gordon died in July 1933, his widow Eva continued to occupy the house.

34–40 Manningham Street

In August 1935, an application was lodged for the 'erection of flats' for an estimated cost of £3597 (MBAI 16624). An application for the construction of a fence had been made earlier in 1930 (MBAI H1439). The 1937 rate book named Rupert Francis Bullen as the owner of 'brick flats (4)', each with four rooms, occupied by Robert John Lord and others.

4–10 St Georges Grove

According to the rate books, 4–6 and 8–10 St Georges Grove (each consisting of four flats) were rated separately, the former owned by James Hamilton Phillips, and the latter by Emma Aseneath Phillips. Together these properties formed a complex called 'St Georges Close'. An application for the construction of the dwellings and a fence, for an estimated cost of £1450, was lodged in November 1935 (MBAI 16874 and H183).

1–5 St Georges Grove

In 1935, Horace Percy Burt, Mary Jane Burt and Ivy Constance Burt purchased one of the allotments in the subdivision. The property is described as land in the 1936 rate book. There is no record of the original building application, but in the 1937 rate book, the Burts were identified as the owners of two 'brick flats'. The Burt family occupied No. 1 and John Cockerill Junior occupied No. 2.

7 and 9 St Georges Grove

The original building application for this site is not noted on the MBAI, although there is an application for a fence in April 1930 (MBAI H1440). The 1937 rate book records Robert Gordon and Gladys Emily Wallace as the owner of two brick houses (semi-detached), each with five rooms. An application was lodged for a fence in December 1957.

In November 1968, an application was lodged for the construction of a shed at 9 St Georges Grove (MBAI 40193). In July of the following year, an application was lodged for the construction of a double-storey brick addition at the rear of No. 9 for an estimated cost of \$5500 (MBAI 40674). This was followed by an application in October for 'alterations to dwelling' for an estimated cost of \$6000 (63852).

In February 1987, an application was lodged for the construction of an addition at the rear of No. 7 for an estimated cost of \$35,000, followed by an application for a carport in August 1988 (MBAI 63852 and 64981). There was also an application made for a swimming pool at No. 7 in 1962 but this does not appear to have been approved (MBAI 55935). ‘

26–28 Manningham Street

An application was lodged on 13 March 1951 for the construction of a fence and dwelling at 26–28 Manningham Street for an estimated cost of £5000 (MBAI 25887). Prior to this date, there was an application to erect a fence in August 1927 (MBAI H1337). The 1952 rate book lists Colin William Jackson as the owner and occupier of a five-room brick house at the property.

PRECINCT DESCRIPTION

The St George's Church Precinct is on the north side of Manningham Street, between the intersection of Church Street and Southgate Street (Figure 489). St Georges Grove, a cul-de-sac that ends at the boundary of Royal Park, divides the precinct. The precinct includes numbers 1–5, 7 and 9 on the west side; numbers 4–10 on the east side of St Georges Grove; and numbers 20–24, 26–28, 30–32 and 34–40 on the east side of Manningham Street.

The residences in the precinct are single-storey houses, maisonettes or double-storey flats, built in a range of domestic architectural styles that are typical of the interwar period (Spanish Mission, Old English and Moderne), or postwar vernacular. Most of the existing residences were built between 1929 and 1937, yet 26–28 Manningham Street was built in 1951. The houses at 12–14 and 11–13 St Georges Grove (1946 and 1959 respectively) and 42–44 Manningham Street (1959) were demolished and replaced with townhouse developments in 1983, 2015 and 2018 respectively.



Figure 489. Aerial view of the St George's Church Precinct. The original 1929 subdivision boundaries are denoted by the red outline. The St George's Church Precinct is shaded. (Source: Nearmap, with GML overlay)

30–32 Manningham Street

Built in c1929, 30–32 Manningham Street is an interwar house with Spanish Mission elements. It is situated in a prominent position on the corner of Manningham Street and St Georges Grove. Its setting is enhanced by a generous garden setback, original low brick fence and original double-bay garage that fronts onto St Georges Grove. The house is of brick construction with textured render walls and a hipped tile roof with overhanging eaves. The house is noteworthy for its highly intact Spanish Mission design elements, including the triple arched portico with barley twist columns set atop a balustrade with decorative detailing, and tripartite windows, also with barley twist columns. There are no alterations or additions visible from the public domain.



Figure 490. Front view of 30–32 Manningham Street. (Source: GML 2022)



Figure 491. 30–32 Manningham Street from St Georges Grove. (Source: GML 2022)

1–5 St Georges Grove

Built in 1937, the pair of flats at 1–3 St Georges Grove are a fine example of the Old English style. The flats demonstrate typical characteristics of the style, including asymmetrical form with projecting side volumes, high-pitched gable roof with terracotta tiles, fine clinker brick detailing, decorative brickwork to the lintels and some brick corbelling, and a prominent tall chimney. The flats have a generous setback from St Georges Grove behind a low brick fence. There are no visible alterations or additions from the public domain, except for a freestanding carport on the eastern elevation.



Figure 492. 1–3 St Georges Grove, Parkville. (Source: GML 2022)

7 and 9 St Georges Grove

Built in c1937, 7 and 9 St Georges Grove are a pair of single-storey maisonettes (double-storey at the rear) built to appear as a single house. The maisonettes are of brick construction and exhibit the influence of the Old English style, including a gable roof with terracotta tiles, a wide gable-fronted façade with brick corbelling, timber-framed windows, and a clinker brick chimney positioned at the centre of the principal façade.

There are no visible alterations or additions from the public domain, except for a carport with a tiled skillion roof attached to the primary roof form at No. 7, and a free standing, flat-roofed addition at the rear of No. 9.



Figure 493. 7 St Georges Grove, Parkville. (Source: GML 2022)



Figure 494. 9 St Georges Grove, Parkville. (Source: GML 2022)

34–40 Manningham Street

Built in 1935, 30–34 Manningham Street is a block of interwar flats reflecting the influence of Old English and Moderne styles. Set behind a high garden hedge, the building has a prominent position on the corner of Manningham Street and St Georges Grove. The building is of brick construction with a terracotta-tiled hipped roof and overhanging eaves. Although detailing is simple, the use of clinker bricks at the exterior walls and chimney, as well as the decorative brickwork to the lintels, reflects the Old English style. Decorative horizontal lines at the timber-framed windows and doors are a subtle reference to the Moderne style. Fronting St Georges Grove is the original double-bay car garage, which contributes to the interwar heritage setting of the precinct.



Figure 495. View of 34–40 Manningham Street, Parkville, from the corner of St Georges Grove. (Source: GML 2022)



Figure 496. View of 34–40 Manningham Street, Parkville, from St Georges Grove. (Source: GML 2022)

‘St Georges Close’, 4–10 St Georges Grove

Built in 1935, ‘St Georges Close’ at 4–6 and 8–10 St Georges Grove is a double-storey block of flats reflecting characteristics of the Moderne style. The complex is U-shaped in plan and consists of eight flats with clinker brick walls, a hipped terracotta-tiled roof with overhanging eaves, and prominent tall chimneys. The complex emphasises curved edges and horizontal lines that are typical of the Moderne style and demonstrated by the curved rendered balconies and decorative horizontal lines across the window panels. The front boundary fence is not original.



Figure 497. 4–10 St Georges Grove. (Source: GML 2022)

20–24 Manningham Street

20–24 Manningham Street is a single-storey house originally built in about 1882. It underwent significant alterations in 1931–32, rendering the original house unrecognisable. The house is set back from and elevated above the street, providing space for a car garage below the house. The house is of brick construction with rendered exterior walls and a terracotta-tiled gable roof with a prominent projecting front gable. The house reflects some decorative elements typical of the interwar period, including panels of face brickwork, curved edges at the porch entrance, Cordova tiles along the front gable parapet, and leadlight windows.



Figure 498. 20–24 Manningham Street, Parkville. (Source: GML 2022)



Figure 499. 20–24 Manningham Street, Parkville. (Source: GML 2022)

26–28 Manningham Street

26–28 Manningham Street, built in 1951, is a single-storey house and a fine example of the postwar vernacular. Constructed of cream bricks with a tiled hip roof, the house has a deep setback above street level. The primary elevation has a prominent projecting front room and balcony above a double-bay garage. It bears characteristics typical for the early postwar period, particularly evident in the clean square lines of the cream brick parapet and deep overhanging eaves. The setting is enhanced by a visually prominent low stone garden wall, zoned sloping garden, and painted iron fencing with decorative detailing. The house is the only place built in the postwar period that remains extant in the precinct.



Figure 500. 26–28 Manningham Street, Parkville.
(Source: GML 2022)



Figure 501. 26–28 Manningham Street, Parkville.
(Source: GML 2022)

INTEGRITY

The St George's Church Precinct has a high degree of intactness and integrity, with few changes to original or early elements of the houses built from the late 1920s to the early 1950s. Overall, the visual cohesion of the group is strong: all dwellings are largely intact, and each retains key characteristics of domestic architectural styling that was popular during the interwar and postwar period. All houses retain their original built form, including roof form, materiality, pattern of fenestration and garages. They all retain their original timber-framed windows, except for 20–24 Manningham Street, where the front windows have been replaced with aluminium-framed windows.

Alterations and additions that are visible from the street include a free-standing carport at the front of 1–5 and 7 St Georges Grove, which is somewhat intrusive to the latter. Minor alterations appear to have been made to the primary façade of 20–24 Manningham Street, but this has little impact on the integrity of the group overall.

Although three townhouse developments have replaced houses built during the late 1940s–1950s, these are on the edge of the precinct and do not impact the precinct as a cohesive and unified grouping of interwar and postwar buildings.

COMPARATIVE ANALYSIS

The precinct comprises single-storey houses, maisonettes and double-storey flats built in a range of domestic architectural styles typical of the interwar period, including Spanish Mission, Old English Revival, and Moderne. Most houses were built between 1929 and 1937; 26–28 Manningham Street, in contrast, was built in 1951 but is compatible stylistically

Within the City of Melbourne, consistent and concentrated layers of interwar development are largely represented in shopping strips such as those along Franklin Street, Melbourne (HO7 Queen Victoria Market Precinct), and industrial buildings such as those along Batman Street, Jeffcott Streets and Boughton Place, West Melbourne (HO770 Inter-war industrial precinct). In the case of residential precincts, housing development in existing Heritage Overlay precincts range from the mid-nineteenth

century through to the postwar period, but the Victorian period predominates. This is particularly evident in Carlton (HO1), North and West Melbourne (HO3), and Kensington (HO9).

Within the City of Melbourne, pockets of similar or comparable housing stock from the historical period comparable with the St George's Church Precinct are included in one precinct in the Heritage Overlay, two recently reviewed precincts, and one precinct recommend as part of this study, as follows.

East Melbourne and Jolimont Precinct (HO2)

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, and major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries; Wellington Parade bisects the precinct. Because of the relatively large allotments and elevated position, the area attracted affluent residents. Victorian-era development predominates the precinct, but there are some examples of later construction through to the interwar period. Garden Avenue, off the east end of Wellington Parade and adjoining the railway cutting, is associated with an interwar subdivision of a former foundry site. The complex includes seven three-storey buildings designed in the Moderne style by architect IG Anderson, and built between 1938 and 1941.

North and West Melbourne Precinct (HO3)

The North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian-era development predominates, particularly from the late nineteenth century. In 1911, the former Benevolent Asylum was closed and opened up for residential development on Victoria, Curzon, Abbotsford and Elm streets. Construction began from the mid-1910s and predominantly consisted of single-storey Edwardian villas and interwar bungalows, including freestanding houses and semi-detached pairs.

South Yarra Precinct (HO6 reviewed as part of the South Yarra Heritage Review)

HO6 South Yarra Precinct covers the area between the Yarra River and Fawkner Park, and is bounded by Alexandra Avenue, Punt Road, Toorak Road, St Kilda Road, Bromby Street, Domain Street, Domain Road and Anderson Street. Occupying elevated land and in proximity to the city centre, merchants, professionals and wealthy speculators were drawn to the area following the Crown land sales of the 1840s onwards. Subsequent subdivisions and resultant nineteenth-century building stock are well represented across the precinct. Throughout the twentieth century, vacant lots were taken up for further (predominantly residential) development. Beginning in the interwar period, South Yarra became a focus for the development of flats. Low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929, and the proceeding Great Depression. Furthermore, Area 3 (Marne Street) in the precinct is distinguished for its interwar subdivision, which occurred following the demolition of a Victorian mansion called 'Maritimo', in the late 1920s. The intact streetscape includes representative examples of almost every interwar architectural style and the work of some of Melbourne's most prominent architects of the period.

South Parkville Precinct (recommended as part of this Review)

The South Parkville Precinct consists of land excised from Royal Park in 1872. It was developed with nineteenth-century terrace housing and is remarkably intact and consistent. It includes streets of high integrity and some of the best examples of historical terrace rows in Victoria. Gatehouse Street consists predominantly of two-storey Victorian terraces and addresses Royal Park. Park Drive has a consistent Victorian character and is distinguished by its width and central median. On the eastern side, there are several large and prominent Victorian villas on substantial if irregular allotments, including some on corners. There is some interwar and postwar development, particularly interwar flats along Morrah Street.

DISCUSSION

The St George's Church Precinct is comparable to the above examples as a suburban precinct that was formed following the subdivision of the former St George's Church in 1929. The precinct consists of largely intact examples of several interwar domestic architectural styles, including Spanish Mission, Old English and Moderne, and one surviving example of the postwar vernacular.

The precinct is not directly comparable with the South Parkville Precinct. Although the precinct includes representative examples from the interwar period, and some postwar examples, these are generally limited to scattered infill development within the established nineteenth-century housing stock.

The precinct is directly comparable with North and West Melbourne Precinct (HO3), East Melbourne and Jolimont Precinct (HO2) and South Yarra Precinct (HO6), which all include small pockets of residential development that were created following the subdivision of the former Benevolent Asylum, a former foundry site, and the former Maritimo estate, respectively.

The precinct is distinguished from HO3, as the former Benevolent Asylum subdivision occurred almost two decades earlier and reflects residential development from the Edwardian period through to the interwar period. Similarly, the precinct is distinguished from HO2, which includes a concentrated group of interwar flats designed in the Moderne style. In contrast, the St George's Church Precinct reflects a range of domestic architectural styles typical of the interwar and postwar periods.

The precinct is most directly comparable with HO6 Area 3, which also includes a range of interwar architectural styles. The housing stock within Area 3 was designed by some of the most prominent architectural firms in Melbourne at the time and are some of the finest representative examples of their typology in the City of Melbourne. While the housing stock within the St George's Church Precinct demonstrates a range of interwar and postwar architectural styles, they are comparatively more modest. However, this is likely a reflection of the predominantly working-class demographic of West Parkville and remains important as an interwar subdivision within Parkville more broadly.

Overall, St George's Church Precinct is an important and largely intact example of an interwar residential subdivision. The precinct retains most of the original housing stock built from 1929 to 1951. Although there are some contemporary townhouses on the edge of the precinct, they don't detract from the consistent and highly intact places within the original subdivision area. It is distinguished from the broader pattern of residential development in Parkville, which is predominantly characterised by nineteenth-century housing.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an Individual Heritage Place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
106425	Manningham Street	20–24		Contributory	Significant
106424	Manningham Street	26–28		Contributory	Significant
106423	Manningham Street	30–32		Contributory	Significant
106422	Manningham Street	34–40		Contributory	Significant (applies to both frontages)
108613	St Georges Grove	4–10	St. Georges Close	Contributory	Significant
108608	St Georges Grove	1–5	Devon	Contributory	Significant
108609	St Georges Grove	7		Contributory	Significant
108610	St Georges Grove	9		Contributory	Significant

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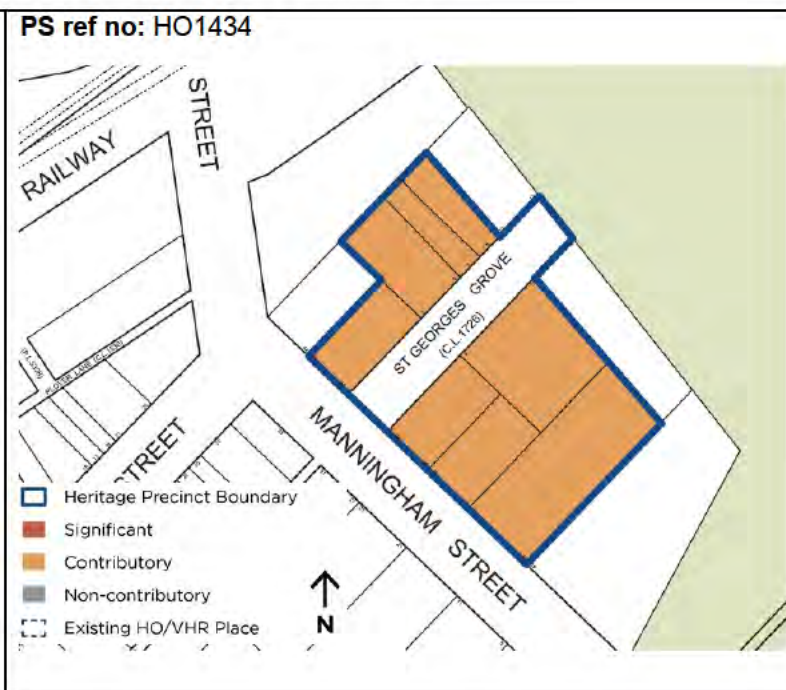
North Melbourne Advertiser, as cited.

Victorian Government Gazette, as cited.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), Ungraded
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: St George's Church Precinct

<p>Heritage Place: St George's Church Precinct</p>	<p>PS ref no: HO1434</p> 
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What is significant?

St George's Church Precinct in Parkville, comprising 1–5, 7 and 9, and 4–10 St Georges Grove and 20–24, 26–28, 30–32 and 34–40 Manningham Street, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- houses, flats and maisonettes constructed between 1929 and 1951, as shown on the precinct map
- expression of individual detailing and architectural styles across the group, which includes rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and all extant chimneys
- consistent street setbacks
- fences at 20–24, 26–28 and 30–32 Manningham Street
- the double bay garages at 34–40 and 30–32 Manningham Street (fronting St Georges Grove), and 20–24 and 26–28 Manningham Street.

Non-original alterations and additions to the contributory buildings, including the carports at 1–5 and 7 St Georges Grove, Parkville, are not significant.

How it is significant?

St George's Church Precinct is of local historical and representative significance to the City of Melbourne.

Why it is significant?

The St George's Church Precinct is of historical significance as evidence of a period of concentrated interwar and postwar residential development, associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, with the remaining undeveloped land built on following the Second World War, from 1946 to 1959. The St George's Church Precinct is distinctive within Parkville as the only example of an interwar residential subdivision. It is distinguished from the broader pattern of residential development in the locality, where interwar and postwar infill developments have been made within the established nineteenth-century residential precincts. (Criterion A)

The St George's Church Precinct is of representative significance as an intact group of dwellings that represent typical domestic architectural styling popular during the 1930s through to the early 1950s. While the residences express a lively sense of individuality through their mixed architectural style (Spanish Mission, Old English, Moderne, postwar vernacular aesthetic), and built form (single-storey houses, maisonettes, and double-storey flats), they share features typical of the era including hipped roof forms, rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and chimneys (all of which are extant). The distinctive character of the precinct is enhanced by the retention of the consistent setback pattern, original car garages and fences. (Criterion D)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: South Parkville Precinct

STREET ADDRESS: Benjamin Street, Bayles Street, Butler Lane, Degraives Street, Flemington Road, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, Wimble Street.

PROPERTY ID: See the Precinct Category Schedule



SURVEY DATE: January–March 2022 **SURVEY BY:** GML Heritage

PLACE TYPE: Heritage Precinct **EXISTING HERITAGE OVERLAY:** HO4

PROPOSED CATEGORY:	Refer to schedule	FORMER GRADE / CATEGORY:	Various
DESIGNER / ARCHITECT / ARTIST:	Refer to history	BUILDER:	Refer to history
DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1868–1945

THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
1 Living on Country	--
6 New kinds of work	

HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development
3.7 Commercial development	3.6.2 Building homes
3.10 Education	3.6.3 Development of flats
	3.7.1 Markets and retail
	3.7.3 Hotels
	3.7.4 Guesthouses and holiday accommodation
	3.10.3 Tertiary education

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as an amendment to HO4 Parkville Precinct.

Extent of overlay: Refer to map

SUMMARY

The South Parkville Precinct includes Benjamin Street, Bayles Street, Degraeves Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, lanes on either side of Ievers Reserve, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, and Wimble Street, Parkville. The earliest use of this land after European settlement was as part of a large reserve for public parkland in 1844. Part of the

area was set aside for a hay, corn and horse market, which was evident by 1855 (Kearney 1855). Other early uses were for agricultural show purposes (1855–70), and a pound. Following a series of subdivisions in 1868, 1875, 1878 and 1879, the current residential street layout of the precinct was established as well as a market area bounded by Sydney Road (now Royal Parade), Story Street, Park Drive, Flemington Road, and Grattan Street. Known as the Northern Market, this area was enclosed with a tall brick wall in 1888. In 1908, at its western end, 4 acres of the market were allocated for use as a veterinary college. The first buildings on this site were constructed at this time. The veterinary college retained the high brick wall that had been built for the market in 1888. University High School was developed from 1929 on the eastern end of the former Northern Market reserve, facing Story Street. The school complex maintains the same boundaries as the Victorian-era market, comprising a group of buildings within the western portion of the site, and the school oval in the east. The residential section of the precinct experienced its earliest and most intensive development between 1868 and 1901. It is characterised by highly intact streetscapes of brick Victorian Italianate single and double-fronted terraces and detached villas. It contains one of the most intact and concentrated collections of Victorian Italianate-style residences (ranging from cottages through to large two-storey villas) in Victoria, and demonstrates the variation and richness of detail of the style that was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. Later development in the precinct between 1901 and 1945 was largely on unbuilt land rather than through the demolition of earlier places, and consists of individual houses dating from 1901 to 1929, and flats dating from 1930 to 1945. This later development sits comfortably within the streetscapes, and supports the prevailing nineteenth-century urban character of the area. This development continued to be of a high quality, resulting in a precinct with a rich combined architectural and streetscape character that represents key phases of residential development in the City of Melbourne. The aesthetic qualities of the precinct are enhanced by views afforded across the rears of properties, particularly from Levers Reserve. The precinct's character is enriched by its public realm elements, which include wide streets with central grassed median strips, Levers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone-paved lanes.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin. Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with

their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle class enclave in an area which, aside from a few middle class pockets in Carlton, was dominated by working-class housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

PRECINCT HISTORY

The southern portion of Parkville to the southeast of Royal Park is commonly referred to as 'South Parkville'. The South Parkville Precinct comprises multiple Crown allotments in Sections E–U in the Parish of Jika Jika.

In 1844, the entirety of South Parkville—the area south of Park Drive between Sydney Road and Flemington Road—was part of a larger area set aside as public parkland. The junction of Mount Alexander (Flemington) Road and Sydney Road (Royal Parade) marked the southernmost end of the parkland reserve, while Park Street formed its northern boundary. Before the mid-nineteenth century, the area north of Story Street (then known as Gill Street, and previously Market Street) had also—following the reservation of a much larger area of parkland—been tentatively set aside for various public purposes that never came to fruition, such as a school, a benevolent home, and various hospitals. By 1854, when Royal Park was formally reserved, the area south of the gully that roughly followed the line of present-day Gatehouse Street was excluded from the park reserve (Kearney 1855; Figure 1), with a view to retaining this area for other public purposes.

A site on Sydney Road, between Morrah Street and Story Street, was reserved for agricultural show purposes in 1855 and permissive occupancy was granted to the Port Phillip Farmers' Society (Kearney 1855; Figure 1).

In August 1856, the Mayor of Melbourne was given access to the triangular wedge of land bounded by Sydney Road, Flemington Road and Story Street to develop the Melbourne Corporation markets (Lewis 1996: 1). A site for a hay, corn and horse market, bordered on the north by Story Street and on the south by Grattan Street, had already been set aside by 1855 (Kearney 1855; Figure 1). A plan by Charles Troedel dated c1863–68 indicates the Northern Market Reserve, with a Hay Market on the north side of the intersection of Grattan Street and Sydney Road and a Horse and Cow Market on the triangular parcel of land south of Grattan Street (Figure 503). A pig market was operating here from the early 1870s (*Argus*, 27 July 1882: 5). From around the 1870s, the market was described as a horse, cow and pig market, and was known as the Northern Market. The market served Melbourne's early meat industry at a time when the local economy was largely driven by the pastoral industry. The market was still operating in the early twentieth century. The occupations of a number of residents of South Parkville in the early 1900s, including carters and stablemen, suggest a close association with the markets (ER 1910).

In 1870, the agricultural show moved to another site near Flemington. By 1872 part of the block between Morrah Street and Storey Street was reserved for a pound (Figure 505).



Figure 502. James Kearney, *Map of Melbourne and Suburbs*, 1855. (Source: State Library Victoria, Record ID 9921677283607636)



Figure 503. Plan by Charles Troedel dated c1863–68, prepared as part of an advertisement for land sales, showing the public reserves set aside in South Parkville south of Market Street (now Story Street). Plan is not to scale. (Source: State Library of NSW)

Development: 1868–1901

South Parkville was surveyed in the early 1850s and allocated to various public purposes. Market Street (now Story Street) was formed by 1855. It was not until early 1868, however, that land here was set aside for residential development.

Despite opposition from the Melbourne, Prahran and St Kilda city councils, and campaigns for the permanent reservation of parkland, the Victorian Government approved a plan in 1868 to sell residential allotments in an area of Royal Park along Sydney Road, an area of Royal Park close to Flemington Bridge, and land between Market Street, present-day Park Drive and present-day Royal Parade. This third area lies within the South Parkville Precinct. This suggests that South Parkville was developed in the first instance due to ‘financial pressures’ from the Victorian Government ‘rather than to the acceleration of population growth’ (Lewis 1996: 2).

South Parkville experienced its earliest and most intensive development during the Victorian period following the sale of Crown land in this area in 1868, 1875, 1878 and 1879 (Figure 3). The development of the residential section of this area is characterised by the large number of detached residences and terrace rows. While the area north of Morrah Street was developed for housing from 1868, the triangular area of land south of Morrah Street remained open space, occupied by public reserves. In 1879 the area south of Morrah Street and bounded by Market Street (now Story Street) was also given over for housing. By the end of the nineteenth century, South Parkville was substantially developed, and the Victorian character of the streetscape firmly established. A clear demarcation between the residential area north of Story Street, and the Northern Market reserve area south of Story Street, characterised the South Parkville area through the nineteenth century.

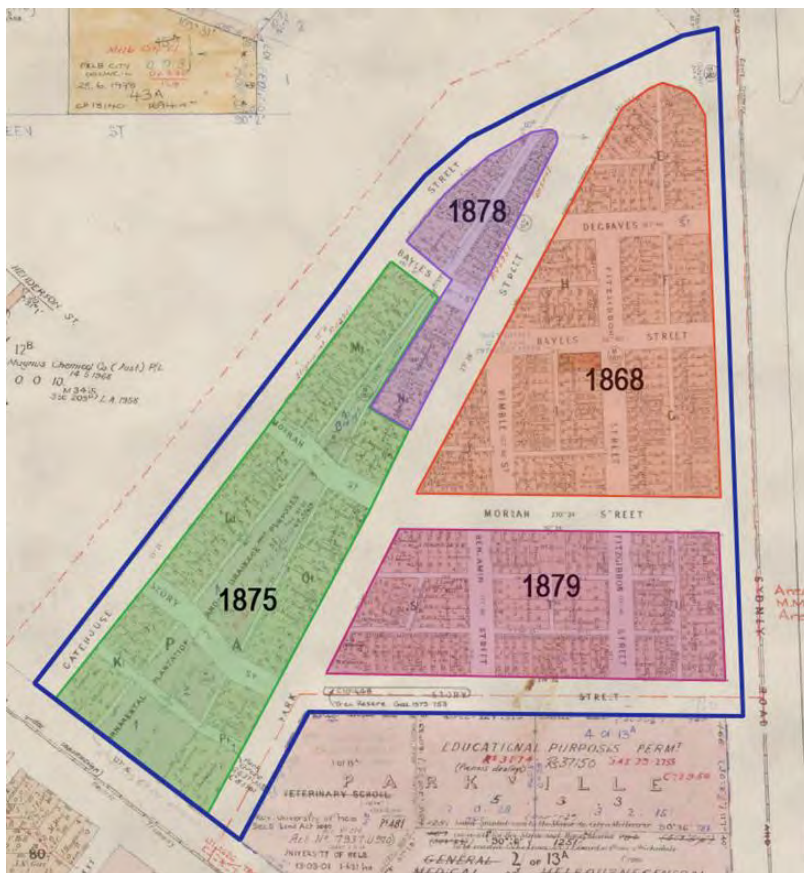


Figure 504. Residential area of South Parkville Precinct (outlined in blue), showing the series of subdivisions that occurred in the area. Note that the Northern Market to the south of the precinct is shown with new reservations for a veterinary school (1908) and educational purposes (1929). (Source: Parish of Jika, Public Record Office Victoria VPRS 16171 dated 2.04.24, with GML overlay)

The City of Melbourne enforced strict building controls in the subdivision in an effort to prevent the development of large concentrations of substandard housing that were common in many other earlier inner areas of Melbourne, and to develop the area for the middle class rather than the working class. Villas were favoured and building materials were restricted to brick and stone. Despite initial efforts to encourage 'villa residences', the subdivision of 1872 (Figure 505) for the triangular area earmarked for development in 1868 (north of Morrah Street) was developed with single-storey and single-fronted dwellings, and a sizeable proportion of homes were occupied by the working-class.

The Melbourne and Metropolitan Board of Works (MMBW) detail plans dated c1890s–1900s indicate that many of the early homes in South Parkville, which were developed from 1868, relied on wells and tanks, suggesting that these properties were developed before the area was connected to the Yan Yean water supply or before the water from Yan Yean was considered either reliable or palatable.



Figure 505. Plan of 'Building Allotments at the Royal Park, Parish of North Melbourne', 1872. (Source: State Library Victoria, Record ID 9921677283607636)

In 1875, the Government excised an additional area of Crown land from Royal Park for residential development in order to raise revenue (Lewis 1996: 2). This area comprised 62 allotments that faced Park Drive, Royal Park and Flemington Road (Age, 1 June 1875: 3). It included the area of Levers Reserve and was bounded by the newly formed Gatehouse Street (on the west) (City of Melbourne 2004: 39). Some residents of Park Drive opposed this development because they sought to retain their park views, but they were ultimately unsuccessful (Lewis 1996: 2). In 1878 an additional area of

land was excised from Royal Park, bounded by the northern ends of Park Drive (on the east) and Gatehouse Street (on the west) (Figure 506).

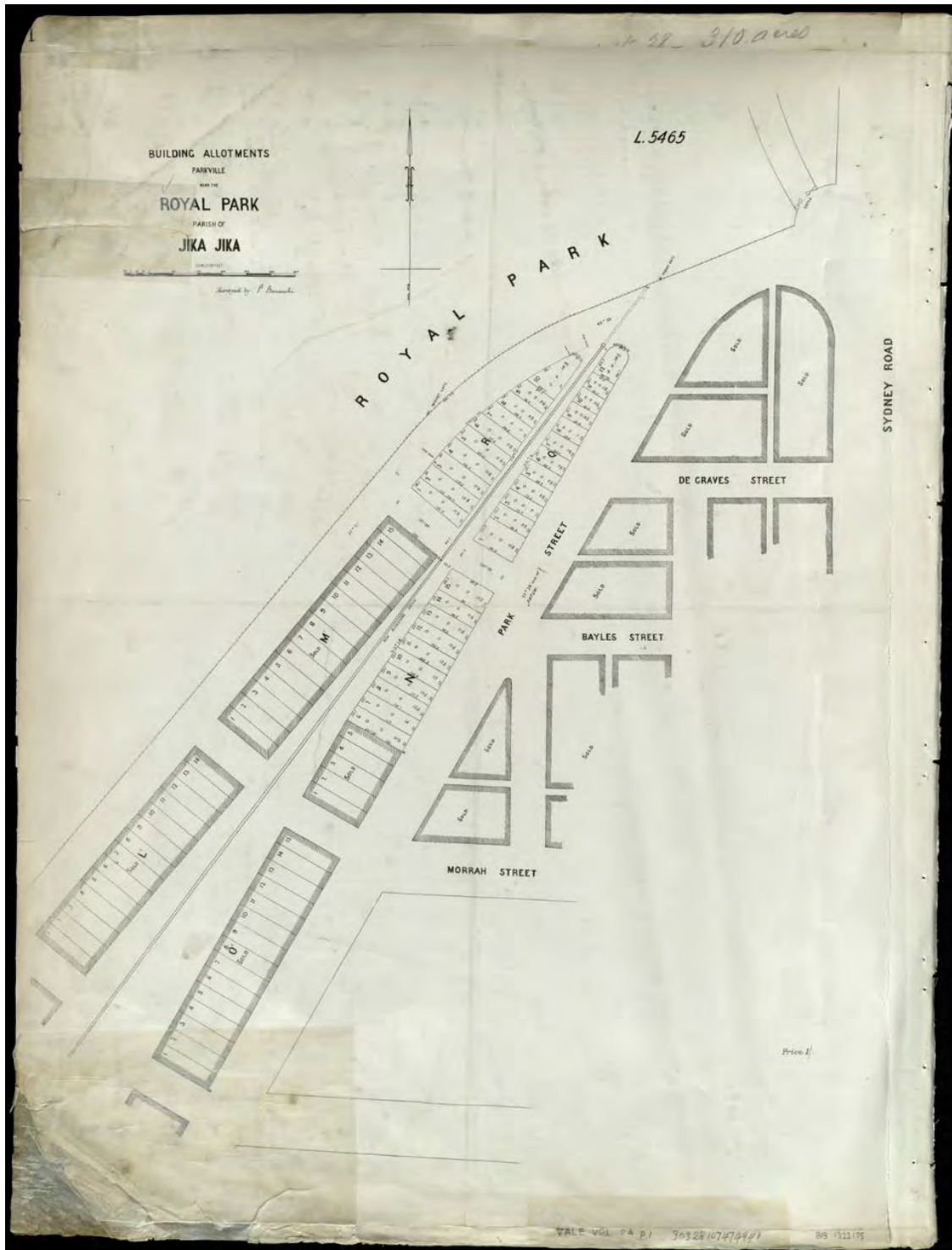


Figure 506. Allotments created in 1879, showing the formation of Park Drive. (Source: State Library Victoria, Record ID 9921677283607636)

A gully that ran alongside Gatehouse Street, which was excluded from the land set aside for sale, was drained by the City of Melbourne in the mid-1870s (City of Melbourne 2004, Precinct Report). This irregularly shaped linear strip, known as levers Reserve, was planted with trees, and reserved for ‘Ornamental Plantation and Drainage Purposes’.

In 1879, the last portion of the precinct, bounded by Story Street, Morrah Street, Park Drive and Sydney Road, was subdivided and put up for sale (Figure 507). Prior to 1879, this block had been open space, occupied by the little-used (and then abandoned) agricultural show reserve and the council pound. There was historically a discernible difference between these two areas, with a number of industrial operations present in the southernmost section, including a wood yard. Historian Chris McConville has noted that ‘Morrah Street for long was a social divide in the suburb’ (McConville 1989: 131). Working-class housing is evident in the north–south running Benjamin Street, although the northern side of Story Street, which originally faced the livestock market, developed with predominantly middle-class housing in the form of relatively consistent double-story terrace houses.

Middle-class aspirations for a salubrious suburban area were somewhat at odds with the proximity of houses in Story Street to the livestock market. The market site had been the source of complaints since the early 1880s, due to poor drainage (*Leader*, 7 June 1884: 27). Following ongoing complaints from residents of South Parkville about the unpleasant sounds and smells emanating from the market, the City of Melbourne built a high brick wall around the market reserve in 1888. This was built to a design by the City of Melbourne architect William Salway, who also designed the Meat Market and the Queen Victoria Market. A remnant of this wall survives in Story Street and Park Drive (VHR 1920, Figure 515). The construction of the high brick wall may have allayed middle-class concerns about the market as an eyesore, and encouraged development in Story Street.

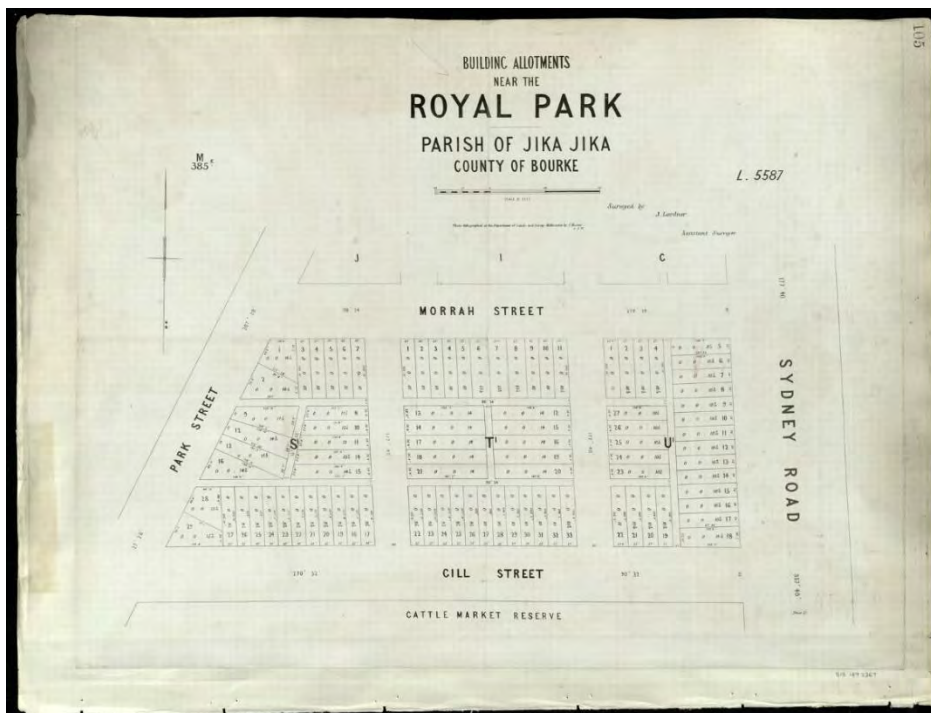


Figure 507. Plan dated 1879, titled ‘Building allotments near the Royal Park, Parish of Jika Jika, County of Bourke’. (Source: State Library Victoria, Record ID 9914733673607636)

By the 1880s, South Parkville was taking shape as a residential area that was well connected with other parts of the city. There were transport links established, including trams and the railway. A cable tramline, connecting central Melbourne with Brunswick, was constructed on Sydney Road (Royal Parade) by the City of Melbourne in c1883–84 (*Argus*, 1 November 1884: 13).

There were also several shops, including a grocer and a baker, a post office (1885), and the first community buildings. Shops were clustered at the corner of Royal Parade and Morrah Street. A Presbyterian Church Hall, known as Parkville Hall or College Hall, was built in Gatehouse Street in 1888 to serve the local community.



Figure 508. A brick terrace row of five houses on the south side of Morrah Street, built c1870s–80s. (Source: National Trust of Australia (Vic) 1970s)

Apart from the concentration of markets in South Parkville, and a scattering of other shops and businesses, commercial operations in Parkville were limited during the late-nineteenth century. An exception was the Parkville Laundry, which was operating off Park Drive, north of Morrah Street, by the early 1890s (*Age*, 5 September 1893: 8; MMBW 1150, 1897), and the large premises of Jageurs and Sons, monumental masons, situated on Royal Parade between Degraives and Gatehouse Street (Figure 509 and Figure 510).



Figure 509. MMBW Detail Plan No. 1150, dated 1897, showing the location of the Parkville Laundry outlined in red. (Source: State Library Victoria, record ID 911638303607636, with GML overlay)

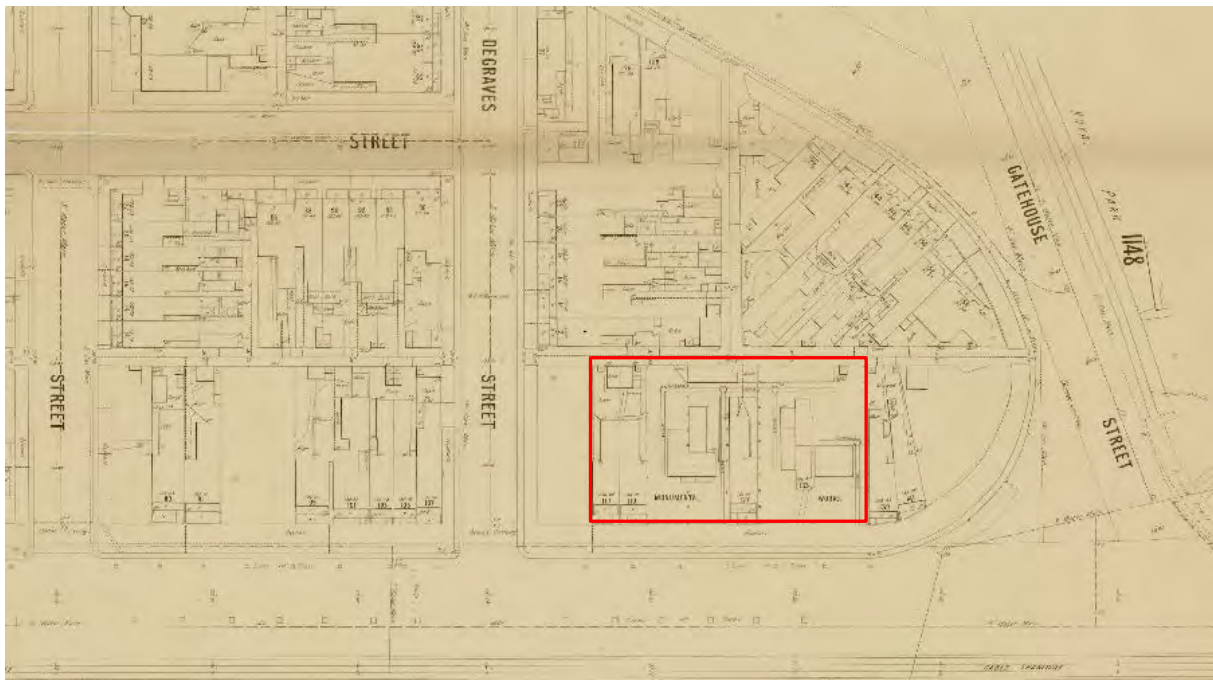


Figure 510. MMBW Detail Plan 149, dated 1897, showing Jageurs and Sons, monumental masons, situated on Royal Parade between Degraves and Gatehouse Street and outlined in red. (Source: State Library Victoria, record ID 9911638293607636, with GML overlay)

By the 1890s, the area was almost fully developed, with some vacant land in Royal Parade and Park Drive (Figure 8). However, the impact of the 1890s depression meant that South Parkville's 'lively progress was permanently arrested' (Lewis 1996: 57), and remaining vacant sites were sold slowly through the remainder of the decade. The sites that remained vacant in 1896 can be seen on the MMBW plan of that year (Figure 8).



Figure 511. MMBW Detail Plan No. 30, dated 1897, cropped to show South Parkville. (Source: State Library Victoria, record ID No. 1603262)

Development: 1901–18

During the period 1901–18, residential development slowed in South Parkville, with fewer than 40 new dwellings constructed. Houses built during this period generally moved away from the predominant Italianate style of earlier development and embraced (to varying degrees) the Federation Queen Anne style.

In 1908, 4 acres at the western end of the market reserve was allocated as the site of a veterinary college affiliated with the University of Melbourne. The first buildings on this site were constructed in 1909–10 to a design by government architect Samuel Brittingham. This included a large lecture hall accommodating 120 students, anatomy and dissecting rooms, student laboratories, library and museum, offices and rooms for teaching staff, and a post-mortem room. The veterinary college retained the high brick wall of the market built in 1888. The horse, cow and pig market continued to operate within a reduced area.

Development: 1919–45

There were few individual residences built in the precinct during the interwar years, 1919–45. Development in this period notably involved increased construction of blocks of flats. The number of flats in Parkville increased significantly in the mid to late 1930s, as was the pattern elsewhere in the City of Melbourne (for example in South Yarra and East Melbourne). Blocks of flats were mostly low-rise, comprising two or three storeys, and were typically let, with property considered a safer form of investment in the aftermath of the Depression (O’Hanlon 2008).

Public transport was improved in the interwar period. In 1923 an electric tramline was built through Royal Park to Coburg. The tramline entered the park at Flemington Road and ran northwards through Royal Park until reaching Park Street. The earlier cable tram on Sydney Road was also electrified in the 1920s. However, a horse-drawn tram continued to run through Royal Park from Sydney Road to the entrance of the zoo until the 1970s. In 1929 the remaining area of the Northern Market was reserved for educational purposes as the new site of the University High School. This was one of the first government high schools in Melbourne and suburbs, and the only government high school in the City of Melbourne. A double-storey school building was constructed facing Story Street to a design by the Public Works Department, with an area reserved as playing fields. During World War II, the American Army occupied the school oval including barracks for the soldiers.

Jageurs & Sons monumental masons on Royal Parade ceased operations in the early 1930s; the site was re-developed. St Carthage’s Catholic Church in Royal Parade was built here in 1934 as a chapel of ease for St Mary’s Catholic Parish, West Melbourne. The church was designed by PJ O’Connor, who had won commissions for a large number of church buildings in the Melbourne Catholic Archdiocese. A large block of flats was also built on this site in the late 1930s, and it appears that the bluestone foundations of the front palisade fence on Royal Parade were retained as part of the development of the flats (Figure 9).



Figure 512. The large premises of Jageurs & Sons, monumental masons, on Royal Parade, Parkville, c1890s. Note the terrace house (and former Jageurs residence) in the middle of the site is still extant today at 127 Royal Parade, as are some remnant bluestone foundations of the cast-iron palisade fence at Nos 133–135 Royal Parade. (Source: Lewis 1996: 44)

Although there was some degree of incursion by way of blocks of flats during the interwar period, South Parkville remained a largely intact residential area dominated by Victorian and Federation era residences. Commercial activity was in decline following the closure of the Parkville steam laundry in 1937, and the relocation of some of the activity of the livestock market to Newmarket.

Offering relatively cheap rent in an area close to the university, where student housing was in demand, South Parkville developed an early and distinctive bohemian character that attracted artists and writers. Many students took up cramped quarters in converted stables. It was common for the owners of homes in Parkville to move south across the river to areas such as South Yarra, and lease their homes to students. As a result the Parkville area developed into a colourful 'Bohemia', described in 1948 as having 'a flavour of the Latin quarter of Paris' (*Argus*, 11 September 1948: 2). This bohemian character emerged much earlier than, for example, Fitzroy, which by comparison was commonly derided as a slum in the 1930s and 1940s. The cheaper housing opportunities in South Parkville also attracted artists and writers. The notable Australian artist Sidney Nolan had a studio in the stables at the rear of 34–36 Gatehouse Street in 1945, where he painted the first work in his Ned Kelly series. The émigré artist Yosli Bergner had a studio here in the 1970s.

Development: 1945 onwards

During the postwar period, the precinct underwent further development that consisted primarily of multi-unit development. This coincided with a significant housing shortage following the Second World War, which was the result of large-scale postwar immigration and domestic population growth.

The postwar period was a time of significant change to Melbourne's early inner suburban areas that saw pressure on urban development. Unlike other inner-city areas, South Parkville had experienced a low rate of demolition and retained a large proportion of its early buildings. The demand for student housing in the area may have contributed to this, as did an appreciation for the local architecture by those who lived there, many of whom were professionals associated with the university or the hospitals.

The unusually high level of architectural intactness in South Parkville was identified and championed in the 1960s by local residents, whose efforts contributed to the preservation of its building fabric and historical character. The Parkville Association was formed in 1967 as an advocacy group for the preservation of historical buildings. A number of Parkville residents were also involved in the early development of the Victorian branch of the National Trust, which had been established in 1956 to support the preservation and appreciation of historical buildings. In 1972, the National Trust listed South Parkville as the first classified urban conservation area in Australia (NT file B7246), on account of the high degree of intactness of its Victorian-era buildings and its notable use of decorative cast iron. The Parkville Association and the National Trust encouraged (and facilitated) an ongoing culture of preservation and restoration among its residents that has endured for several decades and up to the present time.

South Parkville continued to be an area that provided a significant amount of student housing. Among residents there was a strong community identity, perhaps encouraged by the visual cohesiveness and sense of 'containment' of the area, and the connections borne by the close proximity of the area to major institutions where many residents worked, including the University of Melbourne and the

hospitals. As well as the active Parkville Association, other examples of local community initiatives include the Parkville Childcare Co-op at 18 Wimble Street, which was established in 1973.

While the residential area of South Parkville experienced minimal development in the postwar period, the area south of Story Street, occupied by University High School and the Veterinary College, saw a significant amount of new building. Additions to University High School included the south wing (c1960–64), Art/Tech Building (c1990s), Gene Technology Access Centre (GTAC, 2004), and demountable classrooms (2021–22).

PLACE DESCRIPTION

Urban character

South Parkville Precinct is bounded by Gatehouse Street to the west, Royal Parade to the east and both sides of Story Street, including University High School and part of the former Melbourne Veterinary School on its southern boundary. The area includes all of Park Drive, Benjamin Street, Fitzgibbon Street, Jageurs Lane, Story Street, Morrah Street, Butlers Lane, Bayles Street, Degraeves Street and Wimble Street.

The south side of Story Street (formerly Market Street) formed the northern boundary of the horse and cattle market, which was enclosed with a high brick wall built in 1888. A section of this wall remains along part of Story Street and Park Drive, and clearly demarcates the historical visual and functional separation between the South Parkville residential area and the former market area. The market use had been part of the broader landscape of South Parkville prior to the residential development of the area, and formed a key component of its geographic context. In the early twentieth century, the market area was turned over to institutional uses that were deemed more compatible with the residential areas to the north. Evidence of this layer of historical development is illustrated in University High School and part of the former University of Melbourne Veterinary School, which are included within the precinct.

University High School at 77 Story Street is located on the site of the former Northern Market, which was reserved in the 1850s. The school complex maintains the same boundaries as the Victorian-era market, and comprises a group of buildings within the western portion of the site and the school oval in the east.

The area occupied by the oval has been retained as an open space since the 1860s, interpreting the former market through the plan of the oval and the footprint of the surrounding boundary wall that existed on the site in 1888 (Figure 513). The oval's siting was established with the creation of the school in 1929, and was formalised by 1931. It has remained in almost continual recreational use since this time. Within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development, and having retained its low-scale, open space character since the Victorian period.

The remainder of the encompassing school site comprises a complex of buildings from various periods of development including the northern wing (c1929), south wing (c1960–64), Art/Tech Building (c1990s), Gene Technology Access Centre (GTAC, 2004), and demountable classrooms (2021–22). The Northern Building (VHR H2183) was the initial school building established on the site in 1929. It remains the most publicly visible building on the site, and is historically significant for its association

with the history of education in Victoria, particularly government secondary teaching. It is architecturally significant as a fine example of a government high school building designed in the interwar Stripped Classical style. The remainder of the buildings have been added to the school in an ad hoc manner. These buildings have variable integrity, having been subject to high degrees of change including interventions into the original fabric, additions, and internal modifications.



Figure 513. Aerial view of the University High School oval showing the boundary of the school (highlighted in white) and the oval (highlighted in yellow). (Source: Nearmap, with GML overlay)

Adjacent to University High School, along Story Street and Park Drive, are the remnant lengths of the heritage-listed Northern Market Reserve Wall (VHR H1920). Constructed in 1888 to a design by the City of Melbourne Architect William Salway, the wall consists of panels measuring approximately 3 metres each; there are 20 panels along Story Street, 25 along Park Drive and 16 along Flemington Road. The wall was constructed principally of machine-made red bricks with cream and Hawthorn black dressings at the two cornice levels. The wall is buttressed by wide piers that support the fence and demarcate level changes where the land slopes. A horse's head is fixed to the wall in Story Street near the corner of Park Drive.

In 1908 part of the former market area was allocated for use as a veterinary college and the first buildings on this site were constructed at this time. The 1908 lecture hall remains extant and can be seen above the Northern Market Wall from the intersection of Story Street and Park Drive. Designed with reference to the Federation freestyle and warehouse styles, the building is constructed of red bricks with rendered banding, and features vertical brick piers, terminating in large round topped arches with Art Nouveau decorative mouldings applied to the columns between the arches with the main entrance to the building set to the side in a lower wing and demarcated by an elaborate classical portico entrance with ionic columns and a curved roof. In 2020 an extensive alteration and additions were made to the building. These included replacing the original windows with contemporary aluminium-framed units and constructing a large addition to its east. While this addition tends to dominate the 1908 lecture hall, the original building remains clearly legible.



Figure 514. 1908 Veterinary College building. Note the original window frames have been replaced and a large (black) extension has been added to its rear. (Source: GML Heritage, 2022)



Figure 515. View of the 1908 Veterinary College Building from the intersection of Park Drive and Story Street, showing the 1880 wall of the Northern Market and the rear extension (black building) completed in 2021. (Source: GML Heritage, 2022)

The residential area of the precinct to the north and east comprises mostly detached and attached single and double-storey houses interspersed with some walk-up flats. There are a small number of original commercial (shop) buildings at the corner of Morrah Street and Royal Parade, Morrah Street and Fitzgibbon Street and Morrah Street and Benjamin Street. These buildings include the area's only hotel building, Naughtons Hotel, on the corner of Morrah Street and Royal Parade. Although located outside the precinct boundary the following buildings enhance the heritage significance of the South Parkville Precinct:

- St Carthage's Catholic Church, 121–125 Royal Parade (assessed as significant as part of this study)
- 'Wardlow', 114–118 Park Drive (H1922)
- 'Mentone', 81–83 Park Drive (H0086)
- Parkville Post Office and Quarters, 31 Bayles Street (H1167).

The precinct is particularly distinguished by its highly intact streetscapes of nineteenth-century building stock with cohesive streetscapes of brick Victorian Italianate single and double-fronted terraces, and

detached villas with a high number of iron palisade front fences on stone plinths. This pace of development slowed dramatically during the 1890s recession. By 1900, approximately 300 houses had been built in the precinct and by 1930, following the 1929 stock market crash, only a further 50 places were built. These houses tended to be of a similar scale and typology as earlier development, namely single and double storey terraces, and freestanding villas. Architecturally, they represent the architectural trends prevalent at the time, including Queen Anne, Arts and Crafts, and Bungalow styles. During the 1930s and early 1940s, development in the precinct exclusively comprised walk-up flats, with nine blocks built during the decade. Designed with reference to the prevailing architectural styles of the time (Spanish Mission, Moderne, Old English), these blocks were built on undeveloped vacant land. This differs to other areas of the City of Melbourne where interwar flat development usually relied on the demolition of earlier houses or the subdivision of larger landholdings. Development ceased altogether in the precinct between 1942 and 1962. Development since this time has seen a number of larger blocks of flats built (42–48 Gatehouse Street, 1962; 'Park Heights', 126–132 Park Drive, 1971; and 'Park Terrace', 26–30 Park Drive, 1960s), and a few individual houses (90–92 Gatehouse Street (the Saunders House), 1962; 56 Morrah Street, 1990s; and 59–63 Park Drive, 2000s).

Records indicate that only 16 places have been demolished over the last 150+ years across the precinct. This has resulted in the precinct having a remarkably high level of intactness and integrity to its nineteenth-century built form. Later development sits comfortably within the Victorian character of the precinct, being of a similar building height, setback, overall form and materiality. This is evident in the wide use of rendered and face brick, highly articulated patterns of fenestrations, and roofscapes of hip and gable roof forms clad with slate or terracotta with dominant chimneys and parapets.

Generally, the wider streets of Gatehouse Street, Park Drive, Story Street and Morrah Street contain more substantial two-storey terraces and freestanding residences, while the narrower streets of Degraeves Street, Bayles Street, Wimble Street, Fitzgibbon Street and Benjamin Street comprise small single-storey workers' cottages interspersed with some two-storey terraces. Sitting between Royal Parade and Royal Park, the precinct is residential with two distinct urban areas divided by Park Drive.

The earliest section of the precinct, subdivided in 1868, is bound by Park Drive, Gatehouse Street, Royal Parade and Morrah Street. Set on a grid that is parallel to Royal Parade, Park Street is set at right angles to Flemington Road, and so forms a wedge. To the west of Park Drive, the east–west streets bend to run parallel to Flemington Road with Gatehouse Street running parallel to Royal Park. This section of the precinct is intersected by Levers Reserve, a landscaped reserve that was formed out of a natural gully and set aside from residential subdivision in 1875. This landscaped buffer, together with the pronounced dip in Story Street and Morrah Street, creates a physical and visual break between the houses facing Gatehouse Street and Park Drive that is reinforced by Gatehouse Street's orientation overlooking the park. This dip in the topography has also resulted in several of the terraces along the west side of Park Drive having lower ground floors or half-basements. The houses along Gatehouse Street are generally more substantial, comprising larger and more elaborate two-storey terrace houses or double-fronted single-storey villas.



Figure 516. Levers Reserve, looking north from Flemington Road. This landscaped reserve was formed out of a natural gully and set aside from residential subdivision in 1875 and is significant to the precinct. (Source: GML Heritage 2022)

All streets have asphalt footpaths with bluestone kerbs and guttering. There are generally no nature strips within the precinct other than along Story Street and Royal Parade. Narrow, grassed nature strips line both sides of Story Street, which are planted with mature and semi-mature deciduous and evergreen trees. Grassed median strips have been installed along Morrah Street, Story Street and Park Drive. These break up the paved expanse of the precinct and have allowed for the planting of large canopy trees such as Elms (*Ulmus* sp.) and London Planes (*Plantanus x acerifolia*) as they are clear of powerlines. Elsewhere, street trees tend to be a mix of mature and semi-mature deciduous and evergreen species, mostly planted in the footpath, with the exception of Benjamin Street where they are planted in the road. The accommodation of motor vehicles is generally not visible from principal streets. A network of bluestone lanes remains throughout the precinct. Originally used by the night servicemen and for access to stables, these lanes now provide rear access to properties and are largely used for access to accommodation for motor vehicles.

Built form: 1868–1901

Residential development

The Victorian Italianate style is characterised by low-pitched hipped roofs, chimneys with a rendered cornice, parapets ornamented with urns and finials, and rendered and face brick walls (often

polychrome or bichrome). Common detailing includes bracketed eaves (some with raised panels between them), front or return verandahs with slender posts or columns and cast-iron ornamentation, party walls that extend to the street often bookending iron palisade fences on stone plinths, double-hung sash windows, often with sidelights, and four-panelled front doors with raised 'cricket-bat' mouldings.

Early residential development across the precinct tended to be single-storey, single-fronted attached and detached brick cottages. Built for single owners as investment properties, these houses provided cheap, simple accommodation for workers in the area. They were almost exclusively built of brick, either polychrome or rendered, with hip or gable slate roofs with iron friezes across their verandahs. It is believed that there was only one wooden cottage built in the precinct, at 39 Morrah Street in 1874; this house was demolished in 1940 and replaced by flats. It is worth noting that by 1900, a quarter of the houses built in the precinct were single-storey cottages.

Contributory modest, single-fronted workers' cottages can be seen at:

Degraves Street

- 12 Degraves Street (1876)
- 22 Degraves Street (1889)

Bayles Street

- 38 Bayles Street (1875)
- 32 Bayles Street (1874)
- 12–18 Bayles Street (1878)

Morrah Street

- 14 Morrah Street (1880)
- 31 Morrah Street (1885)
- 33 Morrah Street (1885)
- 45–51 Morrah Street (4 terrace row) (1886)
- 65 Morrah Street (1884)

Story Street

- 92 Story Street (1888)
- 90 Story Street (1889)
- 68 and 70 Story Street (terrace pair) (1897)
- 50 Story Street (1887)
- 1 Story Street (1885)

Wimble Street

- 24 Wimble Street (1877)
- 22 Wimble Street (1877)

Park Drive

- 31 Park Drive (1884)

- 39–41 Park Drive (1890)
- 77–79 Park Drive (terrace pair) (1879)
- 95 Park Drive (1873)
- 103–109 Park Drive (4 terrace row) (1898)
- 152 Park Drive (1877)
- 150 Park Drive (1877)

Gatehouse Street

- 72–74 Gatehouse Street (terrace pair) (1882)
- 76 Gatehouse Street (1887)

Benjamin Street

- 13–19 Benjamin Street (3 terrace row)
- 21–23 Benjamin Street (terrace pair) (1887)
- 25 Benjamin Street (1883)
- 24–26 Benjamin Street (terrace pair) (1881)
- 14–22 Benjamin Street (5 terrace row) (1881)

Fitzgibbon Street

- 19 Fitzgibbon Street (1881)
 - 21 Fitzgibbon Street (1881)
 - 26–28 Fitzgibbon Street (1884)
 - 57 Fitzgibbon Street (1881)
 - 59 Fitzgibbon Street (1879)
-

-
- 61 Fitzgibbon Street (1873)
 - 46–48 Fitzgibbon Street (terrace pair) (1880)
 - 88–94 Fitzgibbon Street (4 terrace row) (1884)
 - 64–66 Fitzgibbon Street (terrace pair) (1883)
 - 62 Fitzgibbon Street (1880)
 - 60 Fitzgibbon Street (1878)
 - 58 Fitzgibbon Street (1878)
 - 50 Fitzgibbon Street (1884)
-

More substantial double-fronted workers' cottages can be seen at:

Morrah Street

- 64–66 Morrah Street (1875)
- 61–63 Morrah Street (1882)

Fitzgibbon Street

- 53–55 Fitzgibbon Street (1881)
- 63–65 Fitzgibbon Street (terrace pair) (1878)
- 67 Fitzgibbon Street (1878)

Wimble Street

- 20 Wimble Street (1877)

Gatehouse Street

- 22–24 Gatehouse Street (1878)
 - 34–36 Gatehouse Street (1878)
-

Interspersed amongst these modest workers' cottages are more substantial double-storey terrace rows and some single-storey villa houses. These tend to be concentrated along the wider streets of Morrah Street, Story Street, Park Drive and Gatehouse Street. Due to their larger form and more elaborate detailing, these houses tend to dominate the streetscape with a prevailing nineteenth-century middle class character. These larger houses tend to be either freestanding double-fronted symmetrical or asymmetrical villas or substantial two-storey terrace houses. All exhibit characteristics of the Victorian Italianate style. Earlier examples tend to be more restrained in their detailing while those built in the 1880s–90s are elaborately detailed, demonstrating the exuberance and prosperity of the land boom period in Melbourne. Extant houses of this typology are dotted throughout the area. They are characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornamentation, double-hung sash windows, often with sidelights, and four-

panelled front doors with raised 'cricket-bat' mouldings. Significant places from the 1870s–90s within the precinct are as follows:

Place	GML image (2021–22)
<p>44 Morrah Street is a single storey, single fronted brick terrace house built in 1873 and is one of the first houses built in the precinct. What is unusual about this workers terrace is its particularly steep gable roof form and dormer window with scalloped barge board. Its simplicity in design is reminiscent of cottages built in Tasmania that bear links to earlier Georgian architecture. Highly intact, this house is a fine representative example of early cottage design before the boom years of the 1880s</p>	
<p>107 Royal Parade is a double-storey rendered brick terrace house built in 1875. The house is distinguished by its unusual gable end detail with large precast cement finial and Gothic moulds that are reminiscent of early nineteenth-century picturesque design. Although quite austere in design, a sophisticated attention to detailing is evident in the two extant chimneys and the design of the window sills along Degraeves Street. The overall composition is enhanced by the retention of its unpainted rendered walls to all visible façades.</p>	
<p>14 Degraeves Street is a single-storey, single fronted brick terrace house built in 1877. The house is distinguished by its unusual use of cream brick walls, bricks which are more commonly used as the feature brick of polychrome brickwork. The highly intact house also possesses a finely detailed triangular pediment with console scrolls, an elaborate iron frieze to its verandah including paired posts with iron infill panels, original cast iron front fence and checker board pavers to its front path.</p>	

Place	GML image (2021–22)
<p>34–36 Gatehouse Street is a single storey double-fronted house built in 1878. The stable building at the rear of the property on Redpath Rise was used by renowned Australian artist Sir Sidney Nolan as his studio where, in 1944, he painted the first of his Kelly series paintings, the series for which he is most famous. Nolan also painted <i>View from the Artist's Studio, Parkville</i> in 1944 and <i>Parkville</i> in 1944–45 from the stable building as well as numerous other works.</p>	
<p>110A Gatehouse Street is a two-storey brick workshop built at the rear of 110–114 Gatehouse Street facing levers Reserve. The workshop is shown on the 1896 MMBW plan but appears to pre-date the building of the terrace houses who were built in that year. The place is significant as the club house of the Vintage Sports Car Club of Victoria which was formed after the completion of the war in 1945. The VSCC caters for quality cars manufactured prior to 1940. The Vintage class covers the period from 1919 to 1930 and the Post Vintage class covers the period from 1931 to 1939.</p>	
<p>'Elizabeth House', 71 Royal Parade, is a substantial two-storey Victorian Italianate terrace house built in 1886. Constructed of brick that has been overpainted, the terrace features a particularly ornate and finely detailed unpainted rendered parapet that demonstrates the exuberant applied decoration prevalent during the boom years of the mid to late 1880s. Also of note is the cast iron work to the front verandah with its unusually deep corner brackets.</p>	

Place	GML image (2021–22)
<p>'Elbion', 77–83 Royal Parade, built in 1886, is a two-storey double-fronted asymmetrical house that demonstrates finely resolved detailing typical of the Victorian Italianate style. This includes a hip slate roof, bracketed eaves with decorative panels and rosettes, an acanthus leaf stringer course, window moulds, decorative keystones, and a return verandah with decorative cast-iron work. The house is very intact and possesses high integrity. It retains an early two-storey outbuilding on the rear lane. Parkville Ladies' College operated from this address during the 1880s and 1890s.</p>	
<p>21 and 23 Royal Parade are a pair of two-storey render brick terrace houses built in 1888. The terraces represent a high point in the opulence and exuberance of applied decoration of the Victorian Italianate style that peaked in the boom period of the late 1880s. Their highly ornate colonnaded façades feature engaged Corinthian columns, balustrades of cement balusters, oversized swags, lions' heads, cornices with paired cement brackets and dentil moulding. Tall and elaborate parapets rise above the roofline. These are resplendent with console scrolls, more swags and balusters, vermiculated panels, and large cement urns. Overall, the terraces represent the height of Melbourne's late 1880s building boom.</p>	
<p>143–149 Park Drive, 151–153 Park Drive, 155 Park Drive, 157 Park Drive and 159 Park Drive are a row of two-storey single fronted bi-chrome brick terrace houses built between 1881 and 1889. Although built over a number of years and for various owners, the group of terraces has a unique streetscape presence brought about by their uniformity of height, width, use of individual slate hip roofs and cast-iron verandahs set between party walls and the consistent use of bichrome brickwork using Hawthorn brick with cream trim. The row is further distinguished by its unusual use of a half-basement for the ground floor level to accommodate the fall of the sites and the recessed front entries at the side of the house at Nos 143–149, 151 and 157.</p>	

Place	GML image (2021–22)
<p>33, 35 and 37 Degraives Street are a row of three two-storey rendered terraces houses built in 1889. They are attached to and form part of a larger development that included the adjoining house 'Wardlow' 114–118 Park Drive (VHR H1922). All four houses were built by CC Fewster for John Boyles, owner of the Brunswick Iron Foundry. All the houses have cast iron decoration from Boyes 'Brunswick Foundry and share other details, including tessellated pavements and decorative patterns etched into the exterior render. As a group the houses are an archetypal example of boom-period Italianate architecture. What elevates 'Wardlow' to State level significance is its highly intact interior decorative scheme that remains largely intact.</p>	 
<p>185–187 Park Drive, built in 1892, is a substantial pair of rendered two-storey Victorian terraces designed in the Free Classical style. Built to the street property line, the symmetrical façade is divided into four equal bays with a colonnade on the ground floor. Engaged pilasters rise through both levels to a parapet above and the façade is decorated with a mix of classical motifs including ionic capitals to the first-floor pilasters, triangular pediments above the windows, flora swags and vermiculated keystones.</p>	

Commercial development

Although Parkville as a suburb has no formalised commercial strip, the South Parkville Precinct contains a number of shop residences that would have provided for the daily needs of local residents. These included businesses such as grocers, butchers and pharmacists.

A hotel building was built on the corner of Morrah Street and Royal Parade in 1873 by Henry Malseed, who was also the licensee. This hotel is shown on the 1897 MMBW detail plan and named the Parkville Hotel. Malseed also built two shops adjacent to the hotel at 47 Royal Parade (1878) and 49 Royal Parade (1880). In 1923 the hotel was remodelled by architect Robert McIntyre for the owner John B. It appears that the two shops at 47 and 49 Royal Parade were incorporated into the hotel at this stage. Operating today as Naughtons Hotel at 43–49 Royal Parade, the building is historically and architecturally significant to the precinct as an early hotel building altered in the interwar years using a restrained interpretation of interwar Stripped Classicism (Figure 517).





Figure 517. Naughtons Hotel, 43–49 Royal Parade, Parkville. Originally built in 1873, and extensively remodelled in 1923 by architect Robert McIntyre, the remodelled hotel incorporated two shop buildings at 47 and 49 Royal Parade. (Source: GML Heritage, 2022)

Further shops were built at 33, 51 and 53 Royal Parade in 1880, 1888 and 1891 respectively, and a final shop at 55 Royal Parade in 1916, thus forming the only strip of shops in the precinct. As was typical of retail premises built in the nineteenth century and the early twentieth century, the shops along Royal Parade include upper-level accommodation that was often used by family members involved in the business. As seen at 33 Royal Parade and 51 Royal Parade, the upper level of these shops typically displays characteristics of the Italianate style with simple classical façades featuring pairs of windows set between pilaster and ornate parapets with pediments. Less typically, the shops at


33, 53 and 55 Royal Parade all feature upper-level recessed verandahs with either cast iron work (No. 33) or brick arcades (Nos 53 and 55).

Further shop buildings can be found at 48 Morrah Street (1890), 52 Morrah Street (1884), and 78 Park Street (1884). Each of these buildings display characteristics of the Victorian Italianate style with simple classical façades and are on corner allotments with splayed corners and zero setbacks.

The following shops are significant:

Place	GML image (2021–22)
<p>33 Royal Parade is a highly intact two-storey shop residence built in 1888 to a design by architect Norman Hitchcock. At first floor level the shop presents as a terrace house with a recessed verandah with cast-iron frieze and ornately decorated parapet. At ground level, the shopfront has no street setback, and is situated beneath a deep cast-iron verandah that appears original or early. The verandah is shown on the 1897 MMBW detail plan.</p>	
<p>51 Royal Parade is a two-storey shop/residence built in 1880. It is a highly intact example of a typical Victorian rendered brick Italianate shop with residence on the first floor. The upper level is symmetrically arranged with a pair of double-hung sash windows set between rusticated pilasters that rise through both levels. An ornate parapet with pediment sits above a moulded cornice line. A second minor cornice runs between the pilasters above the head height of the shopfront. The shopfront is likely to be a replacement although it is sympathetic in design with recessed doorway, stallboard and over lights.</p>	

Place	GML image (2021–22)
<p>53 Royal Parade is a two-storey shop residence built in 1891. It is a good representative example of a red brick Victorian Italianate shop with a residence on the first floor. Somewhat unusually, the first floor features a recessed verandah with a large arched opening. The shop retains its deep ground floor cast-iron verandah that spans the footpath, which is shown on the 1897 MMBW detail plan.</p>	
<p>26–30 Morrah Street comprises a group of three shops built in 1889. On the corner of Morrah Street and Fitzgibbon Street, the two-storey corner shop originally housed a baker while the two adjacent single-storey shops were a bootmaker and chemist. Together, the shops are representative of the small number of shops built in the area to service local residents. Designed in the Victorian Italianate style, the shops are highly intact and retain their classical detailing that is typical of the style. These include engaged pilasters with console scrolls, cornice with a dentil course and panelled parapet topped with urns. Although sympathetic to the style, the shopfronts to Nos 28 and 30 appear to be reproductions. The shop at No. 26 has had its corner entry door and shopfront window infilled along Fitzgibbon Street.</p>	


Place	GML image (2021–22)
<p>48 Morrah Street is a two-storey shop residence built in 1890. This highly intact corner building demonstrates a restrained use of the Victorian Italianate style with moulded cornice lines with a dentil course, straight, unadorned parapet and oversized pediments supported by large console scrolls above single double-hung sash windows. The building features a round arched entrance to the corners and what appears to be an original or early shopfront with rounded corners. A second entrance off Wimble Street retains its original door frame and deeply moulded four-panelled door.</p>	
<p>52 Morrah Street is a two-storey corner shop built in 1884 to a design by architect Walter Gunn. Originally occupied by a grocer, the shop features a large 'ghost' sign advertising John Bull Oats on its upper wall facing Wimble Street. The date of this sign is unknown. The building is a very restrained example of a typical Victorian Italianate shop residence with a pair of timber double-hung sash windows at the upper level and a parapet with pediment and console scrolls. The front façade appears to have been recently rendered and ruled to simulate ashlar block work. The cornice lines and pediment have lost some of their detailing in this re-rendering process. The shopfront, though sympathetic to the building design, is not original.</p>	

Two other commercial enterprises operated within the precinct during the late nineteenth century: the Parkville Laundry, which was operating in South Parkville by the early 1890s, and Jageurs and Sons, monumental masons, situated on Royal Parade. The Parkville Laundry was located at 119 Park Drive from 1895 until 1937 when it was demolished for the construction of flats on the site. Jageurs and Sons were located at 127 Royal Parade from 1886 until 1935, at which time it was replaced by St Carthage's Church and flats (1942). The two-storey brick Italianate terrace at 127 Royal Parade was occupied by Peter Jageurs, owner of the business, and the bluestone base of the cast-iron fence that ran along Royal Parade remains extant in front of the flats at 129–137 Royal Parade.

Place of worship

College Church Hall was built at 188–198 Gatehouse Street in 1887 and was used for multiple purposes including evening church services until College Church (VHR H0394, HO312) opened on Sydney Road (now 149 Royal Parade) near the corner of The Avenue in 1898. Currently both buildings are included under HO312 and therefore fall outside the boundary of the South Parkville Precinct. This citation recommends that College Church Hall be separated from College Church and

be graded as significant to the precinct. For further details of College Church refer to the VHR (<https://vhd.heritagecouncil.vic.gov.au/places/905>).

Place	GML image (2021–22)
<p>College Church Hall at 188–198 Gatehouse Street, Parkville was built in 1887 after Presbyterian families in Parkville felt the need for a local Sunday school as it was too far for their children to walk to Carlton, North Melbourne or Brunswick several times a day. The small single roomed hall is built on a wedged shaped piece of land and features walls of Hawthorn bricks with trim details to its buttresses and paired gothic arched lancet windows in sandstone. Sitting under a slate roof the building has a large, canted bay at its northern end and a simple gable to the south. Entry is via a small, enclosed porch off Gatehouse Street</p>	

Built form: 1901–18


Residential development significantly slowed down between 1901 and 1918, with fewer than 40 new dwellings being built. Houses built during this period in the area generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style. Characteristics of the style include a picturesque asymmetrical form with complex roofs of intersecting hips and gables, dormers, tall chimneys and (in larger houses) red brick walls with Marseilles-pattern terracotta tile roofs; face brick wall surfaces broken up with bands of roughcast render; gable ends with strap work and rough cast render; verandahs with turned timber posts, fretwork and frequently splayed corners and casement windows with Art Nouveau inspired leadlight. Early houses from this period frequently combined stylistic traits of both the Italianate style and the Queen Anne, resulting in hybrid versions of both styles.

Due to the narrow allotment sizes available in the precinct, houses built during this time tended to be either single or two-storey terraces or narrow two-storey houses that took the form of a terrace house. The Queen Anne style was a picturesque style developed largely to suit freestanding villas in garden allotments that could be viewed in the round. Many of the Federation houses of South Parkville, however, demonstrate a sophisticated adaptation of the style to accommodate it to the narrow urban allotments of the area.

A number of workers' cottages were built during this period in the precinct. As with their earlier counterparts, these houses are typically semi-detached and single-storey, with verandahs either across their front or recessed to the side. Typical examples can be seen at:


-
- | | |
|---------------------------|---------------------------|
| • 36 Morrah Street (1901) | • 17 Morrah Street (1911) |
| • 59 Royal Parade (1904) | • 11 Park Drive (1911) |
| • 61 Royal Parade (1905) | • 78 Story Street (1914) |
| • 17 Royal Parade (1906) | |
-

While their Victorian-era counterparts in the precinct tended to demonstrate very typical characteristics of this class of place, there are a couple of significant examples of these working-class houses that were built in the Edwardian era. These houses are distinguished by their high level of architectural detailing, particularly across their parapets. Significant places can be found at:

Place	GML image (2021–22)
<p>13 ('St Elmo') and 15 ('Valetta') Park Drive are a pair of red brick single-storey terraces built in 1904. Although built after the turn of the century, St Elmo and Valetta are highly ornate examples of the earlier Victorian Italianate style and demonstrate a fine, if later, expression of this architectural style. The pair are distinctive for their oversized parapet and pediment, which is unusual for cottages of this size, and the use of such elaborate ornamentation after the recession of the 1890s.</p>	
<p>'Lilliverton', at 54 Story Street, is a single-fronted single-storey terrace house built in 1904. Constructed of red brick with rough cast rendered banding, the cottage features a large and distinctive Dutch Gabled parapet. Constructed using a basketweave brick pattern, the parapet features applied decorative mouldings, which include a large sinuous tulip flower motif that was popularised by the Art Nouveau movement. Other features of note are the round cement balls to the parapet and simple square verandah posts and curved timber corner brackets. The window under the verandah has been replaced with a steel-framed unit, probably in the 1950s.</p>	

A number of more substantial houses were built across the precinct between 1901 and 1918. Significant examples include:

Place	GML image (2021–22)
<p>113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraeves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.</p>	
<p>1–9 Park Drive is an asymmetrical single-storey red brick villa built in 1903. It displays characteristics of the Queen Anne style with gable and hip slate roof with terracotta ridge cappings and finials, bands of rough cast render, a return verandah under the sweep of the main roofline, turned timber verandah posts and fretwork, room under the verandah set at the angle, and dominant red brick chimneys with corbelled caps. The house is unusual within the precinct due to its larger garden setting, which showcases its freestanding villa form.</p>	
<p>178–180 Gatehouse Street is a pair of two-storey terrace houses built in 1904. Designed in the Victorian-era Italianate style, the terrace houses are distinctive for their colonnaded façade and unpainted cement parapet with oversized triangular pediments. The terraces are unusual for their colonnaded verandah instead of the more typical cast iron. The pair is also uncommonly ornate for its date of construction just after the recession of the 1890s. This late build date demonstrates the enduring appeal of the style.</p>	

Place	GML image (2021–22)
<p>113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.</p>	
<p>173–175 Park Drive is a pair of two-storey red brick terrace houses built in 1906. Demonstrating influences of the Queen Anne style, the pair is distinguished by the series of four projecting gable ends with half-timbering at the upper level (two per terrace), which give the illusion of four narrow houses. Finely detailed Juliet balconies with Art Nouveau inspired iron balustrades sit beneath each of the upper windows, while the ground floor verandah is supported by cast-iron Corinthian posts, between which runs an iron palisade fence that is more typical of Victorian Italianate places.</p>	
<p>27 Royal Parade is a freestanding two-storey red brick house built in 1908. Exhibiting influences of the Queen Anne style, the house sits beneath a slate gable roof with terracotta ridge tiles. The street-facing projecting gable end is distinguished by its curved timber fretwork that is reminiscent of the sinuous forms of the Art Nouveau. This is also evident in the fretwork above the entry porch. Of note is the oriel canted bay window to the first floor, and the round arched windows and front door surround.</p>	

Place	GML image (2021–22)
<p>113–115 Royal Parade is a free standing two storey red brick house built in 1901. Located on the corner of Degraeves Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable terracotta roof with ridge capping, bands of roughcast render under the eaves and at first floor level, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle. The house is distinguished by its use of pointed arch windows and turned timber rondels and sinuous corner brackets to the fretwork.</p>	
<p>169 Park Drive is a two-storey red brick house built in 1912. Located on the corner of Bayles Street, the house displays typical characteristics of the Queen Anne style, including a steeply pitched hip and gable slate roof with terracotta ridge capping, bands of roughcast render, projecting gable ends with half-timbering and a strong corner emphasis with the central room set at an angle.</p>	
<p>63–65 Royal Parade is a two-storey red brick house built in 1912. Asymmetrical in plan, the house demonstrates key characteristics of the Queen Anne style including a transverse gable roof clad in terracotta tiles, ridge cappings and finials, projecting street-facing gable with half-timbering to the gable end, oversized wall brackets, a bow window to the ground floor with leadlight casement windows, recessed porch with round arched arcade, hit-and-miss brick work to the upper balustrade, and tall red brick chimneys with corbelled caps and terracotta chimney pots. The freestanding house is distinctive for its adaptation of the terrace form to the Queen Anne style, with party walls extending above the roofline.</p>	
<p>More modest examples can be seen at:</p>	
<p>Bayles Street</p>	<p>Park Drive</p>
<ul style="list-style-type: none"> • 40–48 Bayles Street (1913) 	<ul style="list-style-type: none"> • 11 Park Drive (1914)
<p>Gatehouse Street</p>	<ul style="list-style-type: none"> • 171 Park Drive (1915)

- 68 and 70 Gatehouse Street (1904)
- 120–122 Gatehouse Street (1905)
- 78–80 Gatehouse Street (1911)
- 164–166 Gatehouse Street (1912)

Morrah Street

- 36 Morrah Street (1901)
- 17 Morrah Street (1911)
- 61 Royal Parade (1905)
- 17 Royal Parade (1906)
- 93–97 Royal Parade (1907)
- 15 Royal Parade (1908)
- 7–13 Royal Parade (1909)
- 100 Gatehouse Street (1911)

Royal Parade

- 59 Royal Parade (1904)
- 75 Royal Parade (1905)
- 69 Royal Parade (1913)
- 65–67 Park Drive (1915)

Storey Street


- 78 Storey Street (1914)

Wimble Street

- 18 Wimble Street (1916)

Commercial development

The last of the group of shops at the corner of Royal Parade and Morrah Street was built at 55 Royal Parade in 1915. It is significant to the precinct:

Place	GML image (2021–22)
<p>55 Royal Parade is a two-storey red brick shop and residence built in 1915. The shop features twin round head arches to the balcony at the upper level (which has been enclosed) and a simple parapet above a moulded cornice line that terminates in console scrolls. The shop is distinguished by the ground floor verandah with Corinthian iron posts, which span the footpath and, together with the verandah at 53 Royal Parade, appear original. Although the shopfront is sympathetic to the era of the shop, it appears to date from the 1950s.</p>	

Built form: 1918–45


During this time, the precinct saw further residential development especially during the boom of the 1920s after World War I and again after the end of the Depression of the 1930s. Although the Precinct had been extensively developed by this time, pockets of undeveloped land still remained. As a result, while a layer of interwar development is present throughout the area, it did not come at the cost of the demolition of earlier places. Development during this period was predominantly of blocks of flats; very few individual houses were built. Two examples included 38–40 and 36 Park Drive, which were built in

1920 and 1930, respectively. Together with the block of flats constructed on the corner of Morrah Street in 1926, these houses were built on land that had remained vacant since the 1879 subdivision. Both houses are single-storey red brick bungalows that exhibit influences of the Californian Bungalow style. This includes an asymmetrical built form, low pitch hip roof of terracotta tiles with projecting street-facing gable, exposed rafter ends, bow windows that sit under their own flat roof, and leadlighting to upper window panes. There is a third freestanding house that was built at 38–40 Morrah Street in 1925. This house appears to have been significantly altered with new window openings, rendered walls and a slate roof so that it appears more like a Victorian-era single front house (albeit without a verandah).

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O'Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939: 2). Following this trend, a number of blocks of flats were constructed in Parkville during the 1930s. These late interwar flats sought inspiration from a diverse range of architectural styles.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the formal articulation often emphasised horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural vocabulary. The Moderne style can be seen most clearly expressed at 189–195 Park Drive (1935) with its continuous ruled lines in the render creating a strong horizontal influence and the entry defined by a vertical form rising above the parapet line with stepped detailing. The original design intent has been somewhat altered by the addition of cantilevered balconies and applied moulds around the window openings. 35–37 Morrah Street also displays some characteristics of the style although exceptionally stripped back. This is evident in its sheer brick walls, limited openings facing the street, lack of applied decoration and a flat roof set behind a straight parapet. This lack of detailing is probably the result of its late date of construction (1939) when austerity measures were starting to apply due to World War II.

19–21 Park Drive also displays some characteristics of the Moderne. What elevates this place to being significant within the precinct is its incorporation of an earlier 1903 house into the design and the resultant skilled and aesthetically interesting adaptation of the flat typology to suit a narrow, long allotment.

Place	GML image (2021–22)
<p>19–21 Park Drive is a two-storey block of four flats built in 1937. The block incorporates an earlier 1903 house, reflecting a common practice during the interwar years—the conversion of early residential buildings into flats. The vertical proportion of the ground floor windows along Park Grove and Park Drive are evidence of this earlier layer of built form. These windows also appear to retain bluestone sills. The building is distinguished by its protruding stair well that has an unusual stepped cut out in the brickwork. Strips of tapestry brickwork gives the building ‘racing stripes’, a common motif used in Moderne design to emphasise horizontality as well as give buildings a machine-age edge.</p>	

There is also a much-altered block of flats built in 1937 at 111–119 Park Drive, which appears to have previously exhibited Moderne influences (evident in the curve of the balconies and corner steel-framed window with horizontal glazing bars); however, the building has been over-rendered and lost much of its original detailing.

Also popular during the interwar years was the Old English Revival style. Key characteristics of this style include asymmetrical massing, street-facing gables, imitation half-timbering, tall chimneys, contrasting brick and rendered walls, clinker bricks, corbelled brickwork, and leadlight glazing usually to the upper panes of double-hung sash windows. While there are no buildings within the precinct that demonstrate a pure example of this style, the blocks of flats at 97–99 Park Drive (1936), 39–41 Morrah Street (1940) and 134–140 Park Drive all show some influences. This is largely in their use of clinker bricks but also in the diamond leadlight used at 39–41 Morrah Street and use of double-hung timber sash windows. The Park Street examples also incorporate elements of the Moderne with recessed banding at the building edges (giving a horizontal emphasis), and vertical elements demarcating the entrances. All three buildings are very austere in their detailing. In the case of the Park Street examples, this reflects their relatively late period development—just before and after World War II—during which time wartime austerity measures applied. It also reflects their purpose as investment properties. Like 19–21 Park Drive, 134–140 Park Drive incorporates an earlier house built in 1898 and its side garden, and it is significant to the precinct.

Place	GML image (2021–22)
<p>134–140 Park Drive is a substantial block of flats built in 1945 at the conclusion of World War II. Incorporating an earlier house on the block built in 1898, the block reflects a common practice during the interwar years—the conversion of early residential buildings into flats. It exhibits a skilful adaptation of the house and use of a staggered façade to maximise ground coverage of an otherwise awkward wedge-shaped block that had been underutilised. This adds to the aesthetic appeal of the place along Park Drive, counteracting the relative austerity of the overall design. Of interest is the retention of two substantial rendered Italianate chimneys that are visible from Park Drive.</p>	

The interwar Mediterranean style is closely related to the Georgian Revival style, with the former being a regionalised version of the latter. The style was introduced to Australia by Professor Leslie Wilkinson, who identified a similarity between temperate coastal regions of Australia and the Mediterranean. As in the case of the Georgian Revival style, architects favouring the Mediterranean style were academically trained and were commissioned by affluent clientele. Typical exterior characteristics of the style include informal asymmetrical form with medium pitched hip or gabled roofs, wall surfaces that were usually rendered and often textured, simplified use of classical motifs, exposed rafter ends, round arches, arcaded loggias, pergolas, terraces, balconies with iron balustrades, and vertically proportioned double-hung sash windows with shutters. ‘Weston Court’ at 42–44 Park Drive demonstrates influences of the interwar Mediterranean style and is significant to the precinct.

Place	GML image (2021–22)
<p>'Weston Court,' 42–44 Park Drive, is a two-storey block of flats built in 1931 in the interwar Mediterranean style. Positioned on the corner of Morrah Street and Park Drive, the entrance to the flats is recessed and set on the diagonal, creating a brick paved entry court set behind a low clinker brick wall. The masonry walls are finished in a textured render and founded on a low clinker brick base, and feature a straight parapet that conceals a hipped roof and is lined with curved Cordova roof tiles. The façade is symmetrically arranged around the corner entrance with projecting wings along Park Drive and Morrah Street, respectively. The entrance to the building is via a projecting canted entry porch through a round arched opening. On either side of the entrance that is set into the walls of the projecting wings are vertical slit windows with diamond-patterned timber mullions. Above the entrance is a balcony with iron balustrade and a multipanelled glazed door with glazed fanlight. All street-facing façades feature two sets of paired windows at each level. The windows on both levels have six over six double-hung sashes, but those on the upper level are surmounted by arch headed, glazed fanlights. Each pair of windows includes a Juliet balcony with iron balustrade. A painted name plate reading 'WESTON COURT' is above the main entrance to the building.</p>	

Commercial development

Boarding houses and hostels were operating in Parkville from at least the 1880s. Such establishments were common throughout the inner suburbs of Melbourne and were relatively unregulated. In Parkville they appealed as an affordable form of accommodation for the large population of students and staff at the university. While most boarding houses and hostels in Parkville were converted large houses and terraces, some purpose-built examples exist. A significant example is 'Harcourt' at 35–39 Royal Parade.

Place	GML image (2021–22)
<p>'Harcourt' at 35–39 Royal Parade was built as a boarding house in 1923 (with additions in 1936 and 1939 [MBAI 4946, 17773, 20736]). It is the only known remaining purpose-built boarding house in the precinct. Located on the corner of Morrah Street opposite Naughtons Hotel and the university, it is designed with some reference to the interwar Free Classical style. Originally built in 1923 as a freestanding house with setbacks off all boundaries, successive building programs saw a two-storey addition to its southeast corner in 1932 and a rear two-storey addition made in 1936. These additions are evident in the two terminating projecting wings facing Royal Parade and Morrah Street respectively, which have outer sections of wall rising above the roofline and a boxed eave with modillions. In contrast, the corner element of the building, added in 1940, features sheer red brick walls that terminate in a straight parapet concealing a flat roof that steps up to create a corner tower complete with porthole window overlooking Morrah Street. The building is unified by the use of red brick walls, rendered sills and lintels, and a modularity to the windows that are generally timber sash units with diamond leadlight to their upper panes, which are arranged either as single units or in pairs. The building demonstrates a high level of intactness and integrity to its 1920s and 1930s built form.</p>	

Place of worship

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is a fine example of an interwar Gothic Revival church. Constructed in 1934–35, it was designed by prominent local architect of the Catholic church, Patrick Joseph (PJ) O'Connor, who designed many significant Catholic churches in metropolitan Melbourne during this period. For further details refer to the individual heritage place citation for the place.

Built form: 1945 onwards

From 1945 onwards the development in the precinct consisted primarily of residential blocks of flats with the exception of a two-storey house at 90–92 Gatehouse Street. Built in 1962 to a design by architect David Saunders and his wife Doreen Saunders, it is a representative example of a largely intact Modernist house, including key style characteristics such as its response to its site, informality in planning, expressed structure, use of unadorned materials, and bold geometric forms. It demonstrates careful consideration and manipulation of the Victorian terrace typology. The skillion roof and stepped-back levels create a sloping frontage which reflects the established Victorian terrace houses and conforms with the planning regulations of the compact urban block. The roof is split in the middle to allow for additional windows, so that natural light flows into the tightly planned interiors. For further details refer to the individual heritage place citation for the place.

A significant block of flats built at this time can be found at ‘Park Heights’ at 126–132 Park Drive, Parkville, a two to four-storey block of flats constructed in 1970–71. Typical of the Late Modern style, there is an emphasis on material expression with unobtrusive natural coloured brickwork and timber and the absence of applied decoration, enhanced by rustic landscaping. For further details refer to the individual heritage place citation for the place.

Other blocks of flats built at this time in the precinct display characteristics that identify them as a distinct vernacular typology commonly referred to as ‘six packs’. Limited to three or four storeys, the earliest of these postwar flats were constructed in pale brick (cream or orange) with large, often floor-to-ceiling windows, unadorned wall surfaces and hip or flat roofs. Later versions were more commonly built from brown brick with contrasting rendered trim. These flats are non-contributory to the precinct.

Examples include:

- 42–48 Gatehouse Street (1962)
- 32 Park Drive (1967)
- ‘Park Tower’, 26–30 Park Drive (c1960s).

INTEGRITY

The South Parkville Precinct has very high integrity as an area that has developed over a relatively short period of time (main period of development 1872–1900). It has retained a clear and distinct nineteenth-century urban character that is highly intact and visually cohesive. This is achieved through a consistency in architectural style, building heights, setbacks, overall forms, pattern of fenestrations and materiality that is uniformly expressed across buildings, with most buildings remaining true to their original design intent. While there has been some later development, most notably between 1900 and 1945, buildings constructed at this time sit comfortably side by side with earlier development due to their compatible scale, form and materiality. The historical and urban cohesion of the precinct is strengthened by the exceptionally low number of places demolished throughout the precinct since subdivision, and with most development occurring on remnant vacant land. The visual consistency of the precinct is strengthened by its public realm elements, which include a mix of wide and finer grade streets that have mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes. Oblique views are possible across sites so that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. A distinct feature of the

precinct is the retention of views of the upper level of the rear of many places. This is particularly evident where Story Street, Morrah Street and Bayles Street intersect with Levers Reserve/Lane, but also via the network of bluestone lanes.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original houses as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered. Recent development has generally been carefully designed to respect the form, scale and materiality of its neighbours and does not unduly detract from the integrity of the streetscape. Development along the laneways is more prevalent with many early outbuildings lost and recent garages built. This has impacted somewhat on the integrity of the lanes although significant view lines to the upper levels of most properties have been maintained.

COMPARATIVE ANALYSIS

From the time of the 1837 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne, Carlton, North Melbourne, West Melbourne, and South Yarra. Residential development in Parkville around Royal Park (formally reserved in 1854) was slightly later, beginning around 1870.

Outside the central city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development in the City of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. As a result, Melbourne was developed with large areas of public parklands, including an inner ring of parks and gardens (Fitzroy Gardens, Treasury Gardens, Parliament House Gardens, Alexandra Gardens, the Domain, and the Royal Botanic Gardens), and an outer ring (Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, the university, hospitals, benevolent institutions etc.), defined the boundaries of distinctive suburban development in each of Melbourne's early suburbs.

Today, many historical streetscapes and building stock in these early suburbs in the City of Melbourne are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside these precincts, a number of smaller precinct areas within the City of Melbourne represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne. The subject precinct can be compared with the following precincts on the City of Melbourne's HO.

HO1 Carlton Precinct

Carlton was developed from the 1850s as part of the extension to Melbourne's north during a period of significant population growth. Streets run generally on north–south and east–west axes, with some diagonal streets creating irregular allotments and large intersections. Central medians with planting are common throughout this precinct. Victorian development predominates the precinct, with some

later examples. The precinct retains evidence of the historically predominant working-class character of the area. The precinct is mainly residential, but commercial streetscapes (along Lygon and Elgin streets, and smaller strips on Rathdowne, Nicholson, Faraday and Grattan streets), and commercial buildings (including numerous corner pubs) are scattered throughout. The precinct is close to and incorporates public spaces including parks and gardens as well as smaller public squares. Some institutional development and limited small-scale industrial development is also evident. There are relatively more substantial buildings (up to three storeys) south of Faraday Street and closer to the CBD. In other parts, residential streetscapes are predominantly one or two storeys. The use of bluestone (especially north of Faraday Street) and narrow streets with smaller residential allotments (particularly in Charles and David streets) are part of the precinct's defining characteristics. The precinct is also distinguished for its retention of some unusual architectural examples, including two-storey timber terraces permitted by the earlier *Melbourne Building Act 1849*, prior to the restrictions of the 1870s. Other important aspects of the precinct include evidence of influences of the postwar migration and the 'slum clearance' program of the 1930s to 1950s.

HO2 East Melbourne Precinct

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries; Wellington Parade bisects the precinct. Central medians with planting are common throughout the precinct. With its relatively large allotments and elevated position, the area has traditionally attracted affluent residents. Victorian development prevails as the main period of development, with some examples of later construction through to the interwar period. The precinct is predominantly residential in character, and renowned for its high-quality historical dwellings and its proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is situated within the precinct.

HO6 South Yarra Precinct

Since the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. The HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. From the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flats continued into the postwar period. This layering of development in South Yarra has resulted in the area having a rich combined architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and a network of bluestone lanes, also enhance the precinct's character.

Discussion

South Parkville Precinct is generally comparable to sections of the above suburban precincts within the City of Melbourne, in terms of their proximity to central Melbourne, early development period, early grid-like town planning, proximity to parklands and reserves, wider main streets with plantings, and prevalence of Victorian-era buildings as well as some later development. What sets the South Parkville Precinct apart is its extraordinarily high level of intactness and integrity of its nineteenth and early twentieth century layer of development, with very little loss of this original fabric as a result of demolition. This is in part due to vacant land still being available in the interwar years but also due to the area becoming the first urban conservation area classified by the National Trust of Australia in 1972 (NT file B7246), on account of the high degree of intactness of its Victorian-era buildings and its notable use of decorative cast iron. A number of Parkville residents were involved in the early development of the Victorian branch of the National Trust, which was formed in the 1950s to try to avert the demolition of historical buildings. The Parkville Association was formed in 1967 as a local advocacy group for the preservation of heritage. As a result, records indicate that there have only been 16 houses demolished in the precinct in the past 150+ years.

The Victorian Italianate streetscapes of South Parkville are most like those found in HO2 East Melbourne Precinct. Both precincts comprise wide streets with central grassed median strips that are lined with double-storey terraced rows interspersed with some single-storey terraces and freestanding houses. The terraced two-storey houses with views into the public reserves, especially in Gipps Street and Simpson Street, form a close comparison with the park-fronting two-storey houses and terrace rows along Gatehouse Street. The houses of East Melbourne tend to be larger in scale and architectural elaboration, reflecting the higher socioeconomic status of the area. The South Parkville Precinct contains a larger number of workers' cottages, probably due to its location adjacent to the markets. The retention of the urban demarcation between the residential and former market area, which changed to the more residentially compatible institutional uses in the early twentieth century, ensures that physical traces of this Victorian landscape are retained. The northern end of Powlett Street in HO2 East Melbourne Precinct has a more diverse mix of housing, predominantly from the Victorian era, ranging from single-storey cottages to relatively substantial two-storey houses.

The Victorian Italianate housing layer in South Parkville Precinct is also comparable to pockets of HO6 South Yarra Precinct and HO1 Carlton Precinct, particularly along Park Street and Drummond Street, respectively. Again, some of the housing stock in these streets is of a higher socioeconomic status (although not all). What sets South Parkville apart from all of these precincts is the much higher level of intactness and integrity of the streetscapes, with few demolitions and little intrusive development.

While the commercial and manufacturing activities were centralised within the city grid in the nineteenth century and the first half of the twentieth century, the adjacent suburbs of the City of Melbourne were predominantly developed with residences. Established to serve the immediate local areas, small commercial or industrial pockets were also established in other areas that were otherwise mostly residential. This development pattern is evident in parts of HO6 South Yarra Precinct (particularly in Area 2 along Millswyn Street and Domain Road), HO1 Carlton Precinct, HO2 East Melbourne Precinct, and HO3 North and West Melbourne Precinct. This development is not as prevalent in the South Parkville Precinct, with commercial development being minimal and limited to a small group of shops at the corner of Royal Parade and Morrah Street. Notably, the precinct only contains one hotel at 43–49 Royal Parade. Originally built in 1873, and extensively remodelled in

1923, the hotel still operates today as Naughtons Hotel. In contrast to South Parkville, some large-scale commercial streetscapes are seen within HO1 Carlton Precinct and HO3 North and West Melbourne Precinct.

The area overall, like other HO precincts in the City of Melbourne, comprises a mix of typologies, periods of development and architectural styles, demonstrating the range of eras and styles that were important in the development of Melbourne. The South Parkville Precinct, however, possesses an uncommonly high proportion of intact Victorian-era places compared to other precincts in the City of Melbourne, given that development of the area continued throughout the twentieth century, particularly up to 1945.

ASSESSMENT AGAINST CRITERIA

CRITERION A

- ✓ Importance to the course or pattern of our cultural or natural history (historical significance).
-

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

- ✓ Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
-

CRITERION E

- ✓ Importance of exhibiting particular aesthetic characteristics (aesthetic significance).
-

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

- ✓ Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
-

CRITERION H

- ✓ Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).
-

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage place.

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	Yes

Other

N/A

Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
100874	Bayles Street	12		Contributory	Significant
100873	Bayles Street	14		Contributory	Significant
100872	Bayles Street	16		Contributory	Significant
100871	Bayles Street	18		Contributory	Significant
100870	Bayles Street	20		Contributory	Significant
100869	Bayles Street	22		Contributory	Significant
100868	Bayles Street	26	Barrabool	Contributory	Significant
100867	Bayles Street	28–30	St Carthages	Contributory	Significant
100866	Bayles Street	32		Contributory	Significant
100865	Bayles Street	34	Duckenfield	Contributory	Significant
100864	Bayles Street	36		Contributory	Significant
100863	Bayles Street	38		Contributory	Significant
107330	Bayles Street	40–48		Contributory	Significant (applies to both frontages)
101020	Benjamin Street	14		Contributory	Significant
101019	Benjamin Street	16		Contributory	Significant
101018	Benjamin Street	18		Contributory	Significant
101017	Benjamin Street	20		Contributory	Significant
101016	Benjamin Street	22		Contributory	Significant
101015	Benjamin Street	24		Contributory	Significant
101014	Benjamin Street	26		Contributory	Significant
101007	Benjamin Street	13		Contributory	Significant
101008	Benjamin Street	15		Contributory	Significant
101009	Benjamin Street	17		Contributory	Significant
101010	Benjamin Street	19		Contributory	Significant
101011	Benjamin Street	21	Tallengatta	Contributory	Significant
101012	Benjamin Street	23	Corryong	Contributory	Significant
101013	Benjamin Street	25	Avonia Cottage	Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
535781	Butler Lane	18–20		Non-contributory	-
102440	Degraves Street	12		Contributory	Significant
102439	Degraves Street	14		Significant	Significant
102438	Degraves Street	16		Contributory	Significant
102437	Degraves Street	18		Contributory	Significant
102436	Degraves Street	20		Contributory	Significant
102435	Degraves Street	22	Stanley	Contributory	Significant
102434	Degraves Street	24		Non-contributory	Significant
102431	Degraves Street	33		Significant	Significant
102432	Degraves Street	35		Significant	Significant
102433	Degraves Street	37		Significant	Significant
103806	Fitzgibbon Street	14		Contributory	Significant
103805	Fitzgibbon Street	16		Contributory	Significant
103804	Fitzgibbon Street	18–20		Contributory	Significant
103803	Fitzgibbon Street	22–24		Contributory	Significant
103802	Fitzgibbon Street	26		Contributory	Significant
103801	Fitzgibbon Street	28		Contributory	Significant
103800	Fitzgibbon Street	46		Contributory	Significant
103799	Fitzgibbon Street	48		Contributory	Significant
103798	Fitzgibbon Street	50		Contributory	Significant
103797	Fitzgibbon Street	52		Contributory	Significant
103796	Fitzgibbon Street	54		Contributory	Significant
103795	Fitzgibbon Street	56	Camden House	Contributory	Significant
103794	Fitzgibbon Street	58	Maude Villa	Contributory	Significant
103793	Fitzgibbon Street	60	Clara Cottage	Contributory	Significant
103792	Fitzgibbon Street	62	Sunbank	Contributory	Significant
103791	Fitzgibbon Street	64		Contributory	Significant
103790	Fitzgibbon Street	66		Contributory	Significant
103789	Fitzgibbon Street	68		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
103788	Fitzgibbon Street	70		Contributory	Significant
103787	Fitzgibbon Street	72		Contributory	Significant
103786	Fitzgibbon Street	74		Contributory	Significant
103785	Fitzgibbon Street	86		Contributory	Significant
103784	Fitzgibbon Street	88		Contributory	Significant
103783	Fitzgibbon Street	90		Contributory	Significant
103782	Fitzgibbon Street	92		Contributory	Significant
103781	Fitzgibbon Street	94		Contributory	Significant
103780	Fitzgibbon Street	96		Contributory	Significant
103763	Fitzgibbon Street	11	Whytcross	Contributory	Significant
103764	Fitzgibbon Street	13	Llorrac	Contributory	Significant
103765	Fitzgibbon Street	15		Contributory	Significant
103766	Fitzgibbon Street	17		Contributory	Significant
103767	Fitzgibbon Street	19	Cophall Cottage	Contributory	Significant
103768	Fitzgibbon Street	21		Contributory	Significant
103769	Fitzgibbon Street	23		Contributory	Significant
512825	Fitzgibbon Street	Unit 2, 49		Contributory	Significant
103771	Fitzgibbon Street	51	Ellim Atta	Contributory	Significant
103772	Fitzgibbon Street	53–55		Contributory	Significant
103773	Fitzgibbon Street	57		Contributory	Significant
103774	Fitzgibbon Street	59	Buchanan Villa	Contributory	Significant
103775	Fitzgibbon Street	61		Contributory	Significant
103776	Fitzgibbon Street	63		Contributory	Significant
103777	Fitzgibbon Street	65		Contributory	Significant
103778	Fitzgibbon Street	67		Contributory	Significant
103909	Flemington Road	30–36 (Part)		Significant (Lecture Hall 1908 (Building 403))	-
570634	Flemington Road	40		Contributory	-

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
103910	Flemington Road	42	Ievers Reserve	Significant	-
104198	Gatehouse Street	2–4	William Buckland House	Non-contributory	Significant
104197	Gatehouse Street	6	Sydenham	Contributory	Significant
104196	Gatehouse Street	8	Sydenham	Contributory	Significant
104195	Gatehouse Street	10	Sydenham	Contributory	Significant
104194	Gatehouse Street	12	Sydenham	Contributory	Significant
104193	Gatehouse Street	14–18	Parkville House Inc; Sydenham Terrace	Contributory	Significant
104192	Gatehouse Street	22–24	Parkville House Inc	Contributory	Significant
104191	Gatehouse Street	26–32		Contributory	Significant
104190	Gatehouse Street	34–36		Significant (Stable building at rear) Contributory (34–36 Gatehouse Street)	Significant
104189	Gatehouse Street	42–48		Non-contributory	Significant
104188	Gatehouse Street	50	Seymour House	Contributory	Significant
104187	Gatehouse Street	52	Murchison House	Contributory	Significant
104186	Gatehouse Street	54–56	Shepparton House	Contributory	Significant
104185	Gatehouse Street	58		Contributory	Significant
104184	Gatehouse Street	60	Bowen House	Contributory	Significant
104183	Gatehouse Street	62		Contributory	Significant
104182	Gatehouse Street	64	Osman House	Contributory	Significant
104181	Gatehouse Street	66	Otrando House	Contributory	Significant
104180	Gatehouse Street	68		Contributory	Significant
104179	Gatehouse Street	70		Contributory	Significant
104178	Gatehouse Street	72		Contributory	Significant
104177	Gatehouse Street	74		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
104176	Gatehouse Street	76		Contributory	Significant
104175	Gatehouse Street	78–80		Contributory	Significant
104174	Gatehouse Street	82		Contributory	Significant
104173	Gatehouse Street	84		Contributory	Significant
104172	Gatehouse Street	86–88		Contributory	Significant
104170	Gatehouse Street	96	Ormond House	Contributory	Significant
104169	Gatehouse Street	98	Otway House	Contributory	Significant
104168	Gatehouse Street	100		Contributory	Significant
104167	Gatehouse Street	106	Landing Pads Accommodation Pty Ltd	Contributory	Significant
104166	Gatehouse Street	108		Contributory	Significant
104164	Gatehouse Street	110	Davina	Contributory	Significant
104165	Gatehouse Street	110A		Significant	-
104163	Gatehouse Street	112	Ritual And Remedy Pty Ltd	Contributory	Significant
104162	Gatehouse Street	114	Underburrow	Contributory	Significant
104161	Gatehouse Street	116	Campsie	Contributory	Significant
104160	Gatehouse Street	118	Kelving Grove	Contributory	Significant
104159	Gatehouse Street	120–122	Yathong	Contributory	Significant
104158	Gatehouse Street	124		Contributory	Significant
104157	Gatehouse Street	126		Contributory	Significant
104156	Gatehouse Street	128–130		Contributory	Significant
104155	Gatehouse Street	132–134		Contributory	Significant
104154	Gatehouse Street	136–138	Hatfield House	Contributory	Significant
104153	Gatehouse Street	140–142		Contributory	Significant
104152	Gatehouse Street	144		Contributory	Significant
104151	Gatehouse Street	146	Roslea	Contributory	Significant
104150	Gatehouse Street	148–150		Contributory	Significant
104149	Gatehouse Street	154		Contributory	Significant
104148	Gatehouse Street	156		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
104147	Gatehouse Street	158		Contributory	Significant
104146	Gatehouse Street	160		Contributory	Significant
104145	Gatehouse Street	162		Contributory	Significant
104144	Gatehouse Street	164–166		Contributory	Significant
104143	Gatehouse Street	168		Contributory	Significant
104142	Gatehouse Street	170		Contributory	Significant
104141	Gatehouse Street	172		Contributory	Significant
104140	Gatehouse Street	174		Contributory	Significant
104139	Gatehouse Street	176		Contributory	Significant
104138	Gatehouse Street	178		Significant	Significant
104137	Gatehouse Street	180		Significant	Significant
104136	Gatehouse Street	182–186		Contributory	Significant
104135	Gatehouse Street	188–198		Significant	Significant
106785	Morrah Street	14	Julia Cottage	Contributory	Significant
106784	Morrah Street	16		Contributory	Significant
106783	Morrah Street	18	Tara Gunyah	Contributory	Significant
106782	Morrah Street	20	Ebenezer House	Contributory	Significant
106781	Morrah Street	22		Contributory	Significant
512824	Morrah Street	26–30		Significant	Significant (applies to both frontages)
106780	Morrah Street	32		Contributory	Significant
106779	Morrah Street	34		Contributory	Significant
106778	Morrah Street	36		Contributory	Significant
106777	Morrah Street	38–40		Contributory	Significant
106776	Morrah Street	42	Stalywood House	Contributory	Significant (applies to both frontages)
106775	Morrah Street	44		Significant	Significant
106774	Morrah Street	46	Hampton	Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
106773	Morrah Street	48		Significant	Significant
106772	Morrah Street	52	Parkville Store	Significant	Significant
106771	Morrah Street	54		Contributory	Significant
106770	Morrah Street	56		Contributory	Significant
106769	Morrah Street	58		Contributory	Significant
106768	Morrah Street	60		Contributory	Significant
106767	Morrah Street	62		Contributory	Significant
106766	Morrah Street	64–66		Contributory	Significant
107341	Morrah Street	68–70		Contributory	Significant (applies only to Park Drive frontage)
106742	Morrah Street	15		Contributory	Significant
106743	Morrah Street	17		Contributory	Significant
106744	Morrah Street	19		Contributory	Significant
106745	Morrah Street	21	Cartown House	Contributory	Significant
106746	Morrah Street	27	MRM101	Contributory	Significant
106747	Morrah Street	29	Rothsay	Contributory	Significant
106748	Morrah Street	31	Charlesville	Contributory	Significant
106749	Morrah Street	33	Bischoff Cottage	Contributory	Significant
106750	Morrah Street	35–37	Angaston	Contributory	Significant
106751	Morrah Street	39–41	Angaston	Contributory	Significant
106752	Morrah Street	43	Parkville	Contributory	Significant
106753	Morrah Street	45	Aston Ville	Contributory	Significant
106754	Morrah Street	47	Glenferrie	Contributory	Significant
106755	Morrah Street	49	Waverley	Contributory	Significant
106756	Morrah Street	51	Avenel	Contributory	Significant
106757	Morrah Street	53		Contributory	Significant
106758	Morrah Street	55		Contributory	Significant
106759	Morrah Street	57		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
106760	Morrah Street	61–63		Contributory	Significant
106761	Morrah Street	65		Contributory	Significant
106762	Morrah Street	67	Fern House	Contributory	Significant
106763	Morrah Street	69	Albert House	Contributory	Significant
106764	Morrah Street	71	Victoria House	Contributory	Significant
106765	Morrah Street	73	Park House	Contributory	Significant
109210	Park Drive	20–24		Contributory	Significant
107347	Park Drive	26–30	Park Terrace	Non-contributory	Significant
107346	Park Drive	32		Non-contributory	Significant
107345	Park Drive	34	Tasma	Contributory	Significant
107344	Park Drive	36		Contributory	Significant
107343	Park Drive	38–40		Contributory	Significant
107342	Park Drive	42–44	Weston Court	Significant	Significant (applies to both frontages)
107340	Park Drive	54–58		Contributory	Significant
107339	Park Drive	62		Contributory	Significant
107338	Park Drive	64		Contributory	Significant
107337	Park Drive	66		Contributory	Significant
107336	Park Drive	68		Contributory	Significant
107335	Park Drive	70	Castleblane	Contributory	Significant
107334	Park Drive	72		Contributory	Significant
107333	Park Drive	74		Contributory	Significant
107332	Park Drive	76		Contributory	Significant
107331	Park Drive	78–80		Contributory	Significant
107329	Park Drive	104–108		Contributory	Significant
107328	Park Drive	110		Contributory	Significant
107327	Park Drive	112		Contributory	Significant
107325	Park Drive	122–124		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
107323	Park Drive	134–140		Significant	Significant
107322	Park Drive	142	Salisbury	Contributory	Significant
107321	Park Drive	144		Contributory	Significant
107320	Park Drive	146		Contributory	Significant
107319	Park Drive	148		Contributory	Significant
107318	Park Drive	150		Contributory	Significant
107317	Park Drive	152		Contributory	Significant
107316	Park Drive	154	Surridge	Contributory	Significant
570633	Park Drive	1–9		Significant	Significant
107239	Park Drive	11		Contributory	Significant
107240	Park Drive	13	St Elmo	Significant	Significant
107241	Park Drive	15	Valetta	Significant	Significant
107242	Park Drive	17		Contributory	Significant
107243	Park Drive	19–21		Significant	Significant
107244	Park Drive	23	Twickenham House	Contributory	Significant
107245	Park Drive	25	Bolinda Vale House	Contributory	Significant
107246	Park Drive	27	Avoca House	Contributory	Significant
107247	Park Drive	29	Colac House	Contributory	Significant
107248	Park Drive	31		Contributory	Significant
107249	Park Drive	33		Contributory	Significant
107250	Park Drive	35		Contributory	Significant
107251	Park Drive	39	Beauford	Contributory	Significant
107252	Park Drive	41		Contributory	Significant
107253	Park Drive	43		Contributory	Significant
107254	Park Drive	45		Contributory	Significant
107255	Park Drive	47–49		Contributory	Significant
107256	Park Drive	51	Lomondhouse	Contributory	Significant
107257	Park Drive	53	Roseneath	Contributory	Significant
107258	Park Drive	55		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
107259	Park Drive	57		Contributory	Significant
107260	Park Drive	59–63		Non-contributory	Significant
107261	Park Drive	65–67		Contributory	Significant
107262	Park Drive	69		Contributory	Significant
107263	Park Drive	71		Contributory	Significant
107264	Park Drive	73		Contributory	Significant
107265	Park Drive	75		Contributory	Significant
107266	Park Drive	77	Teviot Cottage	Contributory	Significant
107267	Park Drive	79	Learmonth Cottage	Contributory	Significant
107269	Park Drive	85	Como Terrace	Contributory	Significant
107270	Park Drive	87	Como Terrace	Contributory	Significant
107271	Park Drive	89	Como Terrace	Contributory	Significant
107272	Park Drive	91	Como Terrace	Contributory	Significant
107273	Park Drive	93		Contributory	Significant
107274	Park Drive	95		Contributory	Significant
107275	Park Drive	97–99		Contributory	Significant
107276	Park Drive	103	Omuna	Contributory	Significant
107277	Park Drive	105	Nuaro	Contributory	Significant
107278	Park Drive	107	Torra	Contributory	Significant
107279	Park Drive	109	Nydia	Contributory	Significant
107280	Park Drive	111–119		Contributory	Significant
107281	Park Drive	121		Contributory	Significant
107282	Park Drive	123		Contributory	Significant
107283	Park Drive	125		Contributory	Significant
107284	Park Drive	127–129		Contributory	Significant
107285	Park Drive	131		Contributory	Significant
107286	Park Drive	133		Contributory	Significant
107287	Park Drive	135	Mallow	Contributory	Significant
107288	Park Drive	137		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
107289	Park Drive	139		Contributory	Significant
107290	Park Drive	141		Contributory	Significant
107291	Park Drive	143		Significant	Significant
107292	Park Drive	145	Brampton House	Significant	Significant
107293	Park Drive	147		Significant	Significant
107294	Park Drive	149		Significant	Significant
107295	Park Drive	151		Significant	Significant
107296	Park Drive	153		Significant	Significant
107297	Park Drive	155		Significant	Significant
107298	Park Drive	157	Sherwood	Significant	Significant
107299	Park Drive	159		Significant	Significant
107300	Park Drive	169	Eire	Significant	Significant
107301	Park Drive	171		Contributory	Significant
107302	Park Drive	173		Significant	Significant
107303	Park Drive	175		Significant	Significant
107304	Park Drive	177		Contributory	Significant
107305	Park Drive	179	Beaconsfield Terrace	Contributory	Significant
107306	Park Drive	181	Beaconsfield Terrace	Contributory	Significant
107307	Park Drive	183	Beaconsfield Terrace	Contributory	Significant
107308	Park Drive	185		Significant	Significant
107309	Park Drive	187		Significant	Significant
107310	Park Drive	189–195		Contributory	Significant
107311	Park Drive	197		Contributory	Significant
107312	Park Drive	199		Contributory	Significant
107313	Park Drive	201		Contributory	Significant
107314	Park Drive	203		Contributory	Significant
107315	Park Drive	205		Contributory	Significant (applies to all of Park

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
					Drive frontage)
108445	Royal Parade	1		Contributory	Significant
108446	Royal Parade	3		Contributory	Significant
108447	Royal Parade	5	Bristol House	Contributory	Significant
108448	Royal Parade	7–13		Contributory	Significant
108449	Royal Parade	15	Tasma	Contributory	Significant
108450	Royal Parade	17		Contributory	Significant
108451	Royal Parade	19	Campford House	Contributory	Significant
528948	Royal Parade	21		Significant	Significant
528949	Royal Parade	23		Significant	Significant
528950	Royal Parade	25		Contributory	Significant
528951	Royal Parade	27		Significant	Significant
108453	Royal Parade	29–31		Contributory	Significant
108454	Royal Parade	33		Significant	Significant
108455	Royal Parade	35–39	Hardcourt	Significant	Significant (applies to both frontages)
108456	Royal Parade	43–49	Naughton's Parkville Hotel	Significant	Significant (applies to both frontages)
108457	Royal Parade	51		Significant	Significant
108458	Royal Parade	53		Significant	Significant
108459	Royal Parade	55		Significant	Significant
108460	Royal Parade	57	Hever	Contributory	Significant
108461	Royal Parade	59		Contributory	Significant
108462	Royal Parade	61		Contributory	Significant
108463	Royal Parade	63–65		Significant	Significant
108464	Royal Parade	67		Contributory	Significant
108465	Royal Parade	69		Contributory	Significant
108466	Royal Parade	71	Elizabeth House	Significant	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
108467	Royal Parade	73		Contributory	Significant
108468	Royal Parade	75	Grasmere	Contributory	Significant
108469	Royal Parade	77–83	Elbon	Significant	Significant
108470	Royal Parade	87		Contributory	Significant
108471	Royal Parade	89		Contributory	Significant
108472	Royal Parade	91	Inisfail	Contributory	Significant
108473	Royal Parade	93–97		Contributory	Significant
108474	Royal Parade	99		Contributory	Significant
108475	Royal Parade	101		Contributory	Significant
108476	Royal Parade	103	Shannonville	Contributory	Significant
108477	Royal Parade	105	Shannonville	Contributory	Significant
108478	Royal Parade	107		Significant	Significant
108479	Royal Parade	113–115	Los Angeles	Significant	Significant (applies to both frontages)
108480	Royal Parade	117	Ormond Villa	Contributory	Significant
108481	Royal Parade	119	Louth Villa	Contributory	Significant
108483	Royal Parade	127		Contributory	Significant
108484	Royal Parade	129–133		Contributory	Significant
108485	Royal Parade	135–137		Contributory	Significant
108486	Royal Parade	139	Marist	Non-contributory	Significant
108487	Royal Parade	141	St Andrews House	Contributory	Significant
108488	Royal Parade	143		Non-contributory	Significant
109243	Story Street	24–26		Contributory	Significant
109242	Story Street	28		Contributory	Significant
109241	Story Street	30		Contributory	Significant
109240	Story Street	32		Contributory	Significant
109239	Story Street	34	Milford	Contributory	Significant
109238	Story Street	36		Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
109237	Story Street	38		Contributory	Significant
109236	Story Street	40	Centenial House	Contributory	Significant
109235	Story Street	42	Roxborough House	Contributory	Significant
109234	Story Street	44	Laurels	Contributory	Significant
109233	Story Street	46		Contributory	Significant
109232	Story Street	48		Contributory	Significant
109231	Story Street	50	Clement Villa	Contributory	Significant
109230	Story Street	52		Contributory	Significant
109229	Story Street	54	Lilverton	Significant	Significant
109228	Story Street	58		Contributory	Significant
109227	Story Street	60		Contributory	Significant
109226	Story Street	62		Contributory	Significant
109225	Story Street	64		Contributory	Significant
109224	Story Street	66		Contributory	Significant
109223	Story Street	68	Ewart	Contributory	Significant
109222	Story Street	70	Glendale	Contributory	Significant
109221	Story Street	72		Contributory	Significant
109220	Story Street	74		Contributory	Significant
109219	Story Street	76		Non-contributory	Significant
109218	Story Street	78		Contributory	Significant
109217	Story Street	80		Contributory	Significant
109216	Story Street	82	Douglas Terrace	Contributory	Significant
109215	Story Street	84	Douglas Terrace	Contributory	Significant
109214	Story Street	86	Douglas Terrace	Contributory	Significant
109213	Story Street	88	Douglas Terrace	Contributory	Significant
109212	Story Street	90	Waverley	Contributory	Significant
109211	Story Street	92	Othello	Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
109206	Story Street	1		Contributory	Significant
109207	Story Street	3		Non-contributory	Significant
109208	Story Street	5	Polector	Contributory	Significant
109209	Story Street	77		Significant (University High School) Significant (University High School Oval) Non-contributory (remainder of site)	-
535780	Wimble Street	16	Donagh House	Contributory	Significant
110181	Wimble Street	18	Wimble Street Child Care Co-Operative Ltd	Contributory	Significant
110180	Wimble Street	20		Contributory	Significant
110179	Wimble Street	22		Contributory	Significant
110178	Wimble Street	24		Contributory	Significant
110177	Wimble Street	26–28		Contributory	Significant
110176	Wimble Street	30	York Terrace	Contributory	Significant
110175	Wimble Street	32		Contributory	Significant
110174	Wimble Street	34		Contributory	Significant
110172	Wimble Street	13		Contributory	Significant
110173	Wimble Street	15		Contributory	Significant

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Victorian Government Gazette (VGG), as cited.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), Ungraded
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: South Parkville Precinct

Heritage Place: South Parkville Precinct	PS ref no: HO4
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What is significant?

The South Parkville Precinct, including, Benjamin Street, Bayles Street, Butler Lane, Degraeves Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, Wimble Street, Parkville, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) clad in slate, corrugated iron or terracotta tiles, intact chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, and early iron palisade fences on stone plinths
- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip, and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, Levers Reserve, network of lanes, and the views to and from Royal Park along Gatehouse Street and across Levers Reserve and the lanes either side
- remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the 1929 University High School building (VHR H2183), the University High School oval, 1908 Veterinary College building and 1888 remnant market brick wall (VHR H1920)
- public space elements, including the street trees, widths and shape of the asphalted footpaths and bluestone gutters and kerbs, and the bluestone lanes
- early stable/outbuildings (including night soil doors), and garages also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandahs and windows, are not significant.

Post-1945 developments and other extensively altered properties are not significant.

How it is significant?

The South Parkville Precinct is of local historical, representative, aesthetic, social and associative significance to the City of Melbourne.

Why it is significant?

The South Parkville Precinct has historical significance as a predominantly residential area established from 1868 on what had formerly been retained as Crown land (from 1844), but which was subsequently set aside for various markets (by 1856), which were managed by the Corporation of Melbourne (now the City of Melbourne). The intact nature of the Victorian-era building stock, included in the residential, commercial and former market area of the South Parkville Precinct, presents an unusual example of a late nineteenth-century suburban Melbourne landscape. (Criterion A)

The South Parkville Precinct has historical significance for its important role in the early conservation movement in Melbourne—and indeed Australia—in the 1960s and early 1970s. Local Parkville residents championed the importance of South Parkville as an intact historical area, primarily through the work of the Parkville Association, which was formed in 1967. As a result of the efforts of the Parkville Association, the Victorian branch of the National Trust of Australia classified South Parkville in 1972 as Australia’s first ‘urban conservation area’. This recognition generated several publications about the history and heritage of Parkville in the 1970s. (Criterion A)

The South Parkville Precinct has representative significance for its large number of highly intact Victorian-era houses designed in the Italianate style. It arguably contains the most intact collection of residences (ranging from cottages through to large two-storey villas) built in the Italianate style to be found across Victoria. The precinct also demonstrates the variation and richness of the style which was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. (Criterion D)

The South Parkville Precinct has aesthetic significance for its strong visual cohesiveness, presenting as a fine-grained area of a consistent style, scale and materiality, with a remarkably high level of intactness of its Victorian-era fabric. The area has a distinctive character with uniform streetscapes, setbacks, height levels and density, which together evoke a strong sense of physical containment. The aesthetic significance of the area is enhanced by the intactness of Victorian-era decorative elements, such as decorative cast iron to front verandahs, palisade fencing, stucco work, ornate pediments, and other forms of architectural ornamentation. Aesthetic significance is further enhanced by views afforded across the rears of properties, particularly from levers Reserve and Redpath Rise but also the network of lanes across the area. The precinct’s character is enriched by its public realm elements, which include wide streets with central grassed median strips, levers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone paved lanes. Later development sits comfortably within these streetscapes and supports the prevailing nineteenth-century urban character of the area. This is achieved by being of a generally consistent building quality, height, setback, materiality (brick) and pattern of fenestration which harmonise these buildings of a different historical era and architectural style into the urban setting. (Criterion E)

The South Parkville Precinct has social significance for its long history of community action, expressed through successful local campaigns to protect the historic character of the area. This was led by a residents’ action group, known as the Parkville Association, which formed in 1967 to combat a proposal by the Hospital and Charities Commission to reclaim levers Reserve and demolish houses in its immediate vicinity. Efforts of the Parkville Association to preserve the area’s built heritage continue to the present day. This work has created a long legacy of community action and contributed to a strong sense of local identity among residents. (Criteria G and H)

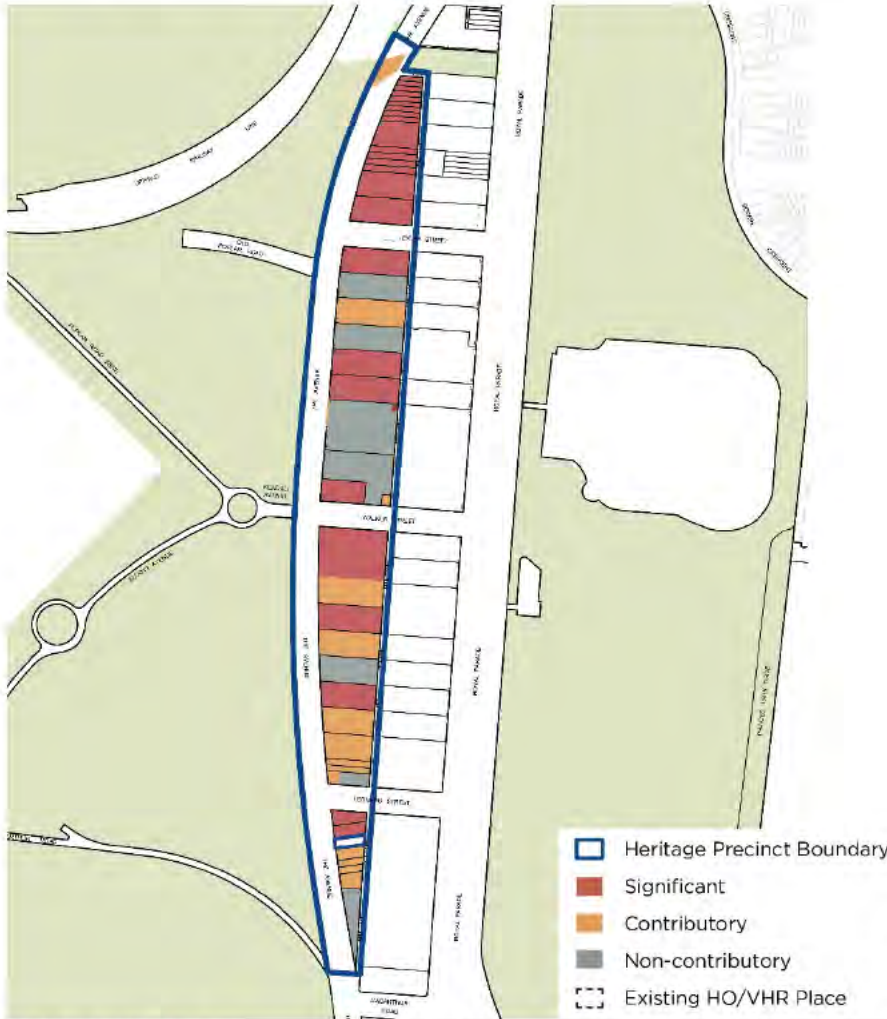
Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME: The Avenue Precinct

STREET ADDRESS: 36–54 Leonard Street, 8–20, 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville

PROPERTY ID: See the precinct Category Schedule



SURVEY DATE:	January–March 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Heritage Precinct	EXISTING HERITAGE OVERLAY:	HO4
PROPOSED CATEGORY:	Refer to schedule	FORMER GRADE / CATEGORY:	Various
DESIGNER / ARCHITECT / ARTIST:	Refer to history	BUILDER:	Refer to history

DEVELOPMENT PERIOD:	Interwar Period (c1919–c1940) Postwar Period (1945–1975) Federation/Edwardian Period (1902–c1918)	DATE OF CREATION / MAJOR CONSTRUCTION	1860s–1980s
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the city and suburbs	3.6.1 Suburban development 3.6.2 Building homes 3.6.3 Development of flats

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a Heritage Precinct.

Extent of overlay: Refer to map

SUMMARY

The Avenue Precinct, including 36–54 Leonard Street, 8–20 and 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville, was developed after the Victorian Government proposed to sell off parcels of land from some of the public parklands within the City of Melbourne, including Royal Park. This resulted in land fronting Sydney Road (later Royal Parade) to be excised from Royal Park in 1868 and subdivided for residential purposes. The curved former carriage drive on the western edge of the subdivision was formed as a public road as part of this development and later became known as The Avenue. The Avenue Precinct experienced its earliest and most intensive development during the Victorian period. Due to a strict covenant placed on the land facing The Avenue and Royal Parade at the time of its sale, the precinct's Victorian period development is characterised by large freestanding brick villas or groups of brick two-storey terrace row houses. As a response to the demand for higher-density housing in the City of Melbourne, later development of flats during the interwar and postwar periods resulted in a layering of development in the precinct. This development has continued to be of a high quality, resulting in a precinct with a rich combined architectural and streetscape character that represents key phases of residential development in the City of Melbourne. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is particularly distinguished by its position overlooking Royal Park and for its high concentration of refined architect-designed buildings.

Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone guttering, asphalt footpaths and the bluestone paved Mile Lane, enhance the precinct's character.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the north-west corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian

residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

PRECINCT HISTORY

Development: 1868–1901

The Avenue Precinct, comprising 36–54 Leonard Street, 8–20 and 24–310 The Avenue, 30 Walker Street, and Railway Bridge, Parkville, occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

The Avenue Precinct comprises multiple Crown allotments in Sections A, B, C and D of Royal Park, Parish of Jika Jika (Figure 518):

- Section A: Crown allotment 10
- Section B: Crown allotments 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Section C: Crown allotments 11, 12, 13, 14, 15, 16, 17, 18, 19 and 20
- Section D: Crown allotments 10, 11, 12, 13 and 14.



Figure 518. Detail from 'Plan of Villa Sites Royal Park North Melbourne', 1868, showing those properties included in the precinct outlined in red. (Source: State Library Victoria, with GML overlay)

This was part of a large area of Crown land that was first set aside as a public park in the mid-1840s and formally reserved as Royal Park in the 1850s. A layout plan for Royal Park was prepared in the mid-1850s. This plan included a network of carriage drives, with a curved road along the eastern side of the park.

In the 1860s, as a means of raising public revenue, the Victorian Government proposed to sell off parcels of land from some of the public parklands within the City of Melbourne, including Royal Park and Fawkner Park. Despite opposition from the Melbourne, Prahran, and St Kilda city councils, and calls from the community for the permanent reservation of Royal Park, the Government approved a plan for residential allotments in a linear section of land in Royal Park fronting Royal Parade (then known as Sydney Road), as well as an area of Royal Park close to Flemington Bridge, and land between Market Street, present-day Park Drive, and present-day Royal Parade (Lewis 1996: 2). The land fronting Sydney Road was excised in 1868, and subdivided for residential purposes. The curved former carriage drive on the western edge of the subdivision was formed as a public road as part of this development—and known as Park Road, Royal Park Road, Royal Park Avenue and, later, The Avenue (GML 2022a: 57). The newspaper reported in October 1868:

The allotments will be 99 feet wide, by 265 feet in depth, and will possess a frontage either to the Sydney Road or to the park. Restrictions will be enforced by the Government on the purchasers of the land, in order to secure the erection of villa residences. (Leader, 24 October 1868: 11)

The Government placed a strict covenant on the allotments, specifying:

that the said land hereby granted shall be at all times hereinafter maintained and used only as and for a site for one villa residence facing towards the principal road boundary, and its offices to be built of stone or brick in accordance with the provisions... (Sanderson 1932a: 120)

The sale of Crown allotments in the Parish of Jika Jika 'fronting the main Sydney-road and the Royal Park' took place in November 1868. There was a 'very large attendance, and most of the lots sold excited a brisk competition' (*Argus*, 28 November 1868: 7). Some of the purchasers included Thomas Brusher, George Chambers, WSF Murray, Alexander Brock and Percy Walker, who are named on the 1868 plan (Bage, 1868). There was a measure of prestige associated with the blocks in this subdivision, on account of their proximity to the university and the city, views over Royal Park, and the large blocks of land available.

The southernmost section of The Avenue was not included in the initial residential subdivision, presumably due to its triangular configuration. It has remained a small reserve since this time.

The original 1868 configuration of Mile Lane remains legible. It has retained its original bluestone pitchers and its original length and width remain unchanged. It continues to provide rear access to properties fronting The Avenue.

The Avenue experienced its earliest and most intensive development during the Victorian period, although development did not proceed immediately after the 1868 land sale. The Avenue's prevailing character was established by development that the mid to late 1880s, which coincided with the height of the land boom in Melbourne. The Avenue's Victorian-era development is characterised by multiple rows of terrace houses (some built for speculative purposes) as well as a number of substantial Victorian villas set in landscaped gardens. The area attracted wealthy buyers who commissioned elegant, well-designed villa residences, many of them double-storeyed and architect-designed. The Avenue was both a practical and fashionable address for teaching staff from the University of Melbourne and, from the early 1940s, for medical staff at the Melbourne Hospital (GML 2022a: 57).

The first houses constructed in The Avenue were two Victorian villas built in the block between Walker Street and Leonard Street. Today these houses are located at **116–156 The Avenue**. The first house was built in 1873 for Richards Gibson, who had purchased the site at 156 The Avenue in 1868. In 1873 Gibson purchased an adjacent block and built a two-storey villa, 'Barbiston'. In 1878, additions were made to Barbiston by architect Lloyd Tayler (MCC reg 5556 and 7760, records 83116 and 82904; Melbourne and Metropolitan Board of Walks (MMBW) Detail Plan No. 1137, 1899). From c1918 to the 1960s, this building served as St Mary's College, which was the first Catholic residential college for women at an Australian university. **To the south of Barbiston, another early residence, 'Carclew', was built by 1874 for Thomas R James, public servant. On the MMBW plan, this residence is addressed as 148 The Avenue.** James was one of four residents living in The Avenue in the 1870s, then known as Royal Park Road (S&McD 1875).

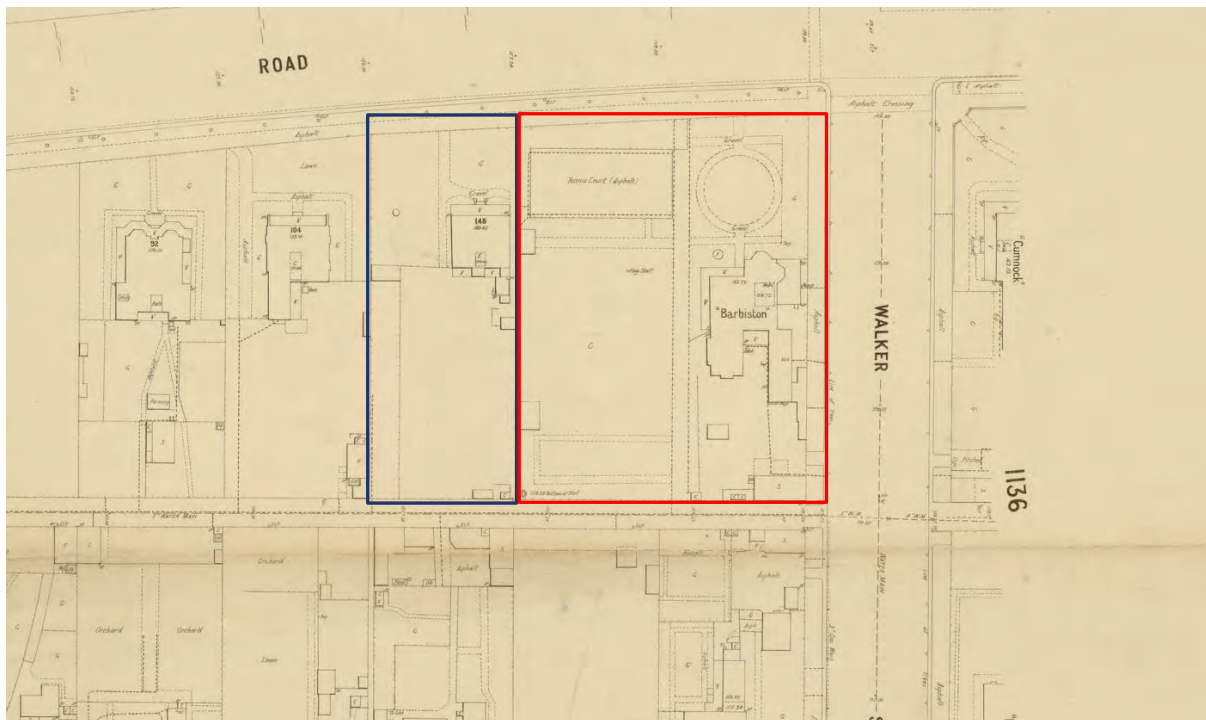


Figure 519. Extract from 1900 MMBW plan showing Carclew at 148 Park Road (The Avenue) and Barbiston on the corner of Walker Street. (Source: 1900 MMBW Detail Plan No. 1137, with GML overlay)

Carclew was acquired together with Barbiston in 1965 by the Christian Brothers as a residence for brothers who were studying at the university, and as the headquarters of the (Catholic) Provincial Council of the Southern Province (*Age*, 20 January 1967: 9). It was renamed Treacy College after Br Ambrose Treacy, the leader of the four Brothers who first came to Australia from Ireland in 1868. By the late 1970s, the Brothers in training moved to St Joseph's, Box Hill, leaving a community of older Brothers and some Brothers undertaking full-time studies and renewal courses. In 1988 Mt Sion Hostel was built as an aged care facility for elderly Brothers. Around this time, part of Treacy College was opened up as a general conference centre. During the 1990s, the name was changed from Treacy College to Treacy Centre. Since 2009 the Treacy Centre has hosted events and conferences.

The subsequent development of The Avenue through the 1880s was fairly even along most of the street. Commencing at the southernmost section, in the block bound by Leonard Street and the wedge-shaped reserve, there were two Victorian terraces and a Victorian townhouse built during the 1880s. All three remain extant:

- **22 The Avenue**, a two-storey townhouse built c1884. Commissioned by owners Robert and Luisa Jones, the dwelling was built by contractor Howard Smith and named 'Selvetta'. It was constructed on a significantly large allotment with landscaped gardens and stables at the rear. By 1888, it had been purchased by Carlton Grammar School and Technical College and was used as a student boarding house (*Age*, 18 February 1888: 13). In c1936, the large allotment was subdivided to make way for 10–12, 14 and 16–20 The Avenue (RB 1936, 1937, 1939). Note: Selvetta is included on the Victorian Heritage Register (VHR) and hence is excluded from The Avenue Precinct.

- **24–32 The Avenue**, a terrace pair built in 1885 (Nos 28–32) and 1887 (Nos 24–26). Only one of the pair (No. 28) was rated in 1885 and 1886. In 1887, the rate book lists two adjoining brick houses. At this date, Robert Jones operated his 10-room brick house as a ‘private college’. The house also included a lavatory, bathroom, balcony and verandah, stables and offices. Robert Jones was the principal of Carlton Grammar School, with the boarders living at ‘Sorella’ (28 The Avenue). The parapet of the buildings indicate 24–26 is called ‘Lyndale’ and 28–32 is Sorella. In an 1886 advertisement for Carlton Grammar School, the property is advertised as a ‘residence’ of the school that stands on an allotment of three-quarters of an acre in Royal Park (*Weekly Times*, 27 February 1886: 15).

By 1902, the block bounded by Walker Street and Leonard Street included nine houses comprising five villas and four terraces (MMBW Detail Plan No. 1137). Two houses that existed in c1902 at 92–102 and 104–114 The Avenue were replaced by blocks of flats during the interwar period. Remaining houses from the Victorian era include:

- **36–54 The Avenue**, a group of four double-storey terraces built c1886 on land purchased by Daniel Sullivan. Following Sullivan’s death, his widow commissioned architect P Campbell to build a terrace row of four houses in 1885. The 1886 rate book indicates that four nine-room brick houses owned by Mrs Sullivan were under construction. The name ‘St Finbar’ appears on the parapet of the row of terraces.
- **44–52 The Avenue** is a two-storey brick villa built in 1885 as a private residence (Gould 1985). It was subsequently purchased for occupation as a residential college of the University of Melbourne from 1965 to 2017. It is now owned by Whitley College, which is part of the Baptist College of Victoria, and is used for educational purposes.

Moving northwards, the block bounded by Levers Street and Walker Street included six houses. All but four of these original houses survive, with ‘Talina’, which stood at 202 The Avenue, and Horseshoe Villa at 168–180 The Avenue, having been demolished. A brick stable building, which is shown on the 1903 MMBW Detail Plan No. 1136, remains extant at the rear of 168–180 The Avenue, as does a low stone fence along the site’s frontage on The Avenue. This fence is also shown on the 1903 MMBW plan. This site was purchased by Ridley College (a Christian theological college) in 1965.

The four remaining houses include:

- **160–162 The Avenue**, a two-storey villa named ‘Cumnock’, built c1888–89 (Gould 1985). This building originally occupied a site encompassing 160–166 The Avenue. It was designed by architects Charles Webb & Sons for George Howat, who had purchased the land in 1888 at the height of the land boom (Gould 1985). In 1927, the property was purchased by Ridley College and converted to a residential college; the site retains that use to the present time and several later buildings have been built on the site (Gould 1985). Post-2000, townhouses (known as 38 Walker Street) have since been constructed on the vacant land at the rear of Cumnock. However, the original stables building survives at 30 Walker Street, and provides evidence of the original allotment size and configuration (MMBW Detail Plan No. 1136, 1903).
- **182–190 The Avenue**, a single-storey house named ‘Wannaeue’, which was built in 1891. Its first owner JW Linacre commissioned a substantial brick villa of ‘10 rooms and offices, two-storey brick stabling and two coach houses’. The Linacre family owned the property until 1910. Later owners renamed the house ‘Ercildoune’ and by 1951 it was subdivided into three self-contained flats. In

June 1964, the Church Missionary Society (CMS) Australia established a training college at the property for Australian and New Zealand missionary candidates (Age, 26 June 1964: 16). The training college (known as 'St Andrew's Hall') underwent a \$17 million redevelopment in 2021 for CMS Australia.

- **192–198 The Avenue**, a pair of double-storey terrace houses named 'Maudina' and 'Yatala' built in 1887 (Nos 192–194) and 1891 (Nos 196–198), and commissioned by Henry Davey (Gould 1985; MMBW Detail Plan No. 1136, 1903). These houses were later acquired by Ridley College and used as university residences.

By the turn of the twentieth century, the northernmost block bounded by The Avenue, Mile Lane, Ievers Street and the railway bridge comprised two groups of terrace houses on either side of a block of vacant land, one group of four houses and one group of nine houses. The corner allotment at Ievers Street was vacant land, apart from a small structure.

Remaining Victorian-era places include:

- **272, 274, 276 and 278 The Avenue**, a group of four two-storey terraces built between 1887 and 1890. They were commissioned by George Godfrey, who was rated as owning two parcels of land and two brick houses of nine rooms (274 and 276) in 1888 (RB 1888). By 1890, all four houses are listed, with the outer two (Nos 272 and 278) built as 10-roomed houses flanking the central pair, which had nine rooms. The houses were named 'Oxford', 'Chelsea', 'Pimlico' and 'Cambridge'.
- **294–310 The Avenue**, a group of nine two-storey terraces built c1884–85, and designed by architect Norman Hitchcock (Gould 1985). They were commissioned for Donald Ross who lived at No. 294 while leasing the other eight houses (RB 1885, 1890). The rate books list ten houses owned by Ross, whereas only nine were constructed (MMBW Plan No. 117, 1892). The nine terraces were staggered along the curve of the street, forming a notable feature of the streetscape (Gould 1985).

By the end of the nineteenth century, The Avenue was substantially developed, and the Victorian character of the streetscape firmly established.

One of the key Victorian-era infrastructure developments in the area was the construction of the existing railway bridge near the northern end of The Avenue (just north of 310 The Avenue). The bridge was constructed as part of the Inner Circle railway line, which opened in 1888. A section of railway that ran below the bridge was part of the line that connected the Royal Park Railway Station (then known as Junction Railway Station) and the former North Carlton Railway Station (then known as Langridge Street Station). The railway cut through Crown allotments 7 and 8 in Section D from the 1868 subdivision.

Development: 1901–18

From 1901 to the beginning of the First World War, further residential development occurred on The Avenue on the few building allotments that remained undeveloped. By 1902, 31 houses had been built on The Avenue as well as north of the railway bridge beyond 310 The Avenue. The buildings constructed from this period were generally the result of the subdivision of existing allotments or building on vacant sites.

Of the five houses identified as having been built during this period, the only surviving example is No. 262, a substantial two-storey house built c1914 and later named 'Lynholme'. It was commissioned by owner Robert Lyall and constructed by builder Clarence W Timmins (Lewis 2011, record 83132). There was a small number of residences built in The Avenue during this period but most of these have been demolished.

Development: 1919–45

There were only a few detached residences built in The Avenue in the period 1919–45. One example was 'Heatherlea' at No. 78, which was built in 1923 and demolished in 1975.

The period 1919–45 saw a growing popularity for flats in Melbourne. The number of flats in Parkville increased significantly in the mid to late 1930s with several blocks constructed in The Avenue. Flats offered an attractive alternative to traditional forms of housing. They fulfilled the demand for housing in central Melbourne that was affordable, comfortable, and fitted with up-to-date, labour-saving conveniences. Initially, flats were fashionable for the middle class and in Parkville flats suited professional people who worked at the university, the hospitals, or in the various nearby research centres and welfare institutions. Blocks of flats were mostly two or three storeys, and were typically let, with property considered a safer form of investment in the aftermath of the Depression (O'Hanlon 2008). In The Avenue, flats were generally constructed following the subdivision of an existing large allotment, or were built on vacant sites; the construction of flats did not involve demolition of existing earlier residences. Many large villas in Parkville were also converted into flats in the 1930s.

The following blocks of flats were built in The Avenue between 1919 and 1945. These remain extant:

- **10–12 The Avenue was built c1937–38. This allotment was** formed from the subdivision of 22 The Avenue in c1937 (CT V4936/F078) when its south-facing garden was subdivided into two allotments. The subject allotment was purchased by Ivan and Myrtle Costello in 1937. By 1938 a block of four flats was built on the allotment (*Age*, 23 April 1938: 10). In 1940 three of the four flats were occupied by tenants (RB 1940). The name of the flats, 'Chuzzlewit', indicated by lettering on the eastern façade, first appears in the rate books in 1941 (RB 1941). The flats were advertised as: 'facing Royal Park—four ultra-modern flats, just completed, model tiled kitchens, coloured tiled bathrooms, H.W.S, large bright rooms' (*Age*, 23 April 1938: 10).
- **16 The Avenue** was built c1940. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936). The allotment directly to the east of 'Selvetta' was then subdivided into three parcels in 1937 (LANDATA, CT V6134/F660). The allotment was purchased c1936–39 by Frank Fitzgerald who commissioned the building of a block of 20 flats, later named 'Park Manor' (RB 1936, 1937, 1939; BP). By 1940 the block of flats at No. 16 and land to the west were owned by John Henry, Emma Dorney and Alfred John Markly (1941). By 1943, the allotment had been subdivided again. The block of flats had changed ownership to Mary Noon, and the vacant land to the west was purchased by Frank, Patrick and Hugh Ryan, who built the extant block of flats at 18–20 The Avenue (RB 1943).
- **18–20 The Avenue** was built c1941–43. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936) when its large garden was subdivided into two allotments. The subject allotment was purchased by Frank and Hugh Ryan in 1941 (RB 1943). The allotment directly to the east of Selvetta was further subdivided into three lots in 1937 (LANDATA, CT V6134/F660).

- **104–114 The Avenue** was built in 1935 (*Argus*, 2 February 1935: 16; RB 1935–36). Tenders were invited in 1934 ‘for the erection of (8) new flats and conversion of existing premises’. Vivian Taylor Soilleux and Acheson Best Overend designed the building (*Age*, 16 June 1934: 3). The building was named ‘Kennethmont’. Each flat comprised two bedrooms, a living room, kitchen and bathroom, and provided a hot water service (*Argus*, 2 February 1935: 16).
- **280–292 The Avenue** was built in 1939 (BP) following the demolition of a house owned by Ann Jane Hare. In 1939, Hare commissioned LB Pettigrove and H Vivian Taylor & Soilleux to design a block of flats that were ‘designed to give the maximum amount of facility and reduce housework to the minimum’ (Lewis 2011, record 13710; *Age*, 6 June 1939: 8). Each of the eight flats comprised four rooms (RB 1940).

A single freestanding residence survives from the period:

- **14 The Avenue**, a single-storey house built c1939. This allotment was formed from the subdivision of 22 The Avenue in c1936 (RB 1936) when its large garden was subdivided into two allotments. The allotment directly to the east of Selvetta was further subdivided into three lots in 1937 (LANDATA, CT V6134/F660). The subject allotment was purchased by Joseph George Edmund Carew in 1938, who built a brick house on the site. The stone fence was constructed in 1938. In 1949, it was referred to as ‘Yateley’ (*Age*, 12 May 1949: 2). In a ‘To Let’ advertisement in 1951, the house is described as a ‘period cottage’ with ‘5 rooms ... and garage’ (*Age*, 28 February 1951: 23).

The following aerial images show the development of The Avenue by 1945.



Figure 520. 1945 aerial photograph showing The Avenue between Park Street and Walker Street. (Source: 1945 Melbourne)



Figure 521. 1945 aerial photograph showing The Avenue between Walker Street and its intersection with Mile Lane. (Source: 1945 Melbourne)

Development: 1945 onwards

During the postwar period, the precinct underwent further development consisting primarily of multi-unit development. This was a development pattern common to other parts of the City of Melbourne and the wider metropolitan area, which occurred in response to the growing population and the popularity of flats. Developments from this period include:

- **92–102 The Avenue**, a block of 38 flats built c1960–64 (BP).
- **248–258 The Avenue, a tower of flats built in 1969.** Ruth Stevenson, the second owner of the original lot, built a 13-room house and garage on the allotment by 1918. The dwelling was demolished and ‘Park Avenue Towers’ built in 1969 (*Age*, 17 April 1971: 46). ‘Park Avenue Towers’ comprised 39 luxury apartments with wall-to-wall carpets, gas central heating, a lift service, a caretaker ‘and all the comforts of modern living’ (*Age*, 17 April 1971: 46).
- **236–246 The Avenue**, a 13-storey tower block of flats built in 1976 known as ‘Park Avenue Towers’. This replaced a 12-room brick house that had been built on the site in 1912, and occupied by Ernest Williams Cox, furniture manufacturer. The property was purchased by Dominion Properties Ltd in 1975.
- **68–78 The Avenue**, a townhouse complex built in 1977. An auction notice promoted the site as presenting ‘the opportunity to purchase a prime site with unlimited potential in a superb location opposite Royal Park’ (*Australian Jewish News*, 13 October 1972: 29).

PRECINCT DESCRIPTION

Urban character

The Avenue Precinct is located along The Avenue in Parkville between Park Street and Royal Parade, overlooking Royal Park. It includes all of the properties on the eastern side of the street from No. 12 through to No. 310. The precinct includes Mile Lane, which runs along the rear eastern boundary of the properties. The lane turns to connect to The Avenue at its northern end south of the bridge over the Inner Circle Rail Trail and intersects with The Avenue to the south to create a wedge-shaped grassed reserve. The precinct extends to include the width of The Avenue and abuts the boundary of Royal Park (VHR H2337).

The precinct is distinguished by the gentle arc of The Avenue, which provides unimpeded views to Royal Park. Originally lined with Victorian-era houses and terrace rows, some layered development of the area has occurred, largely because of the subdivision of larger Victorian-era estates, but also through infill development on previously unbuilt land. As a result, the earlier Victorian layer of development is interspersed with buildings dating from the Federation, interwar and postwar periods, as well as some more recent development. Several of the larger properties have been purchased by commercial institutions, resulting in the early subdivision pattern of wide allotments remaining legible. The precinct consists of mostly single and double-storey residential buildings with some later examples of blocks of flats of two or three storeys. The earlier housing stock and later infill development are largely consistent in building heights, setbacks, overall forms and materiality. The exceptions are the three high-rise residential towers near the corner of Levers Street which stand out in the landscape, providing evidence of the postwar layer of development.

The Avenue has concrete gutters along its eastern side with bluestone kerbing abutting a grassed nature strip that is planted with Queensland Brush Box (*Lophostemon confertus*) and an asphalt footpath. This contrasts to the more informal western side of the street, which is open to Royal Park and features a planting belt of mixed species, including prominent mature eucalypt specimens such as River Red Gums (*Eucalyptus camaldulensis*) and Sugar Gums (*Eucalyptus cladocalyx* sp.) .

Three side streets run off The Avenue, including Ievers Street, Walker Street and Leonard Street, which connect to Royal Parade. These streets are wide with the provision for parking down the middle. They have a mix of bluestone and concrete gutters and kerbing, asphalt footpaths, and are planted with semi-mature deciduous and evergreen street trees. The precinct continues along these streets up to the eastern side of Mile Lane. Mile Lane runs along the rear of the properties facing The Avenue and functioned as a service lane to the original houses. Paved in bluestone, the lane is largely straight, returning to meet The Avenue at its northern end along the side boundary of No. 310 and the Inner Circle Rail Trail. Several original or early stable buildings and garages are accessible off this lane. The residential development of the precinct is bookended by the 1888 brick, bluestone and steel bridge over the Inner Circle Rail Trail to the north. To the south, the precinct includes the wedge-shaped grassed reserve that was set aside as part of the original 1868 subdivision.

Built form: 1868–1901

Due to a strict covenant placed on the land facing The Avenue and Royal Parade at the time of its sale in 1868, each allotment could only be used as a site for one villa residence or a row of two-storey terrace houses. All houses had to face towards the principal road boundary and be constructed of stone or brick. Almost all the houses and terraces built along The Avenue from this period can be described as Italianate in style. The earlier examples tend to be more restrained in their detailing. Those built in the 1880s–90s are more elaborately detailed, demonstrating the exuberance and prosperity of the land boom period in Melbourne. Many of the substantial houses and terrace rows built during this period remain along The Avenue. They are characterised by low-pitched hipped roofs, chimneys with a rendered cornice, bracketed eaves (some with raised panels or swags between them), front or return verandahs with slender posts or columns and cast-iron ornament, double-hung sash windows, often with sidelights, and four-panelled front doors with raised ‘cricket-bat’ mouldings.

Extant Victorian-era houses include:




Built form	Address	Build date
Detached single-storey houses	‘Wannaeue’, 182–190 The Avenue	1892
Detached two-storey houses	‘Barbiston’, 156 The Avenue	1873
	‘Carclaw’, 116 The Avenue	1874
	44–52 The Avenue	1885
	‘Cumnock’, 160–162 The Avenue	1888–89
Two-storey terrace pairs	24–26 The Avenue	1885
	‘Maudina’ and ‘Yatala’, 192–198 The Avenue	1887 and 1891
Two-storey terrace rows	294–310 The Avenue	1882–85
	38–42 The Avenue	1886

Built form	Address	Build date
	272–278 The Avenue	1888 and 1890

*Note: 'Selvetta' 22 The Avenue is included on the Victorian Heritage Register (VHR) and is therefore excluded from the precinct.

While many of the terrace rows were speculative, a number of these and the larger freestanding villas were designed by well-known architects practising at the time. These include Norman Hitchcock who designed the substantial terrace row at 294–310 The Avenue; Charles Webb, who designed Cumnock House at 160–162 The Avenue; and Lloyd Tayler, who undertook substantial additions to Barbiston on the corner of The Avenue and Walker Street.

Victorian-era places that are significant to the precinct are shown below. The significant places are highly intact and are either architect-designed and/or exhibit a higher-than-average level of architectural detailing and stylistic refinement.

Place	GML image (2021–22)
<p>Barbiston at 156 The Avenue is a substantial two-storey Italianate style rendered brick villa. Asymmetrical in plan with a double-storey cast-iron return verandah, the house retains its slate hip roof and features three prominent canted bay windows. Typical details of the Italianate style include paired bracketed eaves, moulded stringer courses, minor cornice detail with dentil course, recessed panels and keystone moulds. The house retains its substantial setback off The Avenue with a large central circular garden bed. This garden bed (or one very similar) is shown on the 1899 MMBW plan.</p>	
<p>294–310 The Avenue is a substantial terrace row of nine two-storey brick terrace houses. Built in 1884–85 to a design by well-known architect Norman Hitchcock, the terraces are staggered back from the street in order to accommodate the curve of The Avenue. As a result, each terrace sits between its own pair of projecting wing walls and features a double-storey cast-iron verandah and ornate parapet with balusters and decorative urns (some of which are missing). Overall, as a group the terraces display typical characteristics of the Victorian Italianate style and retain their Italianate chimneys and cast-iron palisade fencing.</p> <p>No. 310 is of bichrome face brickwork with unpainted render. This would suggest that other houses in the row have been either overpainted or rendered. There is also an inconsistency in the iron work pattern of the</p>	 

Place
GML image (2021–22)

individual verandahs, suggesting some have been replaced.

24–32 The Avenue are a pair of two storey terrace houses designed in the Victorian Italianate style. Built in 1885 the houses are centrally positioned on a wide allotment providing each terrace with a large side garden to the north and south respectively. Highly intact, with their render finish left unpainted, the pair are fine examples of the Italianate style with a balustraded parapet, bracketed eave, rusticated party walls and applied decorative elements borrowed from classical architecture. No. 26 is distinguished by the retention of its original cast iron palisade fence with substantial cast iron pillars and tessellated front path and verandah



272–278 The Avenue is a two-storey brick row of four terrace houses designed in the Victorian Italianate style. The row was built in two stages, with the central two terraces constructed in 1888, and the two outer terraces in 1890. This has resulted in an unusual symmetrically arranged group where the outer terraces feature canted bay windows with parapeted roofs that extend above the verandah roof and more ornate pedimented parapets to their main roof.



Cumnock at 160–162 The Avenue was built in 1888–89 to a design by architects Charles Webb & Sons for George Howat. Originally sited on a double allotment, the substantial two-storey rendered brick Victorian Italianate style house features an ornate tower with parapet and urns above the front entry, an expansive return double-storey cast-iron verandah, quoining to the building edges, bracketed eaves with cement rosettes, and extant chimneys with Italianate caps and brackets. The cast-iron palisade front and side fence with bluestone plinth appears original and is shown on the 1899 MMBW plan. Although the house has lost much of its original setting and the stable is now on a separate site, it retains its significant corner aspect, making it a landmark house in the precinct.



Place
GML image (2021–22)

Wannaeue at 182–190 The Avenue was built in 1891 for JW Linacre. Symmetrically arranged, this substantial single-storey brick (rendered) Victorian Italianate style villa features bracketed eaves with rosettes and a highly decorative cast iron verandah that wraps around three sides of the house. The verandah is distinguished by a street-projecting pedimented entrance that is capped with an unusual cast-iron finial. Sitting behind its original cast-iron palisade fence (as shown on the 1899 MMBW plan), the house retains its original garden setting with more recent additions positioned towards the rear of the block. The original red brick stable building, also shown on the 1899 MMBW plan, remains extant in the northeast corner of the allotment, abutting Mile Lane.



192–198 The Avenue comprises a pair of double-fronted terrace houses built in 1887 (No. 192–194) and 1891 (No. 194–198). Symmetrically arranged, the two-storey terraces exhibit a restrained use of the Victorian Italianate style that gives the façade a simple elegance reminiscent of earlier Georgian architecture. Built of rendered brick, each double-fronted terrace has a central masonry entry porch with parapet that extends above the roofline of single-storey cast-iron verandahs on either side. Typical details of the Italianate style include a hipped slate roof, bracketed eaves, timber double-hung sash windows with moulded architraves, quoining to the building's edges, rendered chimneys with Italianate caps and cast-iron balconettes to the first-floor windows, which are supported by oversized wall brackets.



Horseshoe Villa at 168–180 The Avenue, was purchased by Ridley College in 1965 and subsequently demolished. The original brick stable building (as shown on the 1903 MMBW plan) remains extant at the rear of the property adjacent to Mile Lane. Constructed on a bluestone base with brick work above and a transverse gable roof, this small out building is a rare surviving example of a building typology that would have been prevalent along the lanes of Parkville




Built form: 1901–18

Houses built during this period in the precinct generally moved away from the predominant Italianate style of early houses and embraced (to varying degrees) the Federation Queen Anne style.

Characteristics of the style include:

- a picturesque asymmetrical form with complex roofs of intersecting hips and gables, and dormers
- tall red brick chimneys with corbelled brick caps and roughcast render details
- Marseille-pattern terracotta roofs
- red face brick wall surfaces broken up with bands of roughcast render
- gable ends with strap work and rough cast render
- verandahs with turned timber posts, fretwork and frequently splayed corners
- casement windows with Art Nouveau inspired leadlight.

Of the houses built during this period on The Avenue, only one remains and it is significant to the precinct.

Place	GML image (2021–22)
<p>260–270 The Avenue is a substantial two-storey attic bungalow style house built in 1914 by builder Clarence W Timmins. Built of red brick with roughcast render detailing, the house sits beneath a steeply pitched transverse gable roof clad in terracotta tiles. It demonstrates the transition between the Federation style, which was popular between the early 1890s to 1910s, and the Bungalow style, which became more prevalent in the 1920s. Of note is the building's asymmetrical built form with a picturesque roofline of gable and hip roofs and projecting bay windows with leadlight casement windows. Also contributing to this aesthetic character are a deep verandah included under the main roofline of the house, semi-circular arched entry porch with hipped roof dormer above, paired colonettes, a brick balustrade to the verandah, and red brick chimneys with slab tops and slender terracotta pots.</p>	

Built form: 1919–45

There was no new development along The Avenue between 1919 and 1937. After the subdivision of the southern garden of Selvetta at 22 The Avenue in 1937, a house was built on the newly formed property at 14 The Avenue, in 1939. The house at 14 The Avenue is contributory to the precinct and displays characteristics of the interwar Old English Revival style. These include an asymmetrical massed form, rendered brick walls, steeply pitched gable roof clad in terracotta shingles, street-facing gable with curved brickwork detailing to the gable ends, tall prominent chimney and six-over-six timber double-hung sash windows. Of note is the stacked stone front fence, which was constructed in 1938. Far more prevalent along the street at this time was the construction of blocks of walk-up flats.

In Melbourne, low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression (O’Hanlon 2008). By 1939, there was record demand for flats in Melbourne for investment purposes (*Newcastle Sun*, 13 March 1939: 2). Following this trend, a number of blocks of flats were constructed in Parkville during the 1930s. Along The Avenue, large allotment sizes were favourable for the construction of blocks of flats. Late interwar flats sought inspiration from a diverse range of architectural styles and various design influences were evident in the blocks being built.

Moderne architecture favoured geometric forms, especially sheer wall planes, curved corners and copings and the articulation of forms, often emphasising horizontal, vertical or diagonal lines. Frosted and opaque glass, chromium or nickel plating, decorative mild steel, colourful accents of glazed tapestry bricks or tiles, contrasting colours and patterns were all part of the Moderne architectural lexicon. Two buildings that reference the Moderne style along The Avenue are significant to the precinct.

Place
GML image (2021–22)

Kennethmont at 104–114 The Avenue was built in 1935 to a design by the prominent architectural practice H Vivian Taylor, Soilleux and Overend. Designed as two separate blocks, one behind the other, each block features projecting wings with a recessed entry, creating a front entry court. Austere in design, the flats exhibit restrained Moderne detailing with large wall planes of smooth render, steel-framed windows with horizontal glazing bars. There is a vertical emphasis to the entry, which incorporates raised integrated lettering that spells out the name of the apartments.



Brentwood Court at 280–292 The Avenue was built in 1939 to a design by LB Pettigrove and H Vivian Taylor & Soilleux. Built around a recessed central entry court, the flats exhibit typical, if somewhat restrained, characteristics of the interwar Moderne style. These include face brick walls with broad bands of render with raised stripes that emphasise the horizontal, curved windows, and balconies and steel-framed windows with horizontal glazing bars. The block is highly intact and retains its original freestanding letter boxes and rear garaging, one of which has a studio flat above.



References to the interwar Moderne style can also be seen at ‘Park Manor’, 18–20 The Avenue, which is contributory to the precinct.

Built form 1945 onwards

Residential development from 1945 to the 1970s consists primarily of blocks of walk-up flats, townhouse developments and residential towers, the development of which resulted in demolition of a number of earlier homes.

Two blocks of walk-up flats were built in the 1960s: 92–102 The Avenue in 1964, and 200–210 The Avenue in 1967. These flats display characteristics that identify them as a distinct vernacular typology of the period, commonly referred to as ‘six packs’. Limited to three or four storeys, early examples of these postwar flats were usually constructed in pale brick (cream or orange) with large, often floor-to-ceiling windows, unadorned wall surfaces, and hip or flat roofs.

An alternate building typology to walk-up flats and freestanding suburban homes emerged in Melbourne in the late 1960s and 1970s. Postwar townhouse developments were characterised by low-scale, simple geometric forms, expansive wall surfaces and the absence of applied decoration. They optimised limited space through the careful planning of interiors and integration of courtyards. These developments were conscious infills within existing streetscapes, responding to them sympathetically in terms of scale, setback, their use of the familiar townhouse typology and, in some cases, their abstract response to the pitched roof forms of earlier residential forms. Their architectural design and detailing, however, remained resolutely modern in expression. Two examples of postwar townhouse developments were built along The Avenue: 68–78 The Avenue, built in 1977 to a design by architect Peter Clarke, and ‘Park Lodge’ at 54–66 The Avenue, built in 1983. Constructed side by side, each complex consists of two rows of double-storey townhouses that face each other across a shared driveway running east–west. Private rear courtyards are provided to each unit.

Of these two developments, 68–78 The Avenue is significant to the precinct.

Place

GML image (2021–22)

68–78 The Avenue is a double-storey townhouse complex built in 1977 to a design by Peter Clarke, a director of the building development company Linkon Projects Pty Ltd. It is a fine example of the low-rise, high-density, multistorey townhouse typology that emerged in the 1960s and 1970s as a housing alternative to the typical suburban house and the high-rise apartment building. It displays characteristics of the Late Modern style through its use of an uncompromising bold geometric form. This represents a break from the rectilinear designs of earlier postwar International Style places.



From 1960 onwards, the development of larger and taller blocks of flats in the inner suburbs was considered a possible solution for the increased density around the city centre. High-rise residential buildings constructed in the early 1960s became landmarks on the city’s periphery.

Two high-rise apartment buildings were constructed along The Avenue at this time: an eight-storey apartment building on the corner of The Avenue and Ivers Street in 1969, and a 13-storey tower on

the opposite corner in 1976–78. Both buildings were designed by architect Ermin Smrekar. They are landmark buildings within the area and are significant to the precinct.

Place
GML image (2021–22)

248–258 The Avenue is an eight-storey postwar Modernist, high-rise apartment building constructed in 1969–70 to a design by architect Ermin Smrekar. The building reflects late 1960s and early 1970s development of the style that was popular at the time, particularly in central Melbourne. 248–258 The Avenue clearly demonstrates typical characteristics of a late 1960s/early 1970s structure, including its contrasting cream-painted horizontal concrete edge beams with the brown brick wall cladding, and its stepped vertical forms, counterpointed by a prominent vertical stack of projecting balconies.



Park Avenue Towers at 236–246 The Avenue is a 13-storey postwar Modernist, high-rise apartment building constructed 1976–78 to a design by architect Ermin Smrekar. It displays distinct characteristics of the Modernist style including simple geometric volumes, lack of ornamentation and extensive use of glass.



The Avenue also contains several later developments, including:

- 'Arcadia' at 224–234 The Avenue, a residential tower built in 1999 to a design by Fender Katsalidis
- 200–210 The Avenue, a four storey block of residential apartments built in 1964, but substantially altered in the 1990s
- 164–166 The Avenue, a three-storey block of contemporary townhouses built c2010
- 80–90 The Avenue, a row of mock Edwardian two-storey townhouses built c1986.

INTEGRITY

The precinct overall has a high degree of integrity as an area that has developed over time and yet retains a clear and distinct urban character that is visually cohesive. The street network and subdivision pattern associated with the early subdivision and development of the precinct remains clear and legible. The visual cohesion of the precinct is achieved through a general consistency in building heights, setbacks, built form compatibility, similar patterns of fenestration, and a cohesive material palette that is expressed with relative consistency across buildings of different historical eras and architectural styles. This is strengthened by the oblique views that are possible across sites so

that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. Most buildings in the precinct remain true to their original design intent.

The early Victorian and Federation layers of development remain clearly legible within the precinct, not only through the disproportionately large number of architecturally notable places, but also through the retention of the original rhythm of the 1868 subdivision with its large allotment sizes facing Royal Park.

The precinct contains a number of blocks of residential flats from the interwar and postwar periods. While those from the interwar period tend to be large luxury flats, the later postwar flats reflect the changing urban landscape seen in much of inner-city Melbourne. Despite their greater site coverage and more intensive development of individual allotments, the buildings themselves sit comfortably side by side with earlier development due to their compatible scale, form and materiality. The exception to this is the two apartment towers on the corner of Levers Street, which are visual landmarks in the area. Overall, and across all periods of development, the precinct exhibits a high architectural quality with the work of a number of high-profile architects represented in the precinct.

Alterations to individual properties are generally minor. The most frequent changes are alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered. Recent buildings have generally been carefully designed to respect the form, scale and materiality of their neighbours and do not unduly detract from the integrity of the streetscapes.

COMPARATIVE ANALYSIS

Since the 1836 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne, Carlton, North Melbourne, West Melbourne and South Yarra. Residential development in Parkville around Royal Park (reserved in 1859) was slightly later, beginning around 1870.

Outside the central city grid, the establishment of public parks and gardens was highly influential in the subsequent suburban development in the city of Melbourne. Charles La Trobe, superintendent of the Port Phillip District, proposed to surround Melbourne with a ring of parks and gardens, including land set aside for public purposes. As a result, Melbourne was developed with large areas of public parklands, including an inner ring of gardens (Fitzroy Gardens, Treasury Gardens, Parliament Gardens, Alexandra Gardens, the Domain and the Royal Botanic Gardens), and an outer ring (Yarra parklands, Albert Park, Fawkner Park, Royal Park and Princes Park). Public parklands and other Crown reserves for religious denominations and institutions (schools, university, hospitals, benevolent institutions etc.) defined the boundaries of distinctive suburban development in each of Melbourne's early suburbs.

Today, many historical streetscapes and building stock in these old suburbs in the City of Melbourne are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside of these precincts, there are a number of smaller precinct areas within

the City of Melbourne that represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne. The subject precinct can be compared with the following precincts on the City of Melbourne's HO.

HO2 East Melbourne Precinct

The first Crown land sales in the East Melbourne area, also known as Eastern Hill, were held in 1852. The precinct has a regular grid subdivision pattern, with major boulevards on the northern (Victoria Parade) and eastern (Hoddle Street) boundaries, and Wellington Parade bisecting the precinct. Central medians with plantings are common throughout the precinct. With its relatively large allotments and elevated position, the area attracted affluent residents. Victorian-era development predominates in the precinct, though there are some examples of later construction through to the interwar period. The precinct is principally residential in character, and renowned for its high quality of historical dwellings and proximity to some of Melbourne's most significant public institutions, sporting facilities, and parks and gardens. Brick masonry construction is most prevalent, with some examples of bluestone construction. The precinct is bounded by parklands on its southern and western sides, and a park square is within the precinct.

HO6 South Yarra Precinct

Since the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. Most importantly, the HO6 Precinct is representative of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. From the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The popularity of flats continued into the postwar period. This layering of development has resulted in the area having a richly variegated architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt or bluestone footpaths, enhance the precinct's character.

Pasley Street and Park Place Precinct (South Yarra)

The Pasley Street and Park Place Precinct is historically significant for its representation of the early subdivision pattern that resulted from an 1865 sale of Crown land, which was the last Crown land released for sale in the City of Melbourne. The historical development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne. After slow development in the 1870s, the Pasley Street pocket saw intensive building during the boom period of the 1880s and the beginning of the 1890s until the Depression from 1892. Following economic recovery in the early twentieth century, the vacant land remaining in the Park Place pocket was taken up for further residential development. Throughout the interwar and postwar period, a number of houses and blocks of flats were built on new allotments, representing subdivided former gardens of Victorian-era properties, or replacing earlier houses. The views and vistas into and out of Fawkner

Park to the residential areas and along Pasley Street are some of the important elements of the precinct.

Discussion

Commencing its development from the late 1860s and early 1870s, and with its close proximity to public parkland, The Avenue Precinct is directly comparable with certain areas of HO2 East Melbourne Precinct and HO6 South Yarra Precinct.

In HO2, the terraced two-storey houses with views into the public reserves, especially in Gipps Street and Simpson Street, form a close comparison with the park-fronting two-storey houses and terrace rows along The Avenue. In comparison, the northern end of Powlett Street in East Melbourne has a more diverse mix of housing, predominantly from the Victorian era, and ranging from single-storey cottages to relatively substantial two-storey houses.

In HO6, the single-sided section of Toorak Road fronting Fawkner Park is generally comparable with the subject precinct for its consistent Victorian to Federation streetscape of freestanding and terraced houses interspersed with some interwar and postwar flat development. While the scale of many of these houses is consistent with those of The Avenue, the larger allotment sizes of The Avenue provide for more generous landscape settings for the houses.

The Avenue Precinct is also comparable to Pasley Street and Park Place Precinct in South Yarra, particularly the row of houses that front Fawkner Park along Pasley Street and Park Place. Developed from 1865, the Pasley Street and Park Place Precinct demonstrates a similar historical development pattern to The Avenue, having initially (and controversially) been subdivided off from land set aside for public parkland. Both precincts have developed a diverse building stock across different eras in a concentrated area that represents the key phases of residential development in the City of Melbourne. Despite this diversity, uniformity across both precincts is evident through a consistency in building heights, setbacks, overall forms, pattern of fenestration and materiality. This is strengthened by the views and vistas into and out of Fawkner Park in the case of Pasley Street and Park Place, and Royal Park for The Avenue.

The historical socioeconomic background of The Avenue Precinct is the most comparable with the HO2 East Melbourne Precinct and HO6 South Yarra Precinct. Each of these areas attracted more affluent residents, such as professionals as well as merchants and wealthy speculators. As a result, each of these precincts saw a high concentration of work by notable architects and the visible influence of wealth and privilege in the development of the area. This is reflected in the original allotment sizes, the pattern of which has been maintained, allowing for large landscape garden settings that overlook parkland in a prestigious location close to the city.

Overall, like other HO precincts in the City of Melbourne, The Avenue Precinct comprises a cohesive streetscape in terms of scale, allotment size and architectural style, having been principally developed in the Victorian and Federation periods. The precinct also demonstrates a cross-section of development, as it includes some later examples from the interwar and postwar periods, representing the changing urban landscape seen in much of inner-city Melbourne.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

✓

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
105534	Leonard Street	36–54	Kenley Close	Contributory (36–38 The Avenue) Non-contributory (remainder of site)	Significant
110940	The Avenue	8	Clunies Ross Reserve	Non-contributory	-
100633	The Avenue	10–12	Chuzzlewit	Contributory	Significant
100632	The Avenue	14	Yateley	Contributory	Significant
100631	The Avenue	16		Contributory	Significant
100630	The Avenue	18–20	Park Manor	Contributory	Significant
100628	The Avenue	24–26	Lyndale	Significant	Significant
100627	The Avenue	28–32	Sorella	Significant	Significant
100626	The Avenue	40	St Finbar	Contributory	Significant
100625	The Avenue	42	St Finbar	Contributory	Significant
100624	The Avenue	44–52	Whitley College	Contributory	Significant
100623	The Avenue	54–66	Park Lodge	Contributory	-
100622	The Avenue	68–78		Significant	-
100621	The Avenue	80–90		Non-contributory	-
100620	The Avenue	92–102		Contributory	-
100619	The Avenue	104–114	Kennethwood	Significant	-
100618	The Avenue	116–156	Treacy Conference Centre	Significant (156 The Avenue) Contributory (116 The Avenue)	Significant (applies to both buildings)
626394	The Avenue	160–162	Cumnock House	Significant	Significant (applies to both frontages)
619579	The Avenue	164–166A	Ridley Terraces	Non-contributory	-
100617	The Avenue	168–180		Significant (Stable building facing Mile Lane) Contributory (Low stone fence)	-

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
				along The Avenue frontage) Non-contributory (Remainder of site)	
100616	The Avenue	182–190	Wannaegue	Significant	Significant
100615	The Avenue	192–198		Significant	Significant
100614	The Avenue	200–210		Non-contributory	-
100613	The Avenue	212–222		Contributory	-
100612	The Avenue	224–234	Arcadia	Non-contributory	-
100611	The Avenue	236–246	Park Avenue Towers	Significant	Significant
100610	The Avenue	248–258		Significant	Significant
100609	The Avenue	260–270		Significant	Significant
100608	The Avenue	272	Oxford	Significant	Significant
100607	The Avenue	274	Chelsea	Significant	Significant
100606	The Avenue	276	Pimlico	Significant	Significant
100605	The Avenue	278	Cambridge	Significant	Significant
100604	The Avenue	280–292	Brentwood Court	Significant	Significant
100603	The Avenue	294		Significant	Significant
100602	The Avenue	296		Significant	Significant
100601	The Avenue	298		Significant	Significant
100600	The Avenue	300		Significant	Significant
100599	The Avenue	302		Significant	Significant
100598	The Avenue	304		Significant	Significant
100597	The Avenue	306		Significant	Significant
100596	The Avenue	308		Significant	Significant
100595	The Avenue	310	Carinya	Significant	Significant
NA	The Avenue	Railway Bridge	Railway Bridge	Contributory	-
632827	Walker Street	30		Contributory	-

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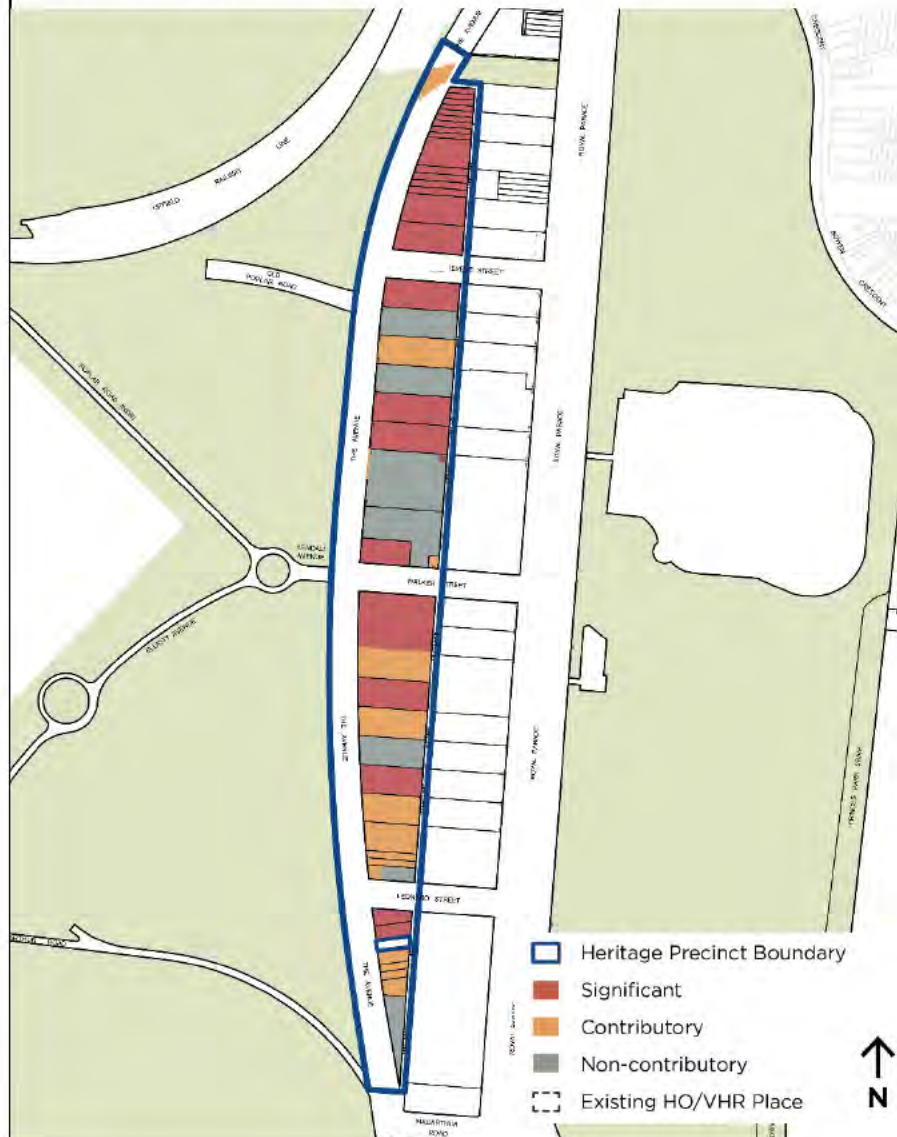
PREVIOUS STUDIES

Parkville Historic Area Study 1979 (Jacobs, Lewis, Vines Architects and Conservation Planners), Building Identification Forms 1985 (Gould M Architects), Parkville Conservation Study 1985 (Nigel Lewis and Associates)	Ungraded
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STATEMENT OF SIGNIFICANCE: The Avenue Precinct

Heritage Place: The Avenue Precinct

PS ref no: HO1433



What is significant?

The Avenue Precinct, including 36–54 Leonard Street, 8–20, 24–310 The Avenue, 30 Walker Street and Railway Bridge, Parkville developed from 1868 to 1983, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) of slate, corrugated iron or terracotta tiles and intact early chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, early iron palisade fences on stone plinths and early timber picket fences

- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes
- the external form of post-1945 buildings (with varying heights), which typically have: masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistically consistent detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, the setbacks of park-fronting properties, Mile Lane, the brick, bluestone and steel railway bridge on The Avenue that crosses the Inner Circle Rail Trail, and the views to and from Royal Park
- public space elements, including the street trees, width and shape of the asphalted footpaths and bluestone gutters in The Avenue and the bluestone paving and open central drainage line of Mile Lane
- early fences and landscaping contribute to the significance of the precinct
- early stable/outbuildings, garages and outdoor toilets (including openings for the collection of nightsoil) at 292, 260–270, 182–190, 172, 116–156 (corner Mile Lane and Walker Street), 14 The Avenue and 30 Walker Street (corner Mile Lane), also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1984 developments and other extensively altered properties are not significant.

How it is significant?

The Avenue Precinct, Parkville, is of local historical and aesthetic significance to the City of Melbourne.

Why it is significant?

The Avenue Precinct in Parkville is of historical significance as part of a residential subdivision of land that was formerly part of Royal Park. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parklands in the City of Melbourne. The curve of The Avenue follows a former pathway or carriage drive within Royal Park. Designed for middle-class housing, the subdivision provided large blocks with frontages to both Royal Parade and The Avenue. Reducing the area of public parkland to enable residential development of the eastern strip of Royal Park drew strong public opposition. This was an important factor in the imposition of strict building regulations, which were likely partly an attempt to compensate for the loss of public space. A restrictive covenant on allotments specified the construction of specified villas and terrace houses in stone or brick, thereby to an extent determining the built form characteristics of early houses built in the precinct. This strict development code, and the relatively complete take-up of the blocks for housing by c1910, resulted in a unified residential strip on The Avenue of high-quality homes on large allotments, dating largely to the period 1873–1900. Many

residences were designed by architects including Norman Hitchcock, Lloyd Tayler, and Charles Webb & Sons. Many original Victorian-era residences have been retained, although several have subsequently been altered and some have had their original holdings reduced. Mile Lane, a bluestone laneway which runs between the two roads, also survives; this provided access to the night soil man and rear access to stables, coach houses and early outbuildings including evidence of previous night soil collection points where extant. A number of residences have been adapted for other uses, particularly for educational and religious purposes. (Criterion A)

The Avenue Precinct in Parkville is of historical significance for its interwar and postwar residential development. This occurred as a response to the demand for higher-density housing in the City of Melbourne and was facilitated by the large building allotments available in the precinct and responded to the demands for housing close to the University of Melbourne and the hospitals. Consistent with the earlier development of The Avenue, this later phase involved high-quality, architect-designed development that took advantage of available views over Royal Park. This included several blocks of flats built in the mid to late 1930s, and two high-rise towers built to the design of architect Ermin Smrekar. (Criterion A)

The Avenue Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1870s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, two to four storey height, uniform setbacks that generally follow the curve of The Avenue, materiality (predominantly brick), and a pattern of fenestration that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include the gentle curve of The Avenue that follows an early carriage drive of Royal Park, mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and the bluestone-paved Mile Lane. Residential development is bookended by the 1888 brick, bluestone and steel rail bridge at its northern end and by a wedge-shaped landscape reserve set aside as part of the original 1868 subdivision. Throughout the precinct, oblique views are possible due to the generous side and front setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands, being bounded by Royal Park to its west. (Criterion E)

Aesthetically, the mixed-era precinct is significant for its high concentration of refined architect-designed buildings from across all development periods. This diverse building stock ranges from substantial single and two-storey Victorian Italianate villas and terrace rows, luxury interwar and postwar blocks of flats and townhouses, and postwar high-rise apartments. This, coupled with the general high quality of architectural design and materiality across the precinct, provides an unusually rich aesthetic quality to the precinct. (Criterion E)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

SITE NAME:	West Parkville Precinct
STREET ADDRESS:	2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road, 1–39 Manningham Street and 1–29 Southgate Street
PROPERTY ID:	See the Precinct Category Schedule



SURVEY DATE:	January 2022	SURVEY BY:	GML Heritage
PLACE TYPE:	Heritage Precinct	EXISTING HERITAGE OVERLAY:	HO4, HO308, HO310, HO313
PROPOSED CATEGORY:	Refer to schedule	FORMER GRADE / CATEGORY:	Various
DESIGNER / ARCHITECT / ARTIST:	Refer to history	BUILDER:	Refer to history

DEVELOPMENT PERIOD:	Victorian Period (1851–1901) Federation/Edwardian Period (1902–c1918) Interwar Period (c1919–c1940)	DATE OF CREATION / MAJOR CONSTRUCTION	1860s–1940s
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THEMES

ABORIGINAL THEMES:	DOMINANT SUB-THEMES:
N/A	N/A
HISTORICAL THEMES:	DOMINANT SUB-THEMES:
3.6 Building the City and suburbs	3.6.1 Suburban development 3.6.2 Building homes

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a Heritage Precinct.

Extent of overlay: Refer to map

SUMMARY

The West Parkville Precinct, including, 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville Precinct derives from the earliest residential subdivision in Parkville, as the area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road, taking in part of North Melbourne. West Parkville developed as a predominantly working-class area, whose residences were associated with the industries and services situated along Flemington Road. As such, the housing stock is characteristically modest in terms of scale and detailing, and reflects an eclectic range of architectural styles from the Victorian period through to the interwar period. Despite this diversity, uniformity is achieved through a consistency in building heights, setbacks, overall forms, pattern of fenestration and materiality.

HISTORICAL CONTEXT

Parkville

Parkville occupies the traditional Country of the Wurundjeri Woi-wurrung people of the Eastern Kulin.

Parkville occupies an area north of Melbourne's city centre. Taking its name from Royal Park, which was also the early name of the suburb, Parkville had been occupied by extensive public parkland from the mid-1840s—more than 20 years before it began to be developed as a suburb. In the mid-1840s, the Corporation of Melbourne (now City of Melbourne) had requested that Superintendent La Trobe set aside a large area north of the city as public parkland. The original extent of this reservation came to a point at its southern end, which marked the junction of Sydney Road (Royal Parade) and Mount Alexander Road (Flemington Road). The reserve crossed Sydney Road and included the current sites of Princes Park and the Melbourne General Cemetery. One mile north of the city centre, and immediately south of the new cemetery, a site was set aside in 1854 for the University of Melbourne. In addition to teaching facilities, this complex of university buildings included a 'National Museum', administrative buildings, a professors' row, a landscape garden and lake, and residential colleges with their own dining halls and chapels. Close ties developed between the university and the various scientific and medical institutions in Parkville. A theological college and various seminaries were also established in Parkville. In addition to the various residential college chapels, local churches for the Church of England (1876), the Presbyterians (hall 1877, church 1898), and the Catholic Church (1934) were also established.

Encroachments onto the parkland for various public purposes diminished the size of Royal Park and shaped the formative institutional and educational history of the area. The southern section of Royal Park was allocated to various market reserves for the City of Melbourne in the 1850s, and the northwest corner of the park was set aside as a model farm in 1858. The Acclimatisation Society was allocated a central area within the park in the early 1860s, which developed as the Melbourne Zoo. In the northern section of the park, the grounds of the Model Farm and adjacent land to the east were taken over for scientific and health and welfare purposes. In the southern section of Parkville, the market reserves gave way to the Veterinary College and University High School in the early twentieth century, and later to the Royal Melbourne Hospital (c1944), the Dental Hospital, the Children's Hospital (1950s), and the Royal Women's Hospital (c2008). There were also temporary encroachments into Royal Park, notable through the military use of the reserve during both world wars, and by public housing in the 1950s.

The suburb of Parkville was a relatively late addition as a townhouse or suburban locale within the bounds of the City of Melbourne; South Yarra and East Melbourne, in comparison, had provided a comparable refined, middle-class residential enclave from the 1840s and 1850s. The first section to be developed for residential purposes was a small area on the west side of Royal Park, which was subdivided for sale in 1866. The bulk of Parkville's suburban area, however, located to the south and east of Royal Park, emerged as a result of the excision of land from Royal Park; this took place from 1868 and through the 1870s, with the bulk of residential development occurring between 1873 and c1900. The timing of these excisions from Royal Park shaped the predominantly boom style Victorian residential character of Parkville. Flanked by Brunswick on the north, North Melbourne on the south, Carlton to the east, and West Melbourne to the west, Parkville emerged as a middle-class enclave in an area which, aside from a few middle-class pockets in Carlton, was dominated by working-class

housing. The sale of Crown land for residential development released land adjacent to the university and within close proximity to the city's business centre, which made it a highly desirable location. Residences for university students, through the establishment of halls of residence and boarding houses, was also a significant use. Alongside dwellings, there was little by way of commercial development, and an absence of the usual public buildings found in a late nineteenth-century residential area. The Parkville Post Office (1885) and a handful of shops centred on Royal Parade and Morrah Street were notable exceptions.

The dominant use of Parkville, in terms of physical land area, was (and continues to be) recreational and educational. However, the significant extent of Crown land that was potentially available for excision for other purposes led to Parkville also becoming a centre of educational, health and welfare, medical and scientific institutions in twentieth-century Melbourne. The development of these institutions, including the Royal Park children's homes, Mount Royal Hospital and the Commonwealth Serum Laboratories, continued through the twentieth century. They still exist today.

PRECINCT HISTORY

West Parkville Precinct

The West Parkville Precinct occupies the traditional Country of the Wurundjeri Woi-wurrung of the Eastern Kulin.

The West Parkville Precinct encompasses lots 1–2 in Section 99 and lots 1–12 Section 97 at Flemington, Parish of Jika Jika, as outlined in red on the 1866 subdivision plan (Figure 2).

Originally part of the larger Royal Park public reserve, this small residential pocket in West Parkville had been intended for development since the mid-1850s, when it was part of the area briefly referred to as 'Parkside'. This short-lived locality took in the small area of West Parkville as well as the western side of Flemington Road (now North Melbourne). Manningham Street and Church Street were marked out by 1855, as was a reserve for an Anglican Church (see Figure 522) (Kearney 1855). A timber church was constructed on the site in 1854, which was used for worship, and also for the purpose of a day school and Sunday school (*Herald*, 18 December 1916: 3). The church reserve, comprising three separate lots in Section 98, and adjoining the western edge of Royal Park, was not formally reserved until 1868 (*VGG*, 4 February 1868: 321).

Southgate Street, which runs along the southern end of this area, originated as an entrance road to Southgate Lodge, which was situated at the 'South Gate' of Royal Park. This was in existence by the late 1850s and was one of several gate lodges established at the main entrances to Royal Park. When the explorers Burke and Wills departed Royal Park on their ill-fated expedition in 1860, they left 'by the south gate' where they turned into Flemington Road to travel northward.

'Alterations' to the streets in this area were made in 1857 (*VGG*, 9 April 1857), although no further development appears to have proceeded at this time.



Figure 522. James Kearney, Map of Melbourne and Suburbs, 1855. (Source: State Library Victoria, Record ID 997869963607636)

Development of the area progressed in 1866 with the subdivision of an area of Crown land that was bordered by Royal Park, the Moonee Ponds Creek and Flemington Road. This area, which lay between two creeks that flowed west to the Moonee Ponds Creek, was noted as low-lying and subject to flooding. The sale of 32 suburban lots, ranging in size from 27 perches to 2 acres 1 rood, was advertised for sale on 27 December 1866 (Figure 523). The allotments fronted Flemington Road, Southgate Street, Manningham Street and Church Street.

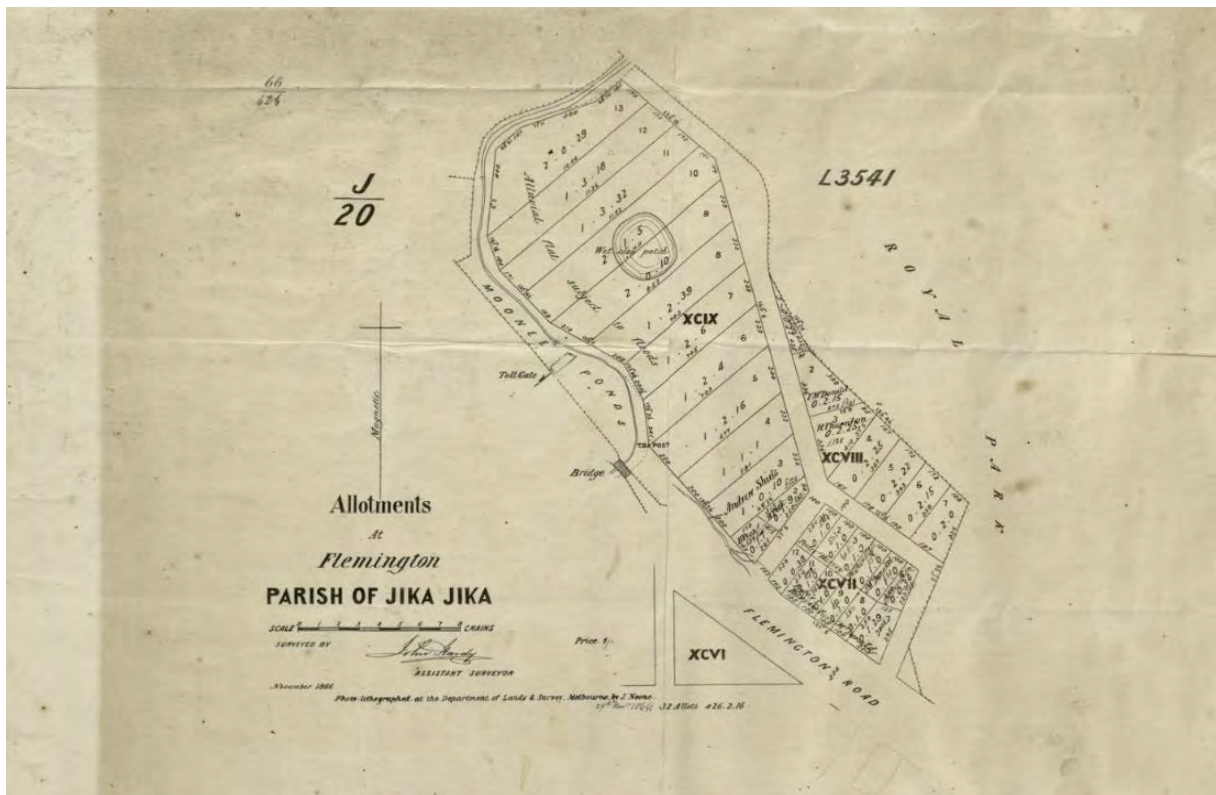


Figure 523. Allotments at Flemington, Parish of Jika Jika, surveyed by John Hardy, Assistant Surveyor, Department of Crown Lands and Survey, November 1866. (Source: State Library Victoria, Record ID 9919018263607636)



Figure 524. Detail from plan titled Allotments at Flemington, Parish of Jika Jika, surveyed by John Hardy, Assistant Surveyor, November 1866. (Source: State Library Victoria, Record ID 9919018263607636, with GML overlay)

The Crown land sales of 27 December 1866 achieved a disappointing result. Despite the discounted prices advertised, of the 73 lots offered for sale in various suburban and country areas (including the subject subdivision at Flemington), only six lots of nine sold on the day. Only one lot within the precinct was sold at auction, namely Lot 12 of Section 97 (*Herald*, 28 December 1866: 3).

The residue of unsold allotments in Section 97 was sold at auction on 1 December 1868, as follows:

- Porter and Harvey (lots 1–3 and 10–11, Section 97)
- GM Hardess (Lot 4, Section 97)
- J McDonald (Lot 5–6, Section 97)
- Farquhar McDonald (lots 7–9, Section 97).

Hugh Peck purchased lots 1 and 2 in Section 99 at a later Crown land sale on 5 February 1869.

Development of the subdivision proceeded in the 1870s. Manningham Street, Church Street and Southgate Street do not appear to have been officially formed and named until 1878. In that year the City of Melbourne invited tenders for the formation of Manningham Street (*Age*, 3 August 1878: 1).

The first houses in the area to be listed in the Sands and McDougall Directory appeared in 1874 in 'Flemington Street', presumably Flemington Road (S&McD 1874). By 1880, few of the original purchasers retained their landholdings, with the exception of Hugh Peck, J McDonald and GM Hardess. There was a high turnover of owners in the first decade following subdivision.

The strict building regulations that applied in South Parkville do not appear to have been imposed in West Parkville, initially at least, as some of the early houses in the precinct were weatherboard (*Argus*, 10 November 1881: 2; *Age*, 13 January 1894: 17).

The early houses built in the precinct in the 1870s were mixed with no single building form predominating. Cottages and villas sat alongside terraces, with most of the buildings constructed being single-storey. There were a few villa residences, such as the seven-room home on two acres of land in Manningham Street.

In line with the broader pattern of development across Melbourne, the boom period of the late 1880s saw increased building activity in West Parkville, and it is likely that this was the most active building period in the area. In 1887, the notable Melbourne architect John Beswicke invited tenders to build a row of five brick cottages (Trove 1887). Situated on the south side of the street, these are small single-fronted cottages built in a stepped arrangement to fit the slope of the street.

Amenity in the area was improved in the 1880s with the addition of paved bluestone laneways, which were formed in 1887 (Trove 1887).

The Melbourne and Metropolitan Board of Works (MMBW) Detail Plan, dated 1903, shows substantial development of West Parkville (Figure 525). Houses occupied modestly sized blocks and were largely single-storey.



Figure 525. MMBW Detail Plan No. 1143, City of Melbourne, 1903. (Source: State Library Victoria with GML overlay)

At least up until the Second World War, the social demographic of the area was predominantly working-class with some lower middle-class households. A range of occupations were represented among residents in the early twentieth century that included factory hands, carters and stablemen. Cottages rather than villas predominated. An exception was Southgate Villa at the north end of Church Street.

There was also strong building activity in the early 1900s, and a number of houses were built according to the Federation Queen Anne style. It is likely that some of these houses were architect designed. Unlike the large Federation houses on the east and south side of Parkville, these were smaller and accommodated within smaller allotments. There was some development also in the interwar period when new homes were built on relatively narrow blocks. It is likely that during the early 1900s and into the interwar period, new homes replaced the smaller timber houses that had been constructed in the 1870s.

In the postwar period, several blocks of flats were built in West Parkville. Some of these replaced older homes such as 'Southgate' at 2 Manningham Street, which was advertised for sale in 1950 (*Argus*, 10 May 1950: 13).

PRECINCT DESCRIPTION

Urban character

The West Parkville Precinct is located on the north side of Flemington Road, and is bounded by Manningham Street to the north and Southgate Street to the east (fronting Royal Park). To the west, the precinct borders the Upfield Railway Line Reserve. Church Street runs east–west through the precinct, connecting Flemington Road and Manningham Street.



Figure 526. Aerial image of the West Parkville Precinct. (Source: Nearmap, 2023)

Emu Lane runs parallel with Church Street to the east, and is accessed via Flemington Road and Manningham Street. To the west, the L-shaped Plover Lane traces the rear boundary of the houses fronting Church Street, and is accessed via Church Street and Manningham Street.

The topography of the area is mostly flat, but the land slopes down to the south along Church Street from Manningham Street to Flemington Road, and gradually down Southgate Street to the south of Flemington Road.

The precinct is distinguished by streets of varying widths and reflects a relatively uniform subdivision pattern. Allotment sizes are generally consistent, although corner properties within the precinct are typically more compact. The precinct consists of mostly single-storey residential buildings of different historical eras and architectural styles. It also contains some blocks of flats of two or three storeys from the late 1960s–70s. The earlier housing stock is largely consistent in terms of scale, setback and materiality, with some properties on Flemington Road and Manningham Street having a slightly deeper setback.

All streets have bluestone kerbing (sawn) and guttering (pitcher) (of varying widths), and asphalt footpaths. A narrow, grassed nature strip lines Flemington Road, which is planted with mature, largely deciduous trees. Bluestone-edged garden beds line Southgate Street, and these feature ornamental plantings and young native trees. Throughout the remainder of the precinct, street plantings are varied, ranging from young to mature deciduous and evergreen trees. These are generally planted along the asphalt footpaths.

Built form: 1860–1901

The precinct comprises a range of Victorian housing including detached, semi-detached and row houses. These are mostly of brick construction with some timber examples. The houses from this period can be described as Italianate in style and are mostly single-storey, with one double-storey example at 76 Flemington Road. Common features of the Victorian Italianate style in this precinct include masonry construction (face brickwork or with a rendered finish), slate hipped roof forms, verandahs with ironwork, brick chimneys with decorative detailing (cement render or corbelling), windows with timber-framed double-hung sashes, and a varying degree of Italianate style ornamentation and rendered detailing. New front garden layouts and front fences are the changes commonly observed in the properties in this precinct.

Buildings from this period are contributory to the precinct as they are highly typical examples of the Victorian Italianate style residential architecture. There are some grander-scaled examples; however, these display varying degrees of change.

Substantial detached houses of note within the precinct include 21–25 Church Street (c1875), 80–84 Flemington Road (c1885) and 27–31 Manningham Street (c1890). These houses are all asymmetrical in form and feature a prominent projecting bay with canted windows (Figure 527 and Figure 528). The setting of 80–84 Flemington Road is somewhat diminished by the addition of double-storey flats to the east side of the property, which were constructed in 1945.



Figure 527. 21–25 Church Street. (Source: GML, 2022)



Figure 528. 80–84 Flemington Road. (Source: GML, 2022)

Other more modest single-storey houses are found within the precinct. Although built as freestanding houses, these are often built to the property boundaries and now have neighbouring houses abutting their side walls. Examples of this type are located at:

- 35 Manningham Street (c1885), single-storey house of brick construction, addressing both Church and Manningham streets
- 32 Church Street (c1870–90), single-storey house of brick construction, with projecting front room
- 10–12 Church Street (c1880), double-fronted house of brick construction, with bichromatic pattern detail
- 18–20 Church Street (c1885), double-fronted house of brick construction, with bichromatic pattern detail
- 13 Southgate Street, (c1870–90), double-fronted house of brick construction
- 122–124 Flemington Road (c1870–90), double-fronted house of brick construction.



Figure 529. 10–12 Church Street. (Source: GML, 2022)



Figure 530. 32 Church Street. (Source: GML, 2022)

Throughout the precinct there are examples of semi-detached pairs and terrace row houses, including a prominent row of five houses at 22–30 Church Street (c1875). Other semi-detached pairs and row houses include:

- 14 and 16 Church Street (Figure 532) (c1885), single-storey semi-detached pair of brick construction
- 9 Church Street (c1870–90), single-storey row house of brick construction
- 'Ormond', 17 Church Street (c1885), single-storey row house of timber construction
- 'Ethel Cottage', 19 Church Street (c1885), single-storey row house of brick construction
- 1 and 3 Manningham Street (c1890), single-storey semi-detached pair of brick construction
- 'Anchorage', 74 Flemington Road (c1895), single-storey row house of brick construction, featuring prominent parapet
- 'Glendenning', 76 Flemington Road (c1895), double-storey row house of brick construction, featuring prominent parapet
- 'Mooranda', 78 Flemington Road (Figure 531) (c1890), single-storey row house of brick construction, featuring prominent parapet.



Figure 531. 78 Flemington Road. (Source: GML, 2022)



Figure 532. View of 16 Church Street and partial view of 14 Church Street (right). (Source: GML, 2022)

Built form: 1901–18


During the Federation period, further development occurred where building allotments were still vacant after the turn of the twentieth century. Examples from this period are mostly single-storey, detached houses that reflect the influence of the Federation Queen Anne style. Characteristics of the style in evidence include: a picturesque asymmetrical form with complex composite hip and gable roofs, sometimes including dormers; tall chimneys; face red brick walls; render detailing; gable ends with strap work and rough-cast render; verandahs with turned timber posts and fretwork; and some examples of splayed corners and casement windows with Art Nouveau inspired leadlighting. The

Federation Queen Anne houses within the precinct are unusual in comparison to other examples from this period in the City of Melbourne for their use of slate rather than terracotta roof cladding.

Federation houses in West Parkville are typically more modest and occupy smaller blocks than some of the more opulent examples seen in South Parkville, The Avenue and Royal Parade.

Places that are significant to the precinct constructed between 1901 and 1918 and which reflect the influence of the Federation Queen Anne style in the precinct are as follows.

Place	GML image (2022)
<p>1–7 Church Street, built c1903, occupies a prominent position at the corner of Church Street and Flemington Road. The substantial single-storey, red brick house occupies a compact site. It is set beneath a complex roof form, with a prominent decorative gable addressing Flemington Road. Its corner location is emphasised by the splayed verandah and zero setback to the street corner.</p>	
<p>Built c1905, 'Monaro', at 1–9 Southgate Street, occupies a prominent position at the corner of Southgate Street and Flemington Road. The front elevation has a strong symmetrical composition that is unusual for the Federation Queen Anne style. It has refined decorative detailing, including features such as prominent street-facing gables with ornate fretwork and barge boards, below which there are decorative mouldings to the rough-cast render, and a circular moulded motif at the centre of the face brickwork. Other decorative details include a central double chimney, and a single side chimney, with terracotta pots decorated with projecting angled motifs, leadlight windows, and a decorative rendered canopy at the Southgate Street entrance that incorporates the house name in Art Nouveau style lettering.</p>	
<p>Built c1913, 21–25 Manningham Street is a substantial single-storey red brick house with a generous garden setback. It reflects characteristics typical of the Federation Queen Anne style including asymmetrical form, a complex composite hipped and gable slate roof, terracotta ridge capping, decorative timber detailing to the gables, leadlight windows and prominent red brick chimneys with terracotta pots. The place is noteworthy for its front return verandah that features highly ornate and intricate timber fretwork and frieze detailing.</p>	

Place	GML image (2022)
<p>126 Flemington Road, built c1913, features a strong symmetrical composition which is unusual for the Federation Queen Anne style. It is set beneath a hipped slate roof with a gablet. The house reflects key characteristics of the style, including red brick construction, timber double-hung sash windows, decorative terracotta ridge capping and a prominent tall chimney. The house is notable for its ornate front verandah, which is unusual for the use of timber and iron, and features a tall central gablet. The cast-iron front fence is also of note.</p>	

Contributory buildings in this precinct are either highly typical examples of Federation architecture or display varying degrees of change. They include the following places:

- Built c1904, 39 Manningham Street, like 1–7 Church Street, occupies a prominent position at the corner of Manningham Street and Church Street. Similarly, the place has been designed within a compact allotment, featuring a complex roof form and decorative elements typical of the style. The interwar infill addition at the Church Street elevation somewhat diminishes the integrity of the house.
- 11–15 Church Street, built c1905, is a relatively late example of the Victorian Italianate style with some Federation design elements. The single-storey house is of brick construction with a bichromatic brickwork pattern, symmetrical form and slate hipped roof. The ornate cast-iron fence is a recent addition.
- 72 Flemington Road, built c1913, is a simple row house that features style elements typical of the Federation period.
- ‘Ahaura’, 25–29 Southgate Street (Figure 533), built c1909, is a substantial single-storey, red brick house that reflects the characteristics typical of the Federation Queen Anne style.
- 6–8 Church Street (Figure 534), built in 1918–19, is distinguished as the only timber weatherboard residence constructed during this period. Set beneath a prominent asymmetrical roof form with prominent street-facing gable, the house reflects characteristics typical of the Federation period, and is reserved in terms of its detailing.



Figure 533. 25–29 Southgate Street. (Source: GML, 2022)



Figure 534. 6–8 Church Street. (Source: GML, 2022)

Built form: 1919–39

Almost all building parcels in the precinct were developed by the Federation period, with limited additions made after 1919. Examples from the interwar period are mostly single-storey residences, with some examples of double-storey residences and flats. Most reflect an austere, interwar vernacular style, although some contributory places reflect popular architectural styles of the period, including:

- 98 and 98A Flemington Road (Figure 535), built c1920, are a pair of single-storey houses, with space for a garage below the house. Built to appear as a single house, they reflect characteristics of the Spanish Mission style, including a hipped tile roof, textured render walls with decorative brick detailing, and a triple arched portico with prominent curved stairs.
- 130–132 Flemington Road (Figure 536), built in 1938, is a single-storey house and reflects characteristics of the Old English style, including an asymmetrical form, high-pitched gable roof with terracotta tiles, clinker brick detailing and prominent tall chimney.



Figure 535. 98 and 98A Flemington Road. (Source: GML, 2022)



Figure 536. 130–132 Flemington Road. (Source: GML, 2022)

Other contributory buildings in the precinct are highly typical interwar residential examples, including:

- 'Marion', 2–4 Church Street and 100–102 Flemington Road (Figure 537 and Figure 538) (c1918–19), built as separate, single-storey residences, these houses occupy a compact allotment at the corner of Church Street and Flemington Road. The former reflects a typical austere, interwar vernacular style, while the latter reflects characteristics typical of interwar Californian Bungalows, including a prominent street-facing gable.
- 72A Flemington Road (c1926) is a row house built to reflect the form and design of the c1913 row house at 72 Flemington Road.
- 128 Flemington Road (c1926) is a single-storey brick house that is an example of austere, interwar vernacular architecture.
- 80–84 Flemington Road (c1945) is a block of double-storey flats attached to the east side of the c1885 house at 80 Flemington Road.



Figure 537. 2–4 Church Street. (Source: GML, 2022)



Figure 538. 100–102 Flemington Road. (Source: GML, 2022)

Built form: 1945 onwards

The precinct saw some development from 1945 onwards. Examples of development from the postwar (1945–1970s) era include:

- 15–19 Southgate Street (c1959), which is a double-storey residence that reflects Modernist design elements—including a flat roof, box-like form and expansive glazing with timber mullions.
- 86–94 Flemington Road (1960), which is a double-storey motel building.

Into the late 1960s and 1970s, there were several multistorey flat developments, including those at 15 Manningham Street (1966), 5–11 Manningham Street (1970) and 96 Flemington Road (1976). Most of these developments replaced existing residences (MMBW 1903; RB 1918–1935).

In 1980, a new brick residence replaced the existing Victorian cottage at 86 Flemington Road (BP 51547).

INTEGRITY

The precinct overall has high integrity as a residential area that reflects a number of phases of development over time.

Despite the layered development of the precinct, it retains a clear and distinct urban character that is visually cohesive. This is achieved through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. This is expressed across buildings of different historical eras

and architectural styles, with most buildings remaining true to their original design intent. This visual consistency is strengthened by the precinct's public realm elements, which include street tree plantings, bluestone kerbs and guttering, and asphalt footpaths.

Within the precinct, the buildings fronting Church Street have a particularly high integrity, where there is no infill development, and the street retains developments from the Victorian era through to the interwar period.

The precinct contains a number of postwar residential flats along Flemington Road and Manningham Street. Parkville, and the City of Melbourne more broadly, saw a rise in the development of flats in the interwar and postwar periods, which occurred as a response to the demand for higher-density housing. However, these examples in West Parkville are not architect designed or of high quality, in comparison to other examples in Parkville. Furthermore, the overall form and scale of these developments is not compatible with the precinct, and does serve to somewhat diminish the integrity of the precinct in these areas.

Alterations to individual properties are generally minor, with the most frequent being alterations to front verandahs, replacement of windows, overpainting of brickwork, and rear extensions. Most rear extensions do not generally overwhelm the original house as they are set at least two rooms back from the façade, leaving the main roofline and chimneys unaltered.

COMPARATIVE ANALYSIS

Since the 1836–37 survey of Melbourne, land in the immediate surrounds of the Melbourne township was surveyed and alienated from the Crown for public sale. Following the early Crown land sales in the City of Melbourne from the 1840s onwards, residential development was well in progress by the late nineteenth century in East Melbourne and Jolimont, Carlton, North Melbourne, West Melbourne and South Yarra. Residential development in Parkville around Royal Park (formally reserved in 1854) was slightly later, beginning around 1870.

Today, many historical streetscapes and building stock are protected by large precinct HOs, including HO1 Carlton Precinct, HO2 East Melbourne Precinct, HO3 North and West Melbourne Precinct, HO4 Parkville Precinct, HO6 South Yarra Precinct and HO9 Kensington Precinct. Outside these precincts there are a number of smaller precinct areas within the City of Melbourne that represent mixed-era development. These are predominantly located in the northern suburbs of the City of Melbourne.

Within Parkville, The Avenue Precinct and the South Parkville Precinct (reviewed as part of the Parkville Heritage Review) are comparable with the West Parkville Precinct as residential areas that were developed within land excised from Royal Park. However, the subject precinct is distinguished as a relatively small residential pocket intended for development since the mid-1850s, when it was part of the area briefly referred to as 'Parkside'. This short-lived locality took in West Parkville as well as the western side of Flemington Road (now North Melbourne). As a result, the West Parkville Precinct shares a historical socioeconomic background that more closely aligns with the development of North Melbourne, which was predominantly a working-class area. This is distinguished from The Avenue and Parkville South, which were more affluent as middle-class neighbourhoods.

Furthermore, unlike these areas in Parkville, West Parkville appears to have been subject to less stringent building regulations that dictated buildings were to be constructed of brick or stone. This is

evidenced by the number of timber houses constructed in the West Parkville Precinct, particularly from the Victorian and Federation periods.

The subject precinct can be compared with the following precincts on the City of Melbourne's Schedule to the Heritage Overlay.

North Melbourne and West Melbourne (HO3 reviewed as part of the North Melbourne Heritage Review, City of Melbourne)

The North and West Melbourne Precinct is predominantly a Victorian-era precinct associated with the nineteenth-century expansion of Melbourne to its north and west. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the northwest. Significant and contributory development in the precinct dates from the mid-nineteenth century through to the interwar period, although Victorian development predominates. The working-class history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically diverse development, including the proximity of houses to commercial, manufacturing and industrial buildings, nineteenth-century corner shops and hotels, and churches and schools.

South Yarra Precinct (HO6 reviewed as part of the South Yarra Heritage Review, City of Melbourne)

From the 1849 and 1864 Crown land sales, South Yarra saw steady residential growth in the Victorian period, with some areas of commercial development. The HO6 precinct is historically layered, reflecting development from the Victorian period through to the postwar period. The precinct contains excellent examples of the very early suburban development of Melbourne that began in the mid-nineteenth century. The precinct is distinguished for its retention of high-quality Victorian residences in parts of the precinct. Beginning in the interwar period, South Yarra became a focus for the development of flats in Melbourne, where low-rise blocks of flats became a lucrative form of investment in the aftermath of the stock market crash of 1929 and subsequent Depression. The enthusiasm for building flats continued into the postwar period. This layering of development has resulted in the area having a rich combined architectural and streetscape character. The precinct's mixed character is unified by a general consistency in building quality, height, setback, form, and a pattern of fenestration and materiality that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct is also distinguished by its high concentration of refined architect-designed buildings. Public realm elements, such as mature and semi-mature deciduous and evergreen trees, bluestone kerbing and guttering, asphalt footpaths and bluestone lanes, enhance the precinct's character.

Pasley Street and Park Place Precinct, South Yarra (reviewed as part of the South Yarra Heritage Review, City of Melbourne)

The Pasley Street and Park Place Precinct was developed from 1865 following the Crown land sale of the strip along the western side of Punt Road, between Toorak Road and Commercial Road in October and December 1865. The precinct experienced its earliest and most intensive development during the Victorian period. This Victorian-period development is characterised by multiple groups of builder-designed houses that were built speculatively or for a builder's own use, although there is a small number of architect-designed examples. The diverse building stock ranges from Victorian-period workers' cottages and two-storey villas to twentieth-century residences and flats. The historical

development pattern of the mixed-era precinct represents the key phases of residential development in the City of Melbourne.

Discussion

Commencing development from the late 1860s and early 1870s, the West Parkville Precinct is directly comparable with certain areas of the South Yarra Precinct (HO6) and the Pasley Street and Park Place Precinct. These precincts have a diverse building stock developed across different eras, representing the key phases of residential development in the City of Melbourne. Despite this diversity, uniformity across these precincts is achieved through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality.

The West Parkville Precinct is distinguished from these precincts, which have relatively uniform, grid-like subdivision patterns. In contrast, the West Parkville Precinct is more irregular in its subdivision pattern, contributing to a distinctive urban character. This more irregular pattern was likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct. When the area was originally conceived as part of the short-lived locality of Parkside in 1854, the area was wedged between Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. These factors have largely contributed to the distinct urban character of the precinct.

In terms of historical and socioeconomic development, the West Parkville Precinct is most directly comparable with the North Melbourne and West Melbourne Precinct (HO3), particularly the northern area of the precinct along Flemington Road. Like HO3, West Parkville developed as a predominantly working-class area, whose residences were associated with the industries and services situated along Flemington Road. As a result, like HO3, the housing stock is characteristically modest in terms of scale and detailing, and reflects an eclectic range of architectural styles across historical periods. As a residential area, the building stock within West Parkville is important in demonstrating the socioeconomic background of those residing within the suburb of Parkville, which went beyond the predominantly affluent and middle-class residents located in the north and south pockets of Parkville.

ASSESSMENT AGAINST CRITERIA

CRITERION A

✓

Importance to the course or pattern of our cultural or natural history (historical significance).

CRITERION B

Possession of uncommon, rare or endangered aspects of our cultural or natural history (rarity).

CRITERION C

Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).

CRITERION D

✓

Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).

CRITERION E

Importance of exhibiting particular aesthetic characteristics (aesthetic significance).

CRITERION F

Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)

CRITERION G

Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).

CRITERION H

Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

RECOMMENDATIONS

Recommended for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme as a heritage precinct

Recommendations for the Schedule to the Heritage Overlay (Clause 43.01) in the Melbourne Planning Scheme:

Melbourne Planning Scheme

EXTERNAL PAINT CONTROLS	No
INTERNAL ALTERATION CONTROLS	No
TREE CONTROLS	No
OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-4)	No
SOLAR ENERGY SYSTEM CONTROLS	Yes
TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER	No
PROHIBITED USES MAY BE PERMITTED	No
ABORIGINAL HERITAGE PLACE	No

Other

N/A

Precinct Category Schedule

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
101994	Church Street	2–4	Marion	Contributory	Significant
101993	Church Street	6–8		Contributory	Significant
101992	Church Street	10–12		Contributory	Significant
101991	Church Street	14		Contributory	Significant
101990	Church Street	16		Contributory	Significant
101989	Church Street	18		Contributory	Significant
657186	Church Street	20		Contributory	Significant
101988	Church Street	22		Contributory	Significant
101987	Church Street	24		Contributory	Significant
101986	Church Street	26		Contributory	Significant
101985	Church Street	28		Contributory	Significant
101984	Church Street	30		Contributory	Significant
101983	Church Street	32		Contributory	Significant
103895	Church Street	1–7		Significant	Significant (applies to both frontages)
101977	Church Street	9		Contributory	Significant
101978	Church Street	11–15		Contributory	Significant
101979	Church Street	17	Ormond	Contributory	Significant
101980	Church Street	19	Ethel Cottage	Contributory	Significant
101981	Church Street	21–25		Contributory	Significant
103905	Flemington Road	72		Contributory	Significant
103904	Flemington Road	72A		Contributory	Significant
103903	Flemington Road	74	Anchorage	Contributory	Significant
103902	Flemington Road	76	Glendenning	Contributory	Significant

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
103901	Flemington Road	78	Mooranda	Contributory	Significant
103900	Flemington Road	80–84		Contributory	Significant
103899	Flemington Road	86–94	Park Squire Motor Inn and Serviced Apartments	Non-contributory	-
103898	Flemington Road	96		Non-contributory	-
103897	Flemington Road	98 (includes 98 and 98A)		Contributory	Significant
103896	Flemington Road	100–102		Contributory	Significant
103894	Flemington Road	122–124		Contributory	Significant
103893	Flemington Road	126		Significant	Significant
103892	Flemington Road	128		Contributory	Significant
103891	Flemington Road	130–132		Contributory	Significant
106385	Manningham Street	1		Contributory	Significant
106386	Manningham Street	3		Contributory	Significant
106387	Manningham Street	5–11		Non-contributory	-
106388	Manningham Street	21–25		Significant	Significant
106389	Manningham Street	27–31		Contributory (27–31 Manningham Street) Non-contributory (22–28 Emu Lane)	
101982	Manningham Street	35		Contributory	Significant
106390	Manningham Street	39		Contributory	Significant
103906	Southgate Street	1–9	Monaro	Significant	Significant (applies to both frontages)
108839	Southgate Street	13		Contributory	-

Property ID	Street	Number	Property Name	Building Category	Significant streetscape
108840	Southgate Street	15–19		Non-contributory	-
108841	Southgate Street	21–23		Non-contributory	-
108842	Southgate Street	25–29	Ahaura	Contributory	-

REFERENCES

Age, as cited.

Argus, as cited.

City of Melbourne. Building Permits (BP), as cited.

City of Melbourne Rate Books (RB), 1900–1945 (accessed via PROV).

Commonwealth Electoral Rolls (ER), as cited.

Department of Crown Lands and Survey 1866. Allotments at Flemington Parish of Jika Jika, surveyed by John Hardy, Assistant Surveyor, Melbourne, November 1866. (SLV)

Herald, as cited.

Kearney, James 1855. Map of Melbourne and Suburbs, State Library Victoria.

MMBW Detail Plan No. 1143, City of Melbourne, [1903], State Library Victoria.

Nearmap, as cited.

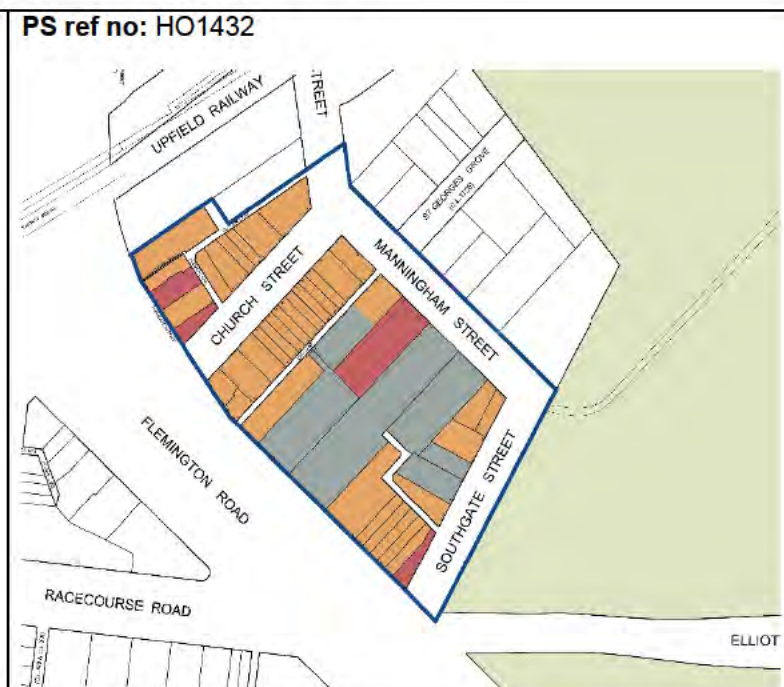
Sands and McDougall (S&McD). Melbourne Directories, as cited.

Victorian Government Gazette (VGG), as cited.

PREVIOUS STUDIES

Parkville Historic Area Study 1979
(Jacobs, Lewis, Vines Architects and
Conservation Planners),
Building Identification Forms 1985 (Gould M Architects), Ungraded
Parkville Conservation Study 1985 (Nigel
Lewis and Associates)

STATEMENT OF SIGNIFICANCE: West Parkville Precinct

<p>Heritage Place: West Parkville Precinct</p>	<p>PS ref no: HO1432</p> 
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What is significant?

The West Parkville Precinct in Parkville, developed from the mid-1850s, 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street, is significant.

Elements that contribute to the significance of the precinct include (but are not limited to) the:

- low-scale external form of the buildings, typically single-storey with some double-storey examples
- buildings' original materials and detailing
- pattern and size of original fenestration
- buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments and building setbacks
- public space elements, including the street trees, widths and shape of the asphalted footpaths, and bluestone kerbing and guttering.

More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1945 developments are not significant.

How it is significant?

The West Parkville Precinct is of historical and representative significance to the City of Melbourne.

Why it is significant?

The West Parkville Precinct is of local historical significance as an area in the City of Melbourne that was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville

Precinct derives from the earliest residential subdivision in Parkville. The area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road and took in part of North Melbourne. Subsequent development through the latter nineteenth century, and through to the interwar period, retained a degree of modesty that was atypical for residential precincts in Parkville, and reflects a closer association with the neighbouring suburb of North Melbourne with its strong working-class character. (Criterion A)

The West Parkville Precinct is of local representative significance as a residential precinct that developed primarily in the Victorian and Federation periods with some interwar development, representing the principal phases of residential development in the City of Melbourne. The precinct reflects an eclectic collection of architectural styles from the Victorian through to the interwar period, yet demonstrates uniformity through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. The West Parkville Precinct reflects a distinctive urban character, demonstrated through its more irregular subdivision pattern. This is likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct, including Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. (Criterion D)

Primary source

Parkville Heritage Review 2023 (GML Heritage)

Contents of Attachment 3: Amendment C443melb

Amendment C443

- Explanatory Report
- Instruction Sheet
- Planning scheme amendment maps
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (Only the sections affected by the proposed amendment is provided)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Heritage Places Inventory March (Amended November 2023) (Only the section affected by the proposed amendment is provided)

Contents of Attachment 4: Amendment C444melb

Amendment C444

- Explanatory Report
- Instruction Sheet
- Planning scheme amendment maps
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (Only the sections affected by the proposed amendment is provided)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Schedule to Clause 72.08 Background Documents
- Heritage Places Inventory March (Amended November 2023) (Only the sections affected by the proposed amendment is provided)
- Heritage Precincts Statements of Significance February 2020 (Amended November 2023)
- Statements of Significance, November 2023

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C443MELB

EXPLANATORY REPORT

Overview

The amendment implements the *Parkville Heritage Review 2023* (the Review), which seeks to update the heritage controls for the area shown in Figure 1 below. The amendment introduces interim heritage overlays and an updated heritage inventory to reflect recommendations of the review whilst the permanent heritage overlays are being considered. The amendment does this by introducing changes to the Schedule to the heritage overlay and updating the *Heritage Places Inventory March 2022* (Amended November 2023) to reflect recommended heritage category changes.

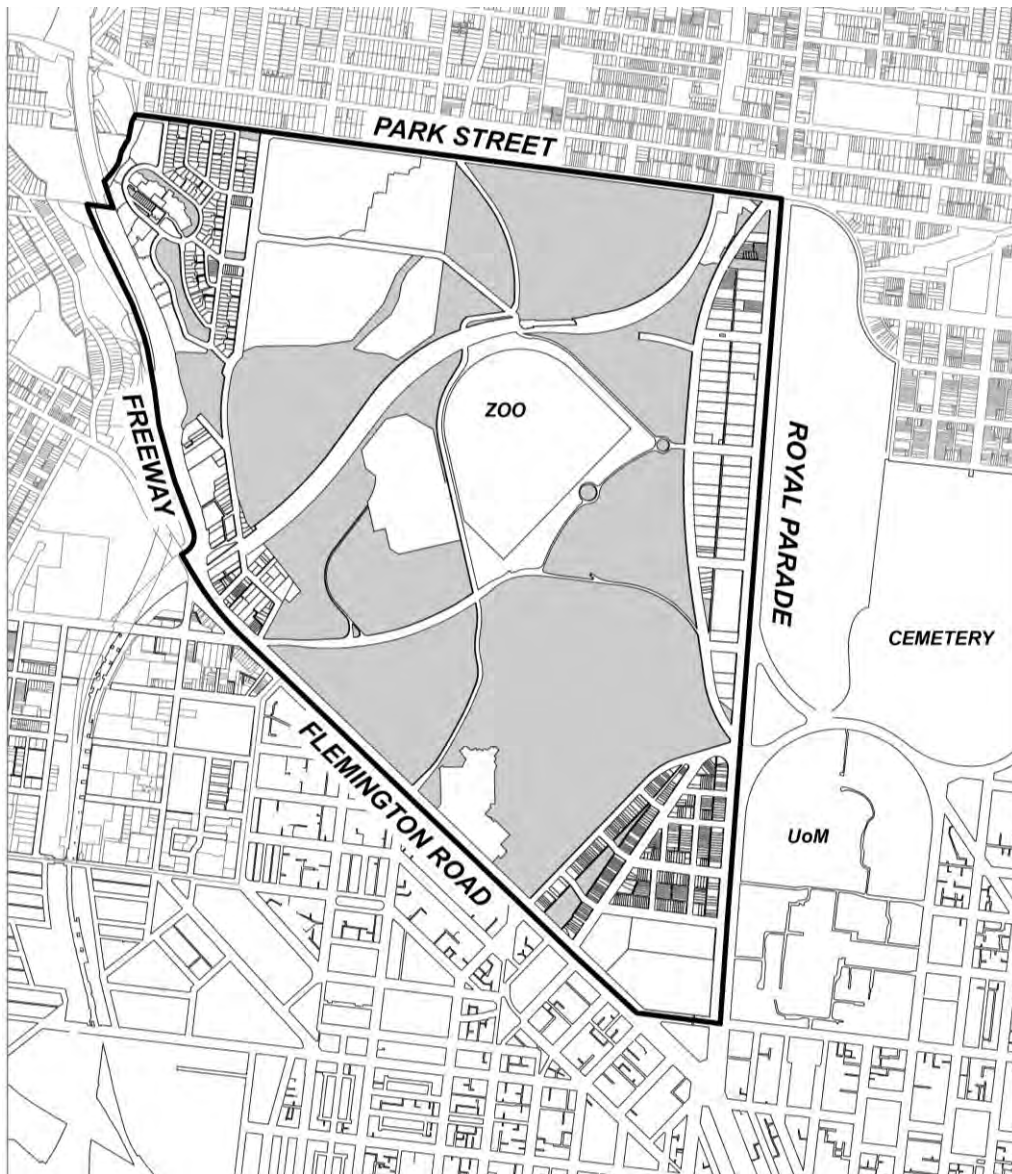


Figure 1: Parkview Heritage Review study area

Where you may inspect this amendment

The amendment can be inspected free of charge at the Melbourne City Council website at <https://participate.melbourne.vic.gov.au/amendment-c443>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Melbourne
Customer Service Counter
Ground Floor
Melbourne Town Hall Administration Building
120 Swanston Street
MELBOURNE VIC 3000

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

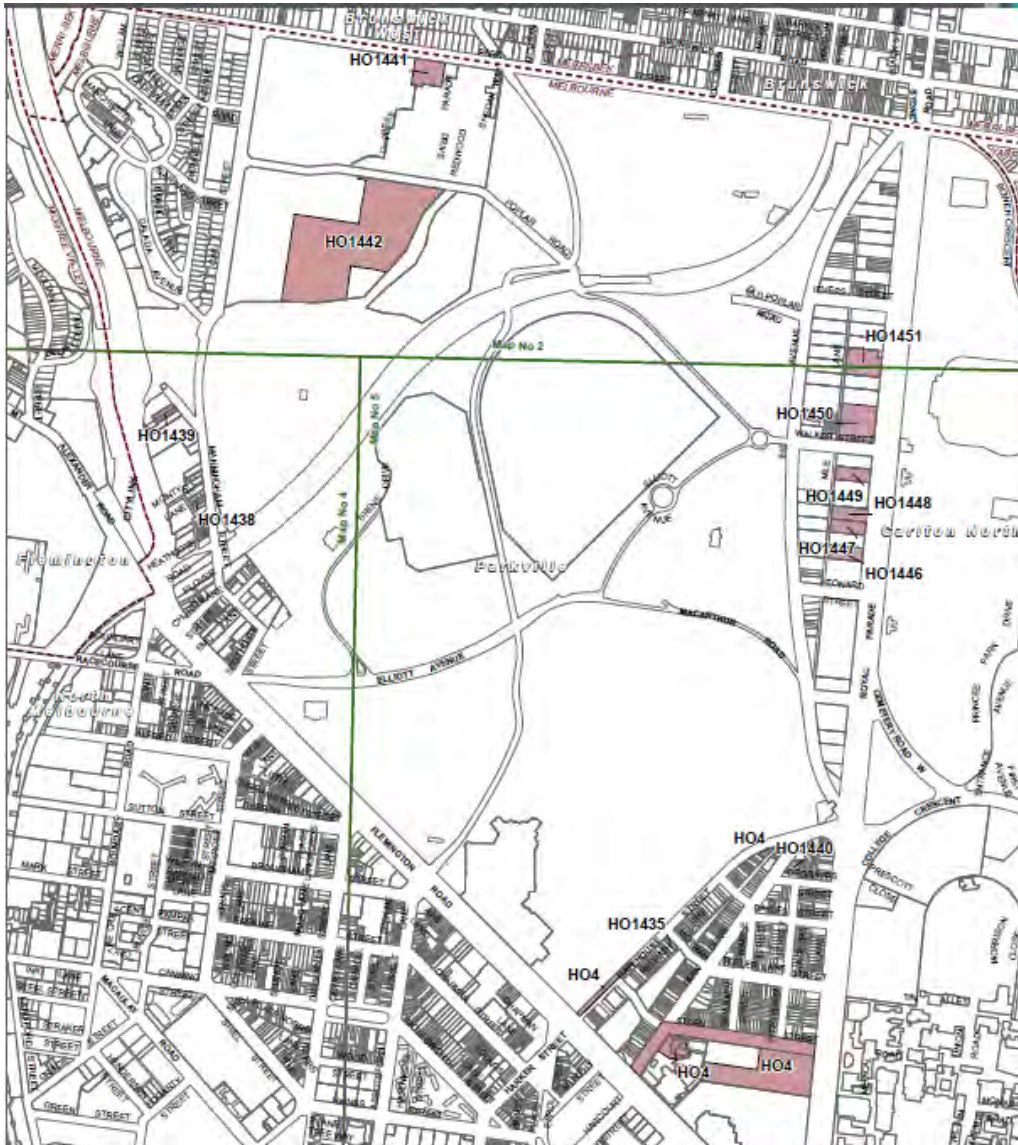
Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Minister for Planning which is the planning authority for this amendment.

Land affected by the amendment

Amendment C443melb applies the Heritage Overlay on an interim basis to the land shown on map below. Attachment 1 to the Explanatory Report provides a detailed overview of the changes proposed.



What the amendment does

The Amendment implements the recommendations of the Parkville Heritage Review 2023 on an interim basis until 15 November 2024, the amendment makes the following changes to the Melbourne Planning Scheme on an interim basis:

Amends the Schedule to Clause 43.01 (Heritage Overlay) to:

- Apply the HO to twelve (12) new individual places:
 - HO1435 Saunders House – 90-92 Gatehouse Street Parkville
 - HO1438 Art Deco House - 79 Manningham Street Parkville
 - HO1439 Clyde and Hopetoun Villa – 121 and 123 Manningham Street Parkville
 - HO1440 Park Heights – 126-132 Park Drive Parkville
 - HO1441 Former Royal Park Depot, 866-934 (Part) Park Street Parkville
 - HO1442 CSL – 39-79 (Part) Poplar Road Parkville
 - HO1446 Park Court – 283-291 Royal Parade Parkville
 - HO1447 Former Zebra Hotel – 303-309 Royal Parade Parkville
 - HO1448 Royal Court – 311-321 Royal Parade Parkville
 - HO1449 Kynge's Keepe – 355-365 Royal Parade Parkville
 - HO1450 Victorian College of Pharmacy – 381-405 (Part) Royal Parade Parkville
 - HO1451 Former Motel Parkroyal – 419-443 Royal Parade Parkville.

- Extend the boundary of HO4 to Gatehouse Street, Park Drive & Story Street and the remainder of University High School, 77 Story Street Parkville.

Amends planning scheme maps 2HO, 4HO and 5HO to reflect the changes above.

Amends the Schedule to Clause 72.04 (Documents Incorporated) by:

- Amending the *Heritage Places Inventory March 2022 (Amended November 2023)* to reflect heritage category changes.

Strategic assessment of the amendment

Why is the amendment required?

The Amendment is required to implement the recommendations of the Parkville Heritage Review 2023 on an interim basis while Amendment C444 which seeks to introduce permanent protection in the Melbourne Planning Scheme is being considered.

The introduction of interim heritage controls will ensure that the potential impact of new development on the heritage value of these places are considered as part of any development application in order to achieve the best planning outcomes.

How does the amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, in particular the following objectives under Section 4 of the *Planning and Environment Act 1987*, being:

- 4 (1) (a) to provide for the fair, orderly, economic and sustainable use and development of land.
- 4 (1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- 4 (1) (g) – to balance the present and future interests of all Victorians.

How does the amendment address any environmental, social and economic effects?

Environmental

It is widely understood that the conservation of heritage buildings has environmental sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill is achieved through the conservation of heritage buildings. Retaining and adapting heritage buildings promotes sustainable development by conserving the embodied energy in the existing buildings.

Social and Economic

Heritage buildings and places engender a sense of place and connection in communities. The recognition of buildings, streetscapes and precincts contributes to an understanding of Parkville's cultural heritage for present and future generations. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

The Amendment is expected to have further economic effects by increasing certainty, facilitating decision making and minimising time delays, particularly given it confirms the heritage status of places identified in previous heritage studies.

Does the amendment address relevant bushfire risk?

The amendment will not result in any increase in bushfire risk meets bushfire policy in Clause 13.02 of the Planning Scheme

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

- The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7 (5) of the Act.
- The Amendment is consistent with Ministerial Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, *Plan Melbourne*, in preparing an amendment. Specifically the Amendment is supported by Policy Direction No. 4.4 – *Respect Melbourne's Heritage as we build for the future*. Policies relating to Direction No. 4.4 relevant to this amendment are as follows:
 - 4.4.1 *Recognise the value of heritage when managing growth and change*
 - 4.4.2 *Respect and protect Melbourne's Aboriginal cultural heritage*
 - 4.4.3 *Stimulate economic growth through heritage conservation*
 - 4.4.4 *Protect Melbourne's heritage through telling its stories.*
- The Amendment complies with Ministerial Direction No. 11 – Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following objectives of Clause 15 (Built Environment and Heritage) in the State Planning Policy Framework:

- 15.01-1R (Urban design) – to create a distinctive and liveable city with quality design and amenity.
- 15.03-1S (Heritage conservation) – to ensure the conservation of places of heritage significance.
- 15.03-2S (Aboriginal cultural heritage) – to ensure the protection and conservation of places of cultural heritage significance.
- 15.03-1L-02 (Heritage) - to encourage high quality contextual design, to encourage the retention of the three dimensional fabric and form of a building, to enhance the presentation and appearance of heritage places, and to protect significant views and vistas.

By protecting the identified places with an interim Heritage Overlay, the Amendment will ensure that the significance of these heritage places is protected whilst the permanent heritage controls are being considered. The interim Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Planning Strategy (MPS) contains objectives and strategies that are relevant to the proposed Amendment. In particular, the Amendment supports the following objective:

- *Clause 02.03-4 (Built environment and heritage) of the Municipal Planning Strategy which seeks to conserve and enhance places and precincts of identified cultural heritage significance.*

Does the amendment make proper use of the Victoria Planning Provisions?

The interim Heritage Overlay is the proper Victorian Planning Provision tool for heritage controls over a place identified as of heritage value. The amendment makes proper use of incorporated documents to clearly outline the heritage significance of places affected by the amendment.

How does the amendment address the views of any relevant agency?

The views of the Department of Transport and Planning have been sought in preparation of the Amendment.

The views of other relevant agencies, affected property owners and relevant community groups will be sought during the public exhibition phase for the amendment.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The Amendment does not have an impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The inclusion of new places in the schedule to the Heritage Overlay may contribute to a minor increase in the number of planning permit applications.

This increase can be accommodated within the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the Heritage Overlay.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed changes		
Parkville	Gatehouse Street, Park Drive and Story Street	Melb C443 002Maps02 04 05 Exhibition	Gatehouse Street, Park Drive and Story Street		HO4	
Parkville	Saunders House	Melb C443 002Maps02 04 05 Exhibition	90-92 Gatehouse Street Parkville		HO1435	
Parkville	Art Deco house	Melb C443 002Maps02 04 05 Exhibition	79 Manningham Street		HO1438	
Parkville	Clyde and Hopetoun Villa	Melb C443 002Maps02 04 05 Exhibition	121 Manningham Street		HO1439	
Parkville	Clyde and Hopetoun Villa	Melb C443 002Maps02 04 05 Exhibition	123 Manningham Street		HO1439	
Parkville	Park Heights	Melb C443 002Maps02 04 05 Exhibition	126-132 Park Drive		HO1440	
Parkville	Former Royal Park Depot	Melb C443 002Maps02 04 05 Exhibition	866-934 (Part) Park Street		HO1441	
Parkville	CSL Ltd	Melb C443 002Maps02 04 05 Exhibition	39-79 (Part) Poplar Road		HO1442	
Parkville	Park Court	Melb C443 002Maps02 04 05 Exhibition	283-291 Royal Parade		HO1446	
Parkville	Former Zebra Hotel	Melb C443 002Maps02 04 05 Exhibition	303-309 Royal Parade		HO1447	
Parkville	Royal Court	Melb C443 002Maps02 04 05 Exhibition	311-321 Royal Parade		HO1448	
Parkville	Kynge's Keepe	Melb C443 002Maps02 04 05 Exhibition	355-365 Royal Parade		HO1449	
Parkville	Victorian College of Pharmacy	Melb C443 002Maps02 04 05	381-405 (Part) Royal Parade		HO1450	

		Exhibition				
Parkville	Former Motel Parkroyal	Melb C443 002Maps02 04 05 Exhibition	419-443 Royal Parade		HO1451	
Parkville	University High School	Melb C443 002Maps02 04 05 Exhibition	77 Story Street Parkville		HO4	

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C443melb

INSTRUCTION SHEET

The planning authority for this amendment is the Minister for Planning.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of one (1) attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 2HO, 4HO and 5HO in the manner shown on the two (2) attached map marked "Melbourne Planning Scheme, Amendment C443melb".

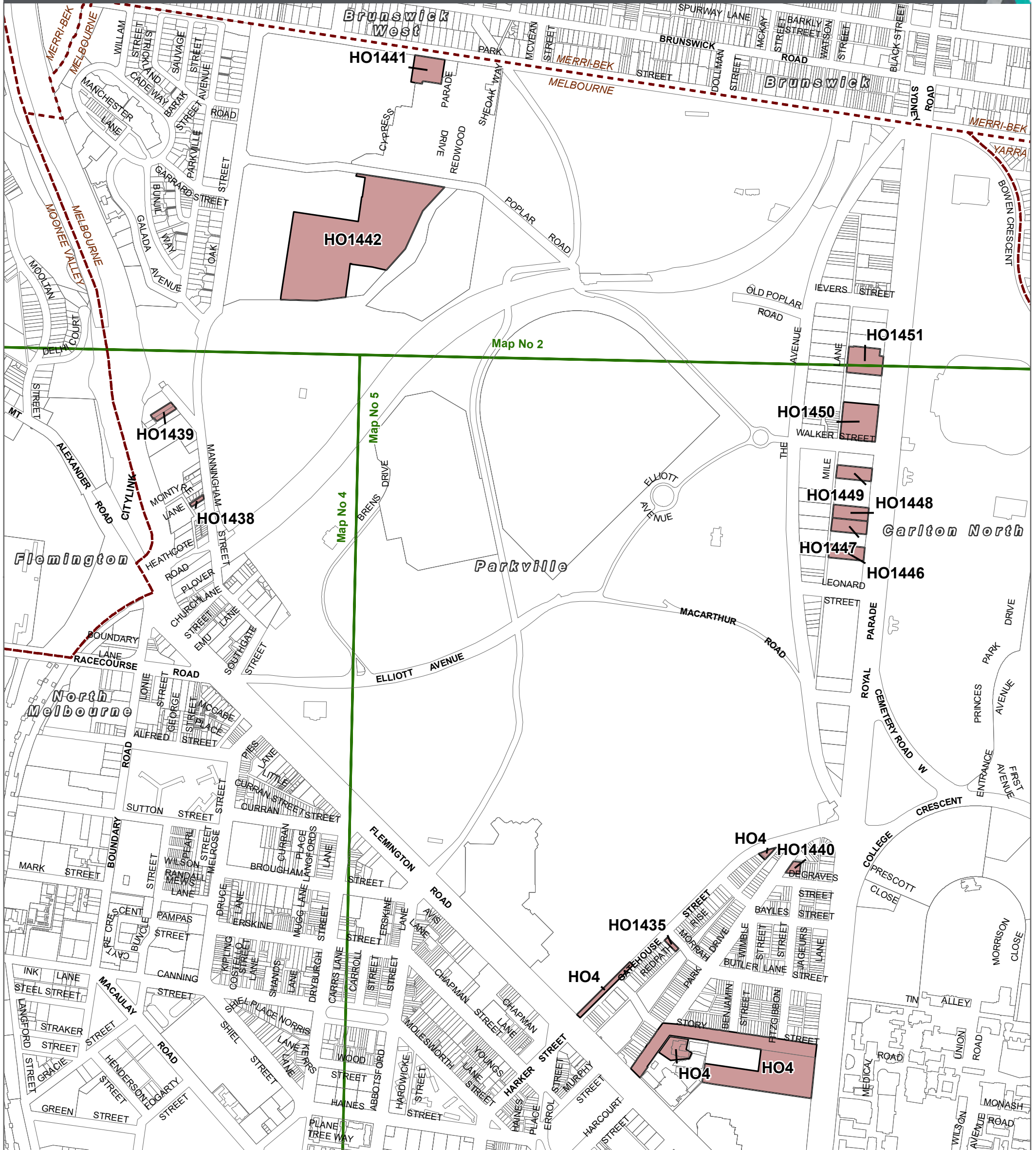
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
2. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

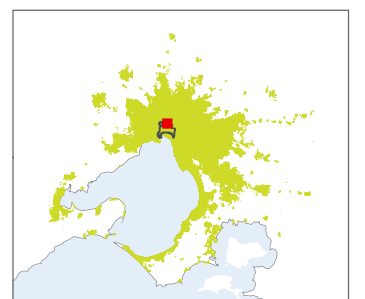
End of document

MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C443melb



LEGEND

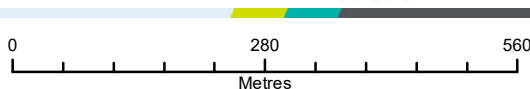
- HO - Heritage Overlay
- Local Government Area



Part of Planning Scheme Maps 2HO, 4HO & 5HO

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Planning Group
 Print Date: 25/08/2023
 Amendment Version: 1



Department of Transport and Planning



LEGEND

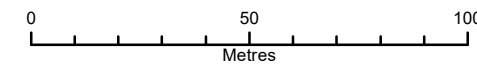
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

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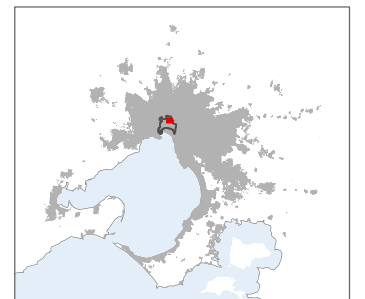


Planning Group
 Print Date: 15/06/2023
 Amendment Version: 1



Department of Transport and Planning

Part of Planning Scheme Map 5HO



15.03
31/07/2018
VC148

HERITAGE

15.03-1S Heritage conservation

26/10/2018
VC155

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L-Heritage places within the World Heritage Environs Area

01

21/09/2022
C409melb

Policy application

This policy applies to land shown as 'Area of Greater Sensitivity' in the Area of Greater Sensitivity Plan to this clause, and within HO992 (World Heritage Environs Area Precinct), HO81, HO87, HO103, HO104 and HO809.

Objectives

To provide a buffer zone for the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

To provide a setting and context of significant historic character for the World Heritage property.

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character including built form and landscapes of the area.

To ensure development in the area responds to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

Strategies

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that will result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering streets and other views and vistas to the dome available from streets within the precinct including Queensberry Street, the north ends of Spring and Exhibition Streets, and the east end of Latrobe Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed allees and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

Policy document

Consider as relevant:

- *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens* (Lovell Chen, 2009)

Area of Greater Sensitivity Plan



15.03-1L-Heritage

02

19/10/2022
C394melb

Proposed
C443melb

Policy application

This policy applies to places within a Heritage Overlay and for properties categorised 'significant', 'contributory' or 'non-contributory' in an incorporated document to this scheme. Definitions are located in the *Heritage Places Inventory March 2022* incorporated into this Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

A demolition permit will not be granted until the proposed replacement building or works have been approved.

Preserve fences and outbuildings that contribute to the significance of the heritage place.

Demolition policy guidelines

Consider as relevant:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

Alterations policy guidelines

Consider as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

Additions strategies

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

Ensure additions:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions strategies

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.
- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

New buildings strategies

Ensure new buildings:

- Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.
- Are in keeping with key attributes of the heritage precinct such as:
 - Building height, massing and form.
 - Style and architectural expression.
 - Details.
 - Materials.
 - Front and side setbacks.
 - Orientation.
 - Fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding heights that are significantly lower.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

Concealment of higher rear parts of a new building strategies

Outside the Capital City Zone and Docklands Zone, ensure:

- In significant streetscapes, higher rear parts of a new building should be concealed.
- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

Restoration and reconstruction strategies

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

Subdivision strategies

Ensure subdivision:

- Reflects the pattern of development in the street or precinct.
- Maintains settings and contexts for significant and contributory heritage buildings and places, including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Does not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.

Ensure subdivision that provides for three dimensional building envelopes for future built form to each lot proposed.

Discourage subdivision of airspace above heritage buildings that provides for future development.

Relocation strategy

Retain buildings in-situ unless it can be shown that it has a history of relocation or is designed for relocation.

Vehicle accommodation and access strategies

Discourage new on-site car parking, garages, carports, and vehicle crossovers unless:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
 - It will be visually recessive.
 - It will not conceal an original contributory element of the building (other than a plain side wall).
 - The form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

Fences and gates strategies

Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the

original form, detailing and materials.

Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:

- It does not conceal views of the building or heritage place.
- Is a maximum height of 1.5 metres.
- Is more than 50 per cent transparent.

Trees strategies

Retain trees with assessed heritage significance (as noted in the Schedule to the Heritage Overlay).

Locate new development at a distance that ensures the ongoing health of any tree with assessed heritage significance.

Ensure new buildings and works comply with the *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* (Standards Australia) for vegetation of assessed significance.

Services and ancillary fixtures strategies

Ensure services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings, where:

- It can be demonstrated there is no feasible alternative.
- It will not detract from the character and appearance of the building or heritage place.

Ensure items affixed to roofs, such as solar panels, align with the profile of the roof.

Ensure services and ancillary fixtures are installed in a manner where they can be removed without damaging significant fabric.

Ensure, for new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

Street fabric and infrastructure strategies

Encourage street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, where it avoids:

- Impacts on views to significant or contributory places and contributory elements.
- Physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

Ensure works to existing historic street/lane fabric and infrastructure is carried out in a way that retains the original fabric, form and appearance.

Signage strategies

Retain existing signage with heritage value and do not alter or obscure historic painted signage.

Ensure new signage associated with heritage places:

- Minimises visual clutter.
- Does not conceal architectural features or details which contribute to the significance of the heritage place.
- Does not damage the fabric of the heritage place.
- Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Is placed in locations where they were traditionally placed.

- Is readily removable.

Policy documents

Consider as relevant:

- *Heritage Places Inventory March 2022* (City of Melbourne, 2022)
- *Central Activities District Conservation Study* (Graeme Butler, 1985)
- *Central City (Hoddle Grid) Heritage Review* (Graeme Butler, 2011)
- *Bourke Hill Precinct Heritage Review Amendment C240* (Trethowan, 2015)
- *The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance, 2013* (Australia ICOMOS)
- *City North Heritage Review, RBA Architects* (RBA Architects, 2013)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *North and West Melbourne Conservation Study* (Graeme Butler, 1985 & 1994)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Melbourne Conservation Study* (Bryce Raworth Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Hoddle Grid Heritage Review* (GML and GJM, July 2020) (Updated March 2022)
- *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2017) (Updated October 2018)
- *Southbank Heritage Review* (Biosis and Graeme Butler, 2017) (Updated November 2020)
- *South Melbourne Urban Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1987)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- [*Parkville Heritage Review \(GML Heritage, 2023\)*](#)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)
- *West Melbourne Heritage Review* (Graeme Butler & Associates, 2016)
- *Amendment C396 Heritage Category Conversion Review* (Lovell Chen and Anita Brady Heritage, 2021)
- *Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report* (HLCD, 2022)

15.03-1L-Heritage - Old categorisation system

03

21/09/2022
C409melb

Policy application

This policy applies to places within a Heritage Overlay and graded A to D within the *Heritage Places Inventory February 2020 Part B*.

General objectives

To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.

To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to

the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.

To promote the identification, protection and management of aboriginal cultural heritage values.

Demolition strategies

The demolition or removal of original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Demolition policy guidelines

Consider as relevant:

- The degree of its significance.
- The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

Renovating graded buildings strategy

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in Urban Conservation in the City of Melbourne.

Renovating graded buildings policy guidelines

Consider as relevant:

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.
- Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.
- Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

Sandblasting and painting of previously unpainted surfaces strategy

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

Designing new buildings and works or additions to existing buildings strategies

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment.

Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

Archaeological sites strategy

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

Sites of historic or social significance policy guidelines

Consider as relevant:

- The degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

Policy documents

Consider as relevant:

- *Urban Conservation in the City of Melbourne* (City of Melbourne, 1985)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *North & West Melbourne Conservation Study* (Graeme Butler & Associates, 1985, & 1994)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)

- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *South Melbourne Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *City North Heritage Review* (RBA Architects, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)

15.03-2S Aboriginal cultural heritage

31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

29/03/2019
C351melb

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

~~24/09/2022~~ ~~6409melb~~ Proposed C443melb

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive explanation as to how the proposed development achieves the policy objectives of Clause 15.03-1S, and Clause 15.03-1L Heritage or Clause 15.03-1L Heritage (Old categorisation system).
- Information on the history of the place, where there is limited information in an existing citation or council documentation.
- A Heritage Impact Statement in accordance with Heritage Victoria's Guidelines for preparing Heritage Impact Statements. For a heritage precinct, the statement should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- For major development proposals to significant heritage places, a Conservation Management Plan in accordance with the *Conservation Management Plans: Managing Heritage Places - A Guide* (Heritage Council of Victoria, 2010).
- For works that may affect significant vegetation (as listed in the schedule to the Heritage Overlay or vegetation of assessed significance), an arboricultural report. The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage place.
- For development in heritage precincts, sightlines and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- For building relocation or full demolition, information that demonstrates a method to record its location on the site prior to relocation or demolition and supervision of the works by an appropriately qualified person including archival photographic recording and/ or measured drawings.
- For alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees, a conservation analysis and management plan in accordance with the principles of the *Charter for the Conservation of Places of Cultural Significance* (Australian International Council on Monuments and Sites, 2013, 'the Burra Charter').

2.0 Heritage places

~~19/10/2022~~ ~~6394melb~~ Proposed C443melb

The requirements of this overlay apply to both the heritage place and its associated land.

2.1

Precincts

08/06/2023
G425melb Proposed C443melb

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	Yes	No	No	No	No
HO1	<i>Carlton Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO2	<i>East Melbourne & Jolimont Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	Yes	No	No	No	No
HO9	<i>Kensington Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1122	<i>Lincoln Square South Precinct</i> 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO3	<i>North & West Melbourne Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO4	<i>Parkville Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	Yes University High School Oval (77 Story Street Parkville)
HO6	<i>South Yarra Precinct</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002 Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) 285 Walsh Street, South Yarra Statement of Significance, March 2022	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	Yes	No	No	No	No
HO1123	<i>Villiers Street Precinct</i> 14-42 Villiers Street, North Melbourne	Yes	No	No	Yes	No	No	No	No

MELBOURNE PLANNING SCHEME

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	Yes	No	No	No	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1164	<i>Kensington Railway Station Commercial & Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1092	<p><i>Moonee Ponds Creek and Infrastructure Precinct</i></p> <p><i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p>Incorporated plan:</p> <p>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</p>	Yes	No	Yes	Yes	No	No	No	No

MELBOURNE PLANNING SCHEME

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO869	<i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i> <i>2-52 Gracie Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO455	<i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i> <i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO868	47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance: 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	Yes	No	No	Yes	No	No	No	No
HO1094	<i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct</i> <i>407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	Yes	No	No	No	No
HO770	<i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	Yes	No	No	No	No
HO771	<i>Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p>								
HO503	<p><i>Bank Place Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO500	<p><i>Bourke Hill Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO501	<p><i>Bourke West Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO502	<p><i>The Block Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO504	<p><i>Collins East Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1290	<i>Drewery Lane Precinct</i> Statement of Significance: Drewery Lane Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1125	<i>Elizabeth Street (CBD) Precinct</i> <i>413-503 Elizabeth Street</i>	Yes	No	No	Yes	No	No	No	No
HO1204	<i>Elizabeth Street West Precinct</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO505	<i>Flinders Gate Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO506	<i>Flinders Lane Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO1205	<i>Guildford & Hardware Laneways Precinct</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended April 2022)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)</p>								
HO1286	<p><i>Flinders Lane East Precinct</i></p> <p>Statement of Significance: Flinders Lane East Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No
HO510	<p><i>Law Courts Precinct</i></p>	Yes	No	No	Yes	No	No	No	No
HO507	<p><i>Little Bourke Street Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO509	<p><i>Post Office Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p>	Yes	No	No	Yes	No	No	No	No
HO7	<p><i>Queen Victoria Market Precinct</i></p> <p>Statement of Significance:</p>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Heritage Precincts Statements of Significance February 2020 (Amended April 2022)								
HO1288	<i>Swanston Street North Precinct</i> Statement of Significance: Swanston Street North Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1289	<i>Swanston Street South Precinct</i> Statement of Significance: Swanston Street South Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO984	<i>Little Lonsdale Street Precinct</i> Statement of Significance: Little Lonsdale Street Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1418 Interim Control Expiry Date: 13/09/2024	<i>Yarra Boathouses Precinct</i>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO871	<i>Former Grain Store 11 Wreckyn Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No

2.8

Parkville

20/03/2023
V6229 Proposed C443melb

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO898	<i>Anzac Hall, Brens Drive, Royal Park, Parkville</i>	-	-	-	-	-	Yes Ref No H1747	Yes	No
HO325	<i>Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville</i>	-	-	-	-	-	Yes Ref No H2062	Yes	No
HO308	<i>9-19 Church Street, Parkville</i>	Yes	No	No	Yes	No	No	No	No
HO310	<i>21-25 Church Street, Parkville</i>	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO364	Melbourne Zoo <i>(all land except for places included within the Victorian Heritage Register)</i>	No	No	Yes - <i>Eucalyptus camaldulensis</i> River Red Gum (North East of Main Entrance)	Yes	Yes	No	No	Yes – Aboriginal Scar Tree
HO828	<i>Royal Melbourne Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H1074	Yes	-
HO363	<i>Carousel, Royal Melb. Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H1064	Yes	No
HO311	<i>Parkville Post Office & Quarters, 69-73 Fitzgibbon Street & 27-37 Bayles St, Parkville</i>	-	-	-	-	-	Yes Ref No H1167	Yes	No
HO1093	<i>Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville</i>	-	-	-	-	-	Yes Ref No H2337 & part Ref No H952	Yes	No
HO1435 Interim control Expiry date: 15/11/2024	<u>Saunders House, 90-92 Gatehouse Street, Parkville</u>	Yes (front door)	No	No	Yes	Yes (salvaged-brick fence at Morrah Street and salvaged wrought-iron	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						fence at Gatehouse Street)			
HO895	<i>Walmsley House, 161 Gatehouse Street, Parkville</i>	-	-	-	-	-	Yes Ref No H1946	Yes	No
HO313	<i>39 Manningham Street, Parkville</i>	Yes	No	No	Yes	No	No	No	No
<u>HO1438</u> Interim control Expiry date: 15/11/2024	<u>79 Manningham Street, Parkville</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
<u>HO1439</u> Interim control Expiry date: 15/11/2024	<u>Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street Parkville</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>
HO933	<i>Women's Dressing Pavilion, Old Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1585	No	No
HO314	<i>Mentone, 81 Park Drive, Parkville</i>	-	-	-	-	-	Yes Ref No H86	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO896	<i>Wardlow, 114-118 Park Drive & 39-43 Degraeves Street, Parkville</i>	-	-	-	-	-	Yes Ref No H1922	Yes	No
HO1440 Interim control Expiry Date: 15/11/2024	Park Heights, 126-132 Park Drive, Parkville	No	No	No	Yes	No	No	No	No
HO1441 Interim control Expiry date: 15/11/2024	Former Royal Park Depot buildings, 866-934 (Part) Park Street, Parkville	No	No	No	Yes	No	No	No	Yes
HO1301	<i>Former Coburg Railway Line, Park Street, Parkville</i>	-	-	-	-	-	Yes part Ref No H952 & part Ref No H2337	Yes	No
HO897	<i>Jennerian Building, CSL Ltd, 45 Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1794	Yes	No
HO1442 Interim control Expiry date:	Commonwealth Serum Laboratories (CSL), 39-79 (part) Polar Road, Parkville	No	No	No	Yes	No	Yes	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
15/11/2024									
HO315	<i>North West Hospital, Parkville Campus, 36-56 Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1725	Yes	No
HO977	<i>Royal Parade, Royal Parade, Parkville and Carlton North, and Elizabeth Street, Melbourne</i>	-	-	-	-	-	Yes Ref No H2198	Yes	No
HO312	<i>Former College Church, 149 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H394	Yes	No
HO316	<i>Former Police Station Complex, 155 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H1545	Yes	No
HO321	157-175 Royal Parade, Parkville	Yes	No	No	Yes	No	No	No	No
HO1446 Interim control Expiry date: 15/11/2024	Park Court, 283-291 Royal Parade Parkville	No	No	No	Yes	No	No	No	No
HO1447 Interim control Expiry date: 15/11/2024	Former Zebra Motel, 303-309 Royal Parade Parkville	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1448 Interim control Expiry date: 15/11/2024	<u>Royal Court, 311-321 Royal Parade Parkville</u>	No	No	No	Yes	No	No	No	No
HO1449 Interim control Expiry date: 15/11/2024	<u>Kynge's Keepe, 355-365 Royal Parade, Parkville</u>	No	No	No	Yes	No	No	No	No
HO1450 Interim control Expiry date: 15/11/2024	<u>Victorian College of Pharmacy, 381-405 (Part) Royal Parade, Parkville</u>	No	Yes - Sissons Mural	No	Yes	No	No	No	No
HO1451 Interim control Expiry date: 15/11/2024	<u>Former Motel Parkroyal, 419-443 Royal Parade Parkville</u>	No	No	No	Yes	No	No	No	No
HO1452 Interim control Expiry date: 15/11/2024	<u>Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville</u>	No	No	No	Yes	No	No	No	No
HO317	<u>Deloraine Terrace, 499-507 Royal Parade, Parkville</u>	-	-	-	-	-	Yes	Yes	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
							Ref No H98		
HO318	<i>Auld Reekie, 509-513 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H483	Yes	No
HO319	<i>Nocklofty, 551-559 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H456	Yes	No
HO978	<i>University High School, 77 Story Street, Parkville</i>	-	-	-	-	-	Yes Ref No H2183	Yes	No
HO322	<i>Selvetta, 22 The Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H99	Yes	No

27/10/2020
C399melb

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

08/06/2023 - / - / -
G425melb Proposed C443melb

Name of document	Introduced by:
86-96 Stubbs Street, Kensington - August 2022	C436melb
2 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
12 Riverside Quay, Southbank, November 2020	C391melb
13-33 Hartley Street, Docklands, Incorporated Document, February 2023	C413melb
19 Gower Street, Kensington Statement of Significance, March 2022	C396melb
17 Westbourne Road, Kensington Statement of Significance, March 2022	C396melb
17-19 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
29-31 Rathdowne Street, Carlton Statement of Significance, March 2022	C396melb
47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	C396melb
53-57 Lonsdale Street, Melbourne Statement of Significance, April 2022	C387melb
59 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
72-74 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
73-77 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
83 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
86 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
90-92 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
111 Lorimer Street, Docklands, Incorporated Document, November 2022	C364melb
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb
150-160 & 162-188 Turner Street, Port Melbourne, Incorporated Document, November 2022	C420melb
166 Russell Street, Melbourne Statement of Significance, April 2022	C387melb
21-35 Power Street & 38 Freshwater Place, Southbank, July 2021	C398melb
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
285 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
55 Southbank Boulevard, Southbank, February 2017	C288
310-316 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)	C386melb
850-858 Lorimer Street, Port Melbourne, Incorporated Document, March 2022	C361melb

Name of document	Introduced by:
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), April 2022	C387melb
Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), April 2022	C387melb
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Arden Parking Precinct Plan, August 2021	C407melb
Arden Precinct Cross Sections, July 2022	C407melb
Arden Precinct Development Contributions Plan, July 2022	C407melb
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), April 2022	C387melb
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Carlton Recreation Ground Incorporated Document, September 2020	C377melb
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), April 2022	C387melb
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (480 Bourke Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), April 2022	C387melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), April 2022	C387melb
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), April 2022	C387melb
Drewery Lane Precinct Statement of Significance, April 2022	C387melb
Dyvon Port Rail Link Project	C113
Electricity Substation Statement of Significance (224-236 Salmon Street, Port Melbourne), May 2022	C394melb

Name of document	Introduced by:
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), April 2022	C387melb
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), April 2022	C387melb
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, April 2022	C387melb
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), April 2022	C387melb
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), April 2022	C387melb
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), April 2022	C387melb
Former Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), April 2022	C387melb
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), April 2022	C387melb
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), April 2022	C387melb
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), April 2022	C387melb
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), April 2022	C387melb
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), April 2022	C387melb
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), April 2022	C387melb
Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), April 2022	C387melb
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), April 2022	C387melb
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), April 2022	C387melb
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), April 2022	C387melb
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), April 2022	C387melb
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), April 2022	C387melb
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), April 2022	C387melb
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), April 2022	C387melb
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), April 2022	C387melb
Former Factory Statement of Significance (203-207 King Street, Melbourne), April 2022	C387melb
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), April 2022	C387melb
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), April 2022	C387melb
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), April 2022	C387melb
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), April 2022	C387melb
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), April 2022	C387melb
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), April 2022	C387melb
Former John Danks & Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), April 2022	C387melb
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), April 2022	C387melb
Former Kraft Vegemite Factory Statement of Significance (1 Vegemite Way, Port Melbourne), July 2022	C394melb
Former Law institute House (382 Little Collins Street, Melbourne), April 2022	C387melb
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), April 2022	C387melb
Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), April 2022	C387melb
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), April 2022	C387melb
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), April 2022	C387melb
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), April 2022	C387melb
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), April 2022	C387melb
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), April 2022	C387melb
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), April 2022	C387melb
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), April 2022	C387melb
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), April 2022	C387melb
Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), April 2022	C387melb
Former Paramount House Statement of Significance (256-260 King Street, Melbourne), April 2022	C387melb
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), April 2022	C387melb
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), , April 2022	C387melb
Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), April 2022	C387melb
Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), April 2022	C387melb
Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), April 2022	C387melb
Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), April 2022	C387melb
Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), April 2022	C387melb
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), April 2022	C387melb
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), April 2022	C387melb
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), April 2022	C387melb
Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), April 2022	C387melb
Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), April 2022	C387melb
Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), April 2022	C387melb
Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane. Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Union House Statement of Significance (43-51 Queen Street, Melbourne), April 2022	C387melb
Former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003	C86
Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), April 2022	C387melb
Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), April 2022	C387melb
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), April 2022	C387melb
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), April 2022	C387melb
Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), April 2022	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended April 2022)	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended April 2022)	C387melb
Hamer Hall Redevelopment July 2010	C166
Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), April 2022	C387melb
Heritage Places Inventory March 2022 (Amended May <u>May</u> November <u>November</u> 2023)	C425melb <u>C425melb</u> <u>C443melb</u>
Heritage Places Inventory February 2020 Part B (Amended September 2022)	C409melb
Heritage Precincts Statements of Significance February 2020 (Amended April 2022)	C387melb
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), April 2022	C387melb
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), April 2022	C387melb
Little Lonsdale Street Precinct Statement of Significance, April 2022	C387melb
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), April 2022	C387melb
Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), April 2022	C387melb

Name of document	Introduced by:
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Arts Precinct Transformation Project, Phase One, January 2022	C356melb
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020	C258
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), April 2022	C387melb
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance (263-267 William Street, Melbourne), April 2022	C387melb
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2022	C422melb
North West Corner of Mark and Melrose Street, North Melbourne	C134
Nubrik House Statement of Significance (269-275 William Street, Melbourne), April 2022	C387melb
Office building Statement of Significance (589-603 Bourke Street), April 2022	C387melb
Offices Statement of Significance (422-424 Bourke Street, Melbourne), April 2022	C387melb
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310

Name of document	Introduced by:
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), April 2022	C387melb
Peter Hall Building (formerly known as the Richard Berry Building) Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020	C305melb
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne Parish of Melbourne North, June 2022	C421melb
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Residences Statement of Significance (120-122 Little Lonsdale Street, Melbourne), April 2022	C387melb
Residence Statement of Significance (474 Little Lonsdale Street, Melbourne), April 2022	C387melb
Rialto South Tower Communications Facility Melbourne, November 2020	C57
Royal Insurance Group building Statement of Significance (430 - 442 Collins Street, Melbourne), April 2022	C387melb
Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), April 2022	C387melb
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), April 2022	C387melb
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shed 21 Statement of Significance (206 Lorimer Street, Docklands), May 2022	C394melb
Shop and residence Statement of Significance (215-217 Swanston Street, Melbourne), April 2022	C387melb
Shop, cafe and office Statement of Significance (7-9 Elizabeth Street, Melbourne), April 2022	C387melb
Shops and dwellings Statement of Significance (201-207 Bourke Street, Melbourne), April 2022	C387melb
Shops and dwellings Statement of Significance (209-215 Bourke Street, Melbourne), April 2022	C387melb
Shops and offices Statement of Significance (359-363 Lonsdale Street, Melbourne), April 2022	C387melb
Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), April 2022	C387melb
Shops Statement of Significance (173-175 Bourke Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Shops Statement of Significance (470-472 Little Lonsdale Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (171 Bourke Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (37 Little Collins Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (215 Queen Street, Melbourne), April 2022	C387melb
Shrine of Remembrance Signage, July 2021	C388melb
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank Statements of Significance, December 2020	C305melb
Southgate Redevelopment Project, 3 Southgate Avenue, Southbank, September 2021	C390melb
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
Swanston Street North Precinct Statement of Significance, April 2022	C387melb
Swanston Street South Precinct Statement of Significance, April 2022	C387melb
Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), April 2022	C387melb
The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), April 2022	C387melb
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
The University of Melbourne Fishermans Bend Campus, August 2020	C371melb
The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), April 2022	C387melb
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Treasury Gate Statement of Significance (93-101 Spring Street, Melbourne), April 2022	C387melb
Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), April 2022	C387melb
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Veterinary and Agricultural Sciences Building Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
Victoria Club Building Statement of Significance (131-141 Queen Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), April 2022	C387melb
Warehouse Statement of significance (1-5 Coverlid Place, Melbourne), April 2022	C387melb
Warehouse statement of Significance (11-15 Duckboard Place, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (26-32 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (171-173 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (577-583 Little Collins Street, Melbourne), April 2022	C387melb
West Gate Tunnel Project Incorporated Document, December 2017	GC93
West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	C396melb
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6



Melbourne Planning Scheme

Incorporated Document

Heritage Places Inventory March 2022 (Amended **May**
November 2023)

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

INTRODUCTION

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme which are categorised as 'significant' or 'contributory' are listed in this document. This document also indicates whether they are located in a significant streetscape.

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are 'non-contributory' if they are not:

- Categorised as 'significant' or 'contributory' in this document or another incorporated heritage document to the Melbourne Planning Scheme, or
- Graded in the *Heritage Places Inventory 2020 Part B* or another incorporated heritage document to the Melbourne Planning Scheme, or
- Contained in the *Central City Heritage Study Review 1993*.

The property listings are divided into the following geographical areas:

- Carlton and Carlton North;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- Southbank, South Wharf and Docklands and Port Melbourne; and
- South Yarra.

Within each area individual properties are listed alphabetically by street name and numerically.

In addition to this document, further information regarding heritage buildings can be found in the relevant heritage study, statement of significance and/or "Building Identification Form".

The policies in the Melbourne Planning Scheme applied by the Responsible Authority when considering relevant planning permit applications are dependent on the particular building category and whether it is in a significant streetscape.

The building category and significant streetscape definitions are in the Melbourne Planning Scheme.

DEFINITIONS

Term	Definition
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.
Contributory heritage place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.
Individual heritage place	An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Lane	A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Non-contributory	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.

Term	Definition
Significant heritage place	A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.
Significant streetscape	Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.
Visible	Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.

PARKVILLE

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Bayles Street	12	Contributory	Significant
Bayles Street	14	Contributory	Significant
Bayles Street	16	Contributory	Significant
Bayles Street	18	Contributory	Significant
Bayles Street	20	Contributory	Significant
Bayles Street	22	Contributory	Significant
Bayles Street	26	Contributory	Significant
Bayles Street	28-30	Contributory	Significant
Bayles Street	32	Contributory	Significant
Bayles Street	34	Contributory	Significant
Bayles Street	36	Contributory	Significant
Bayles Street	38	Contributory	Significant
Bayles Street	40-48	Contributory	Significant (applies to both frontages)
Bayles Street	27-37	Significant	Significant
Benjamin Street	14	Contributory	Significant
Benjamin Street	16	Contributory	Significant
Benjamin Street	18	Contributory	Significant
Benjamin Street	20	Contributory	Significant
Benjamin Street	22	Contributory	Significant
Benjamin Street	24	Contributory	Significant
Benjamin Street	26	Contributory	Significant
Benjamin Street	13	Contributory	Significant
Benjamin Street	15	Contributory	Significant
Benjamin Street	17	Contributory	Significant
Benjamin Street	19	Contributory	Significant
Benjamin Street	21	Contributory	Significant
Benjamin Street	23	Contributory	Significant
Benjamin Street	25	Contributory	Significant
Brens Drive	Anzac Hall	Significant	-
Cade Way	1-99 (Former Royal Park Psychiatric Hospital)	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Church Street	2-4	Contributory	<u>Significant-</u>
Church Street	6-8	Contributory	<u>Significant-</u>
Church Street	10-12	Contributory	<u>Significant-</u>
Church Street	14	Contributory	<u>Significant-</u>
Church Street	16	Contributory	<u>Significant-</u>
Church Street	18	Contributory	<u>Significant-</u>
<u>Church Street</u>	<u>20</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	22	Contributory	<u>Significant-</u>
Church Street	24	Contributory	<u>Significant-</u>
Church Street	26	Contributory	<u>Significant-</u>
Church Street	28	Contributory	<u>Significant-</u>
Church Street	30	Contributory	<u>Significant-</u>
Church Street	32	Contributory	<u>Significant-</u>
Church Street	1-7	Contributory <u>Significant</u>	<u>Significant (applies to both frontages)-</u>
<u>Church Street</u>	<u>9</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	11-15	Contributory	<u>Significant-</u>
<u>Church Street</u>	<u>17</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	19	Contributory	<u>Significant-</u>
Church Street	21-25	Significant <u>Contributory</u>	<u>Significant-</u>
Church Street	47	Contributory	-
Degraves Street	12	Contributory	Significant
Degraves Street	14	Significant	Significant
Degraves Street	16	Contributory	Significant
Degraves Street	18	Contributory	Significant
Degraves Street	20	Contributory	Significant
Degraves Street	22	Contributory	Significant
<u>Degraves Street</u>	<u>24</u>	-	<u>Significant</u>
Degraves Street	33	Significant	Significant
Degraves Street	35	Significant	Significant
Degraves Street	37	Significant	Significant
Degraves Street	39-43	Significant	Significant
<u>Elliott Avenue</u>	<u>Aboriginal Scarred Tree (Melbourne zoo)</u>	<u>Significant</u>	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Elliott Avenue	Carousel (Melbourne Zoo)	Significant	-
<u>Elliott Avenue</u>	<u>Melbourne Zoo (all land except for places included within the VHR, including Aboriginal Scar Tree)</u>	<u>Significant</u>	<u>-</u>
Elliott Avenue	Royal Melbourne Zoological Gardens	Significant	-
Fitzgibbon Street	14	Contributory	Significant
Fitzgibbon Street	16	Contributory	Significant
Fitzgibbon Street	18-20	Contributory	Significant
Fitzgibbon Street	22-24	Contributory	Significant
Fitzgibbon Street	26	Contributory	Significant
Fitzgibbon Street	28	Contributory	Significant
Fitzgibbon Street	46	Contributory	Significant
Fitzgibbon Street	48	Contributory	Significant
Fitzgibbon Street	50	Contributory	Significant
Fitzgibbon Street	52	Contributory	Significant
Fitzgibbon Street	54	Contributory	Significant
Fitzgibbon Street	56	Contributory	Significant
Fitzgibbon Street	58	Contributory	Significant
Fitzgibbon Street	60	Contributory	Significant
Fitzgibbon Street	62	Contributory	Significant
Fitzgibbon Street	64	Contributory	Significant
Fitzgibbon Street	66	Contributory	Significant
Fitzgibbon Street	68	Contributory	Significant
Fitzgibbon Street	70	Contributory	Significant
Fitzgibbon Street	72	Contributory	Significant
Fitzgibbon Street	74	Contributory	Significant
Fitzgibbon Street	86	Contributory	Significant
Fitzgibbon Street	88	Contributory	Significant
Fitzgibbon Street	90	Contributory	Significant
Fitzgibbon Street	92	Contributory	Significant
Fitzgibbon Street	94	Contributory	Significant
Fitzgibbon Street	96	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Fitzgibbon Street	11	Contributory	Significant
Fitzgibbon Street	13	Contributory	Significant
Fitzgibbon Street	15	Contributory	Significant
Fitzgibbon Street	17	Contributory	Significant
Fitzgibbon Street	19	Contributory	Significant
Fitzgibbon Street	21	Contributory	Significant
Fitzgibbon Street	23	Contributory	Significant
Fitzgibbon Street	39-49 (Unit 2)	Contributory	Significant
Fitzgibbon Street	51	Contributory	Significant
Fitzgibbon Street	53-55	Contributory	Significant
Fitzgibbon Street	57	Contributory	Significant
Fitzgibbon Street	59	Contributory	Significant
Fitzgibbon Street	61	Contributory	Significant
Fitzgibbon Street	63	Contributory	Significant
Fitzgibbon Street	65	Contributory	Significant
Fitzgibbon Street	67	Contributory	Significant
Fitzgibbon Street	69-73	Significant	Significant
Flemington Road	199-207	Contributory	-
Flemington Road	30-36 (part)		
	<ul style="list-style-type: none"> 1908 Veterinary College building 	Significant	=
Flemington Road	40	Contributory	=
Flemington Road	42 (Ievers Reserve)	Significant	=
Flemington Road	72	Contributory	Significant-
Flemington Road	72A	Contributory	Significant-
Flemington Road	74	Contributory	Significant-
Flemington Road	76	Contributory	Significant-
Flemington Road	78	Contributory	Significant-
Flemington Road	80-84	Contributory	Significant-
Flemington Road	98 (includes 98 and 98A)	Contributory	Significant-
Flemington Road	100-102	Contributory	Significant
Flemington Road	122-124	Contributory	Significant-
Flemington Road	126	Significant Contributory	Significant-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Flemington Road	128	Contributory	Significant
<u>Flemington Road</u>	<u>130-132</u>	<u>Contributory</u>	<u>Significant</u>
Flemington Road	Royal Park	Significant	Significant
<u>Gatehouse Street</u>	<u>2-4</u>	=	<u>Significant</u>
Gatehouse Street	6	Contributory	Significant
Gatehouse Street	8	Contributory	Significant
Gatehouse Street	10	Contributory	Significant
Gatehouse Street	12	Contributory	Significant
Gatehouse Street	14-18	Contributory	Significant
Gatehouse Street	22-24	Contributory	Significant
Gatehouse Street	26-32	Contributory	Significant
Gatehouse Street	34-36 <u>includes:</u>	Contributory	Significant
	• <u>34-36 Gatehouse Street</u>	<u>Contributory</u>	<u>Significant</u>
	• <u>Stable building</u>	<u>Significant</u>	<u>Significant</u>
<u>Gatehouse Street</u>	<u>42-48</u>	=	<u>Significant</u>
Gatehouse Street	50	Contributory	Significant
Gatehouse Street	52	Contributory	Significant
Gatehouse Street	54-56	Contributory	Significant
Gatehouse Street	58	Contributory	Significant
Gatehouse Street	60	Contributory	Significant
Gatehouse Street	62	Contributory	Significant
Gatehouse Street	64	Contributory	Significant
Gatehouse Street	66	Contributory	Significant
Gatehouse Street	68	Contributory	Significant
Gatehouse Street	70	Contributory	Significant
Gatehouse Street	72	Contributory	Significant
Gatehouse Street	74	Contributory	Significant
Gatehouse Street	76	Contributory	Significant
Gatehouse Street	78-80	Contributory	Significant
Gatehouse Street	82	Contributory	Significant
Gatehouse Street	84	Contributory	Significant
Gatehouse Street	86-88	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Gatehouse Street	90-92	Significant-	Significant
Gatehouse Street	96	Contributory	Significant
Gatehouse Street	98	Contributory	Significant
Gatehouse Street	100	Contributory	Significant
<u>Gatehouse Street</u>	<u>110A</u>	<u>Significant</u>	<u>-</u>
Gatehouse Street	106	Contributory	Significant
Gatehouse Street	108	Contributory	Significant
Gatehouse Street	110	Contributory	Significant
Gatehouse Street	112	Contributory	Significant
Gatehouse Street	114	Contributory	Significant
Gatehouse Street	116	Contributory	Significant
Gatehouse Street	118	Contributory	Significant
Gatehouse Street	120-122	Contributory	Significant
Gatehouse Street	124	Contributory	Significant
Gatehouse Street	126	Contributory	Significant
Gatehouse Street	128-130	Contributory	Significant
Gatehouse Street	132-134	Contributory	Significant
Gatehouse Street	136-138	Contributory	Significant
Gatehouse Street	140-142	Contributory	Significant
Gatehouse Street	144	Contributory	Significant
Gatehouse Street	146	Contributory	Significant
Gatehouse Street	148-150	Contributory	Significant
Gatehouse Street	154	Contributory	Significant
Gatehouse Street	156	Contributory	Significant
Gatehouse Street	158	Contributory	Significant
Gatehouse Street	160	Contributory	Significant
Gatehouse Street	162	Contributory	Significant
Gatehouse Street	164-166	Contributory	Significant
Gatehouse Street	168	Contributory	Significant
Gatehouse Street	170	Contributory	Significant
Gatehouse Street	172	Contributory	Significant
Gatehouse Street	174	Contributory	Significant
Gatehouse Street	176	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Gatehouse Street	178	Significant	Significant
Gatehouse Street	180	Significant	Significant
Gatehouse Street	182-186	Contributory	Significant
Gatehouse Street	188-198	Significant	Significant
Gatehouse Street	161-163, includes:		
	<ul style="list-style-type: none"> 161 (Walmsley House) 	Significant	Significant
Kirrip Crescent	2-14 (<u>Former Royal Park Psychiatric Hospital</u>)	Significant	-
Leonard Street	36-54, <u>includes:</u>	Contributory	-
	<ul style="list-style-type: none"> <u>36-38 The Avenue</u> 	<u>Contributory</u>	<u>Significant</u>
Manchester Lane	1-29 (Former Royal Park Psychiatric Hospital)	Significant	-
Manningham Street	2A (Southgate Lodge)	Significant	Significant
<u>Manningham Street</u>	<u>20-24</u>	<u>Contributory</u>	<u>Significant</u>
<u>Manningham Street</u>	<u>26-28</u>	<u>Contributory</u>	<u>Significant</u>
<u>Manningham Street</u>	<u>30-32</u>	<u>Contributory</u>	<u>Significant (applies to both frontages)</u>
<u>Manningham Street</u>	<u>34-40</u>	<u>Contributory</u>	<u>Significant (applies to both frontages)</u>
<u>Manningham Street</u>	<u>46-56</u>	<u>Significant</u>	=
Manningham Street	66	Contributory	-
Manningham Street	68	Contributory	-
Manningham Street	70	Contributory	-
Manningham Street	72-78	Significant <u>Contributory</u>	-
Manningham Street	1	Contributory	Significant -
Manningham Street	3	Contributory	Significant -
Manningham Street	21-25	Significant <u>Contributory</u>	Significant -
Manningham Street	27-31	Contributory	Significant -
Manningham Street	35	Contributory	Significant -
Manningham Street	39	Contributory <u>Significant</u>	<u>Significant (applies to both frontages)</u> -
<u>Manningham Street</u>	<u>79</u>	<u>Significant</u>	=
<u>Manningham Street</u>	<u>121</u>	<u>Significant</u>	=
<u>Manningham Street</u>	<u>123</u>	<u>Significant</u>	=

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Morrah Street	14	Contributory	Significant
Morrah Street	16	Contributory	Significant
Morrah Street	18	Contributory	Significant
Morrah Street	20	Contributory	Significant
<u>Morrah Street</u>	<u>22</u>	<u>Contributory</u>	<u>Significant</u>
Morrah Street	26-30	Contributory <u>Significant</u>	Significant (<u>applies to both frontages</u>)
Morrah Street	32	Contributory	Significant
Morrah Street	34	Contributory	Significant
Morrah Street	36	Contributory	Significant
Morrah Street	38-40	Contributory	Significant
Morrah Street	42	Contributory	Significant
Morrah Street	44	Significant	Significant
Morrah Street	46	Contributory	Significant
Morrah Street	48	Significant	Significant
Morrah Street	52	<u>Significant</u> Contributory	Significant
Morrah Street	54	Contributory	Significant
Morrah Street	56	<u>Contributory-</u>	Significant
Morrah Street	58	Contributory	Significant
Morrah Street	60	Contributory	Significant
Morrah Street	62	Contributory	Significant
Morrah Street	64-66	Contributory	Significant
Morrah Street	68-70	Contributory	Significant (<u>applies only to Park Drive frontage</u>)
Morrah Street	15	Contributory	Significant
Morrah Street	17	Contributory	Significant
Morrah Street	19	Contributory	Significant
Morrah Street	21	Contributory	Significant
Morrah Street	27	<u>Contributory</u> <u>Significant</u>	Significant
Morrah Street	29	<u>Contributory</u> <u>Significant</u>	Significant
Morrah Street	31	Contributory	Significant
Morrah Street	33	Contributory	Significant
Morrah Street	35-37	<u>Contributory-</u>	Significant
Morrah Street	39-41	<u>Contributory-</u>	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Morrah Street	43	Contributory	Significant
Morrah Street	45	Contributory	Significant
Morrah Street	47	Contributory	Significant
Morrah Street	49	Contributory	Significant
Morrah Street	51	Contributory	Significant
Morrah Street	53	Contributory	Significant
Morrah Street	55	Contributory	Significant
Morrah Street	57	Contributory	Significant
Morrah Street	61-63	Contributory	Significant
Morrah Street	65	Contributory	Significant
Morrah Street	67	Contributory	Significant
Morrah Street	69	Contributory	Significant
Morrah Street	71	Contributory	Significant
Morrah Street	73	Contributory	Significant
Old Poplar Road	Women's Dressing Pavilion	Significant	-
Park Drive	20-24	Contributory	Significant
Park Drive	26-30	-	Significant
Park Drive	32	-	Significant
Park Drive	34	Contributory	Significant
Park Drive	36	Contributory	Significant
Park Drive	38-40	Contributory	Significant
Park Drive	42-44	Contributory Significant	Significant (<u>applies to both frontages</u>)
Park Drive	54-58	Contributory	Significant
Park Drive	62	Contributory Significant	Significant
Park Drive	64	Contributory Significant	Significant
Park Drive	66	Contributory	Significant
Park Drive	68	Contributory	Significant
Park Drive	70	Contributory	Significant
Park Drive	72	Contributory	Significant
Park Drive	74	Contributory	Significant
Park Drive	76	Contributory	Significant
Park Drive	78-80	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	104-108	Contributory	Significant
Park Drive	110	Contributory Significant	Significant
Park Drive	112	Contributory Significant	Significant
Park Drive	114-118	Significant	Significant
Park Drive	122-124	Contributory	Significant
Park Drive	126-132	Significant-	Significant
Park Drive	134-140	Significant Contributory	Significant
Park Drive	142	Contributory	Significant
Park Drive	144	Contributory	Significant
Park Drive	146	Contributory	Significant
Park Drive	148	Contributory	Significant
Park Drive	150	Contributory	Significant
Park Drive	152	Contributory	Significant
Park Drive	154	Contributory	Significant
Park Drive	1-9	Significant Contributory	Significant
Park Drive	11	Contributory	Significant
Park Drive	13	Significant Contributory	Significant
Park Drive	15	Significant Contributory	Significant
Park Drive	17	Contributory	Significant
Park Drive	19-21	Contributory Significant	Significant
Park Drive	23	Contributory	Significant
Park Drive	25	Contributory	Significant
Park Drive	27	Contributory	Significant
Park Drive	29	Contributory	Significant
Park Drive	31	Contributory	Significant
Park Drive	33	Contributory	Significant
Park Drive	35	Contributory	Significant
Park Drive	39	Contributory	Significant
Park Drive	41	Contributory	Significant
Park Drive	43	Contributory	Significant
Park Drive	45	Contributory	Significant
Park Drive	47-49	Contributory	Significant
Park Drive	51	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	53	Contributory	Significant
Park Drive	55	Contributory	Significant
Park Drive	57	Contributory	Significant
Park Drive	59-63	-	Significant
Park Drive	65-67	Contributory	Significant
Park Drive	69	Contributory	Significant
Park Drive	71	Contributory	Significant
Park Drive	73	Contributory	Significant
Park Drive	75	Contributory	Significant
Park Drive	77	Contributory	Significant
Park Drive	79	Contributory	Significant
Park Drive	81-83, <u>includes:</u>	<u>Significant</u>	<u>Significant</u>
	• <u>81-83</u>	<u>Significant</u>	<u>Significant</u>
	• <u>81-83 (rear)</u>	<u>Contributory</u>	<u>Significant</u>
Park Drive	85	Contributory	Significant
Park Drive	87	Contributory	Significant
Park Drive	89	Contributory	Significant
Park Drive	91	Contributory	Significant
Park Drive	93	Contributory	Significant
Park Drive	95	Contributory	Significant
Park Drive	97-99	<u>Contributory-</u>	Significant
Park Drive	103	Contributory	Significant
Park Drive	105	Contributory	Significant
Park Drive	107	Contributory	Significant
Park Drive	109	Contributory	Significant
<u>Park Drive</u>	<u>111-119</u>	<u>Contributory</u>	<u>Significant</u>
Park Drive	121	Contributory	Significant
Park Drive	123	Contributory	Significant
Park Drive	125	Contributory	Significant
Park Drive	127-129	Contributory	Significant
Park Drive	131	Contributory	Significant
Park Drive	133	Contributory	Significant
Park Drive	135	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	137	Contributory	Significant
Park Drive	139	Contributory	Significant
Park Drive	141	Contributory	Significant
Park Drive	143	Contributory Significant	Significant
Park Drive	145	Significant	Significant
Park Drive	147	Significant	Significant
Park Drive	149	Significant	Significant
Park Drive	151	Significant Contributory	Significant
Park Drive	153	Significant Contributory	Significant
Park Drive	155	Significant Contributory	Significant
Park Drive	157	Significant Contributory	Significant
Park Drive	159	Significant	Significant
Park Drive	169	Contributory Significant	Significant
Park Drive	171	Contributory	Significant
Park Drive	173	Significant	Significant
Park Drive	175	Significant	Significant
Park Drive	177	Contributory	Significant
Park Drive	179	Contributory	Significant
Park Drive	181	Contributory	Significant
Park Drive	183	Contributory	Significant
Park Drive	185	Significant	Significant
Park Drive	187	Significant	Significant
Park Drive	189-195	Contributory-	Significant
Park Drive	197	Contributory	Significant
Park Drive	199	Contributory	Significant
Park Drive	201	Contributory	Significant
Park Drive	203	Contributory	Significant
Park Drive	205	Contributory	Significant (<u>applies to all of Park Drive frontage</u>)
<u>Park Street</u>	<u>866-934, includes:</u>		
	• <u>866-934 (part) Park Street</u>	<u>Significant</u>	-
Poplar Road	36-56 <u>(North West Hospital)</u>	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
<u>Poplar Road</u>	<u>39-79 includes:</u>		
	<ul style="list-style-type: none"> <u>39-79 (part) Poplar Road</u> 	<u>Significant</u>	-
	<ul style="list-style-type: none"> <u>45 Poplar Road (Jennerian building)</u> 	<u>Significant</u>	-
Poplar Road	45	Significant	-
Royal Parade	-	Significant	-
Royal Parade	1	Contributory	Significant
Royal Parade	3	Contributory	Significant
Royal Parade	5	Contributory	Significant
Royal Parade	7-13	Contributory	Significant
Royal Parade	15	Contributory	Significant
Royal Parade	17	Contributory	Significant
Royal Parade	19	Contributory	Significant
<u>Royal Parade</u>	<u>21</u>	<u>Significant</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>23</u>	<u>Significant</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>25</u>	<u>Contributory</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>27</u>	<u>Significant</u>	<u>Significant</u>
Royal Parade	21-27, includes:		
	<ul style="list-style-type: none"> 21-23 Royal Parade 	Significant	Significant
	<ul style="list-style-type: none"> 25 Royal Parade 	Contributory	Significant
	<ul style="list-style-type: none"> 27 Royal Parade 	Contributory	Significant
Royal Parade	29-31	Contributory	Significant
Royal Parade	33	Significant	Significant
Royal Parade	35-39	<u>Significant-</u>	Significant (<u>applies to both frontages</u>)
Royal Parade	43-49	Contributory <u>Significant</u>	Significant (<u>applies to both frontages</u>)
Royal Parade	51	Significant	Significant
Royal Parade	53	Significant	Significant
Royal Parade	55	Significant	Significant
Royal Parade	57	Contributory	Significant
Royal Parade	59	Contributory	Significant
Royal Parade	61	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Royal Parade	63-65	Significant Contributory	Significant
Royal Parade	67	Contributory	Significant
Royal Parade	69	Contributory	Significant
Royal Parade	71	Significant	Significant
Royal Parade	73	Contributory Significant	Significant
Royal Parade	75	Contributory	Significant
Royal Parade	77-83	Significant Contributory	Significant
Royal Parade	87	Contributory	Significant
Royal Parade	89	Contributory Significant	Significant
Royal Parade	91	Contributory	Significant
Royal Parade	93-97	Contributory	Significant
Royal Parade	99	Contributory	Significant
Royal Parade	101	Contributory	Significant
Royal Parade	103	Contributory	Significant
Royal Parade	105	Contributory	Significant
Royal Parade	107	Significant	Significant
Royal Parade	113-115	Significant Contributory	Significant (applies to both frontages)
Royal Parade	117	Contributory	Significant
Royal Parade	119	Contributory	Significant
Royal Parade	121-125	Significant Contributory	Significant
Royal Parade	127	Contributory	Significant
Royal Parade	129-133	Contributory-	Significant
Royal Parade	135-137	Contributory-	Significant
Royal Parade	139	Contributory-	Significant
Royal Parade	141	Contributory	Significant
Royal Parade	143	-	Significant
Royal Parade	149	Significant	Significant
Royal Parade	151-153	Significant-	Significant
Royal Parade	155	Significant	Significant
Royal Parade	157-175	Significant	Significant
Royal Parade	197-259; includes:	Significant	-
	• 1-31 Leonard Street	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
	• 197-203 Royal Parade	Contributory	-
	• 217 Royal Parade	Significant	-
<u>Royal Parade</u>	<u>283-291</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>303-309</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>311-321</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>355-365</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>381-405 includes:</u>		
	• <u>381-405 (part) Royal Parade</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>419-443</u>	<u>Significant</u>	=
Royal Parade	499-507	Significant	-
Royal Parade	509-513	Significant	-
Royal Parade	543	<u>Significant</u> Contributory	-
Royal Parade	545	<u>Significant</u> Contributory	-
Royal Parade	547	<u>Significant</u> Contributory	-
Royal Parade	549	<u>Significant</u> Contributory	-
Royal Parade	551-559	Significant	-
Royal Parade	561-587 (Substation)	Contributory	-
Southgate Street	1-9	Significant	<u>Significant (applies to both frontages)-</u>
<u>Southgate Street</u>	<u>13</u>	<u>Contributory</u>	=
Southgate Street	25-29	Contributory	-
<u>St Georges Grove</u>	<u>1-5</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>4-10</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>7</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>9</u>	<u>Contributory</u>	<u>Significant</u>
Story Street	24-26	Contributory	Significant
Story Street	28	Contributory	Significant
Story Street	30	Contributory	Significant
Story Street	32	Contributory	Significant
Story Street	34	Contributory	Significant
Story Street	36	Contributory	Significant
Story Street	38	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Story Street	40	Contributory	Significant
Story Street	42	Contributory	Significant
Story Street	44	Contributory	Significant
Story Street	46	Contributory	Significant
Story Street	48	Contributory	Significant
Story Street	50	Contributory	Significant
Story Street	52	Contributory	Significant
Story Street	54	Contributory Significant	Significant
Story Street	58	Contributory	Significant
Story Street	60	Contributory	Significant
Story Street	62	Contributory	Significant
Story Street	64	Contributory	Significant
Story Street	66	Contributory	Significant
Story Street	68	Contributory	Significant
Story Street	70	Contributory	Significant
Story Street	72	Contributory	Significant
Story Street	74	Contributory	Significant
<u>Story Street</u>	<u>76</u>	=	<u>Significant</u>
Story Street	78	Contributory	Significant
Story Street	80	Contributory	Significant
Story Street	82	Contributory	Significant
Story Street	84	Contributory	Significant
Story Street	86	Contributory	Significant
Story Street	88	Contributory	Significant
Story Street	90	Contributory	Significant
Story Street	92	Contributory	Significant
Story Street	1	Contributory	Significant
<u>Story Street</u>	<u>3</u>	=	<u>Significant</u>
Story Street	5	Contributory Significant	Significant
Story Street	77, includes:	Significant	Significant
	<ul style="list-style-type: none"> <u>77 Story Street (University High School)</u> 	Significant	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
	<ul style="list-style-type: none"> University High School Oval 	Significant	=
The Avenue	10-12	Contributory	Significant
The Avenue	14	Contributory	Significant
The Avenue	16	Contributory	Significant
The Avenue	18-20	Contributory	Significant
The Avenue	22	Significant	Significant-
The Avenue	24-26	Significant Contributory	Significant-
The Avenue	28-32	Significant Contributory	Significant-
The Avenue	40	Contributory	Significant-
The Avenue	42	Contributory	Significant-
The Avenue	44-52	Contributory	Significant-
The Avenue	54-66	Contributory	=
The Avenue	68-78	Significant	=
The Avenue	92-102	Contributory	=
The Avenue	104-114	Significant	=
The Avenue	116-156, includes:	Significant	-
	<ul style="list-style-type: none"> 156 The Avenue 	Significant	Significant
	<ul style="list-style-type: none"> 116 The Avenue 	Contributory	Significant
The Avenue	160-162	Significant	Significant (applies to both frontages)-
The Avenue	168-180, includes:		
	<ul style="list-style-type: none"> Stable building facing Mile Lane 	Significant	=
	<ul style="list-style-type: none"> Low stone fence along The Avenue frontage 	Contributory	=
The Avenue	182-190	Significant	Significant-
The Avenue	192-198	Significant	Significant-
The Avenue	212-222	Contributory	=
The Avenue	236-246	Significant	Significant
The Avenue	248-258	Significant	Significant
The Avenue	260-270	Significant Contributory	Significant-
The Avenue	272	Significant	Significant-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The Avenue	274	Significant	Significant
The Avenue	276	Significant	Significant
The Avenue	278	Significant	Significant
The Avenue	280-292	Significant	Significant
The Avenue	294	Significant	Significant
The Avenue	296	Significant	Significant
The Avenue	298	Significant	Significant
The Avenue	300	Significant	Significant
The Avenue	302	Significant	Significant
The Avenue	304	Significant	Significant
The Avenue	306	Significant	Significant
The Avenue	308	Significant	Significant
The Avenue	310	Significant	Significant
The Avenue	369 The Avenue (Park Keeper's Lodge)	Significant	Significant
The Avenue	Railway Bridge	Contributory	-
The University of Melbourne	1888 Building, Part of Former Melbourne Teachers College	Significant	Significant
The University of Melbourne	Baldwin Spencer Building (Old Zoology)	Significant	-
The University of Melbourne	Beaurepaire Centre	Significant	-
The University of Melbourne	Behan Building, Trinity College	Significant	Significant
The University of Melbourne	Botany Building (excluding North Wing)	Significant	-
The University of Melbourne	Chemistry Building (excluding East Wing)	Significant	-
The University of Melbourne	Clarke Building, Trinity College	Significant	Significant
The University of Melbourne	Colonial Bank Door	Significant	-
The University of Melbourne	Conservatorium of Music & Melba Hall	Significant	Significant
The University of Melbourne	Cricket Pavilion & Scoreboard	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The University of Melbourne	Former Bank Façade (Old Commerce Bldg)	Significant	-
The University of Melbourne	Former National Museum (Student Union Bldg)	Significant	-
The University of Melbourne	Gatekeepers Cottage (excluding 1962 extension)	Significant	Significant
The University of Melbourne	Grainger Museum	Significant	Significant
The University of Melbourne	Janet Clarke Hall	Significant	Significant
The University of Melbourne	Law School Building & Old Quadrangle	Significant	-
The University of Melbourne	Main Entrance Gates (Gate 6), Pillars & Fence	Significant	Significant
The University of Melbourne	Natural Philosophy Bldg	Significant	-
The University of Melbourne	Newman College	Significant	Significant
The University of Melbourne	Northern Market Reserve Wall	Significant	Significant
The University of Melbourne	Old Arts Building	Significant	-
The University of Melbourne	Old Engineering Building (1899 section only)	Significant	-
The University of Melbourne	Old Geology Building (Northern section only)	Significant	-
The University of Melbourne	Old Pathology Building (excluding the physics annex)	Significant	-
The University of Melbourne	Old Physics Conference Room & Gallery	Significant	-
The University of Melbourne	Ormond College	Significant	Significant
The University of Melbourne	Part of Former Melbourne Teachers College (Frank Tate Building)	Significant	-
The University of Melbourne	Peter Hall Building (formerly known as the Richard Berry Building)	Significant	-
The University of Melbourne	Queens College Main Wings	Significant	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The University of Melbourne	Systems Garden Tower	Significant	-
The University of Melbourne	Trinity Chapel & College	Significant	Significant
The University of Melbourne	Underground Car Park	Significant	-
The University of Melbourne	University House	Significant	-
The University of Melbourne	Veterinary and Agricultural Sciences Building	Significant	-
The University of Melbourne	Vice Chancellor's House	Significant	Significant
The University of Melbourne	Walter Boas Building (Former CSIRO Science Bldg)	Significant	-
The University of Melbourne	Wilson Hall	Significant	-
<u>Walker Street</u>	<u>30</u>	<u>Contributory</u>	<u>-</u>
Wimble Street	16	Contributory	Significant
Wimble Street	18	Contributory	Significant
Wimble Street	20	Contributory	Significant
Wimble Street	22	Contributory	Significant
Wimble Street	24	Contributory	Significant
<u>Wimble Street</u>	<u>26-28</u>	<u>Contributory</u>	<u>Significant</u>
Wimble Street	30	Contributory	Significant
Wimble Street	32	Contributory	Significant
Wimble Street	34	Contributory	Significant
Wimble Street	13	Contributory	Significant
Wimble Street	15	Contributory	Significant

Contents of Attachment 3: Amendment C443melb

Amendment C443

- Explanatory Report
- Instruction Sheet
- Planning scheme amendment maps
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (Only the sections affected by the proposed amendment is provided)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Heritage Places Inventory March (Amended November 2023) (Only the section affected by the proposed amendment is provided)

Contents of Attachment 4: Amendment C444melb

Amendment C444

- Explanatory Report
- Instruction Sheet
- Planning scheme amendment maps
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (Only the sections affected by the proposed amendment is provided)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Schedule to Clause 72.08 Background Documents
- Heritage Places Inventory March (Amended November 2023) (Only the sections affected by the proposed amendment is provided)
- Heritage Precincts Statements of Significance February 2020 (Amended November 2023)
- Statements of Significance, November 2023

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C444MELB

EXPLANATORY REPORT

Overview

The amendment implements the *Parkville Heritage Review 2023* (the Review), which seeks to update the heritage controls in Parkville. The amendment adjusts the boundaries of existing heritage overlays, introduces and deletes heritage overlays, incorporates new Statements of Significance for new and existing places, and updates the Heritage Places Inventory March 2022 (Amended November 2023), to change building category and update addresses to reflect the recommendations of the review.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Melbourne City Council website at <https://participate.melbourne.vic.gov.au/amendment-c444>

And/or

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Melbourne
Customer Service Counter
Ground Floor
Melbourne Town Hall Administration Building
120 Swanston Street
MELBOURNE VIC 3000

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by

A submission must be written and either lodged via:

- an online form available at: participate.melbourne.vic.gov.au
- emailed to: heritage@melbourne.vic.gov.au
- or posted to

Manager Heritage Strategy
City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date]

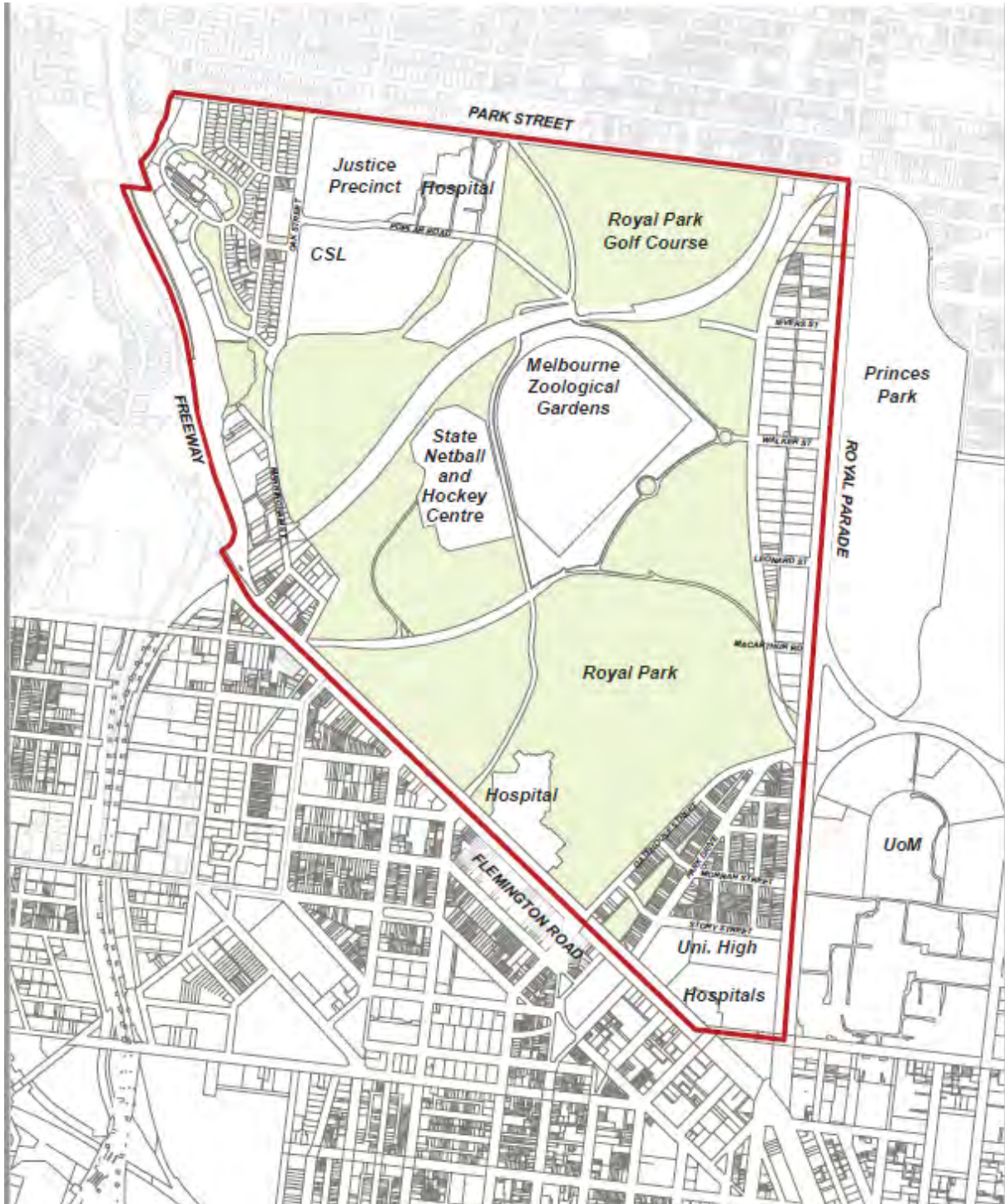
Details of the amendment

Who is the planning authority?

This amendment has been prepared by the City of Melbourne which is the planning authority for this amendment.

Land affected by the amendment

The amendment affects properties within the area shown below.



A reference table is provided at Attachment 1 to this Explanatory Report which lists the properties affected by this amendment (excluding properties already in HO4, with no proposed changes other than a new Statement of Significance and a name change from 'Parkville Precinct' to 'South Parkville Precinct'). The reference table identifies the changes proposed through this amendment.

What the amendment does

The amendment proposes to amend the Melbourne Planning Scheme to implement the recommendations of the Parkville Heritage Review 2023 (the Review) on a permanent basis by:

- Applying the Heritage Overlay to twenty (20) individual places. Ten (10) of these individual places were previously in the Heritage Overlay as part of HO4 Parkville Precinct or as part of an existing individual Heritage Overlay.
- Applying the Heritage Overlay to four (4) precincts including:
 - HO1432 West Parkville Precinct
 - HO1433 The Avenue Precinct
 - HO1434 St George's Precinct
 - Replacing the existing HO4 Parkville Precinct with HO4 South Parkville Precinct.
- The new precinct boundaries result in some land that was previously in HO4 Parkville Precinct being removed from the Heritage Overlay and some land previously not in the Heritage Overlay being added.
- Removing four (4) existing individual Heritage Overlays HO308 (9-19 Church St), HO310 (21-25 Church St), HO312-2 (188-198 Gatehouse St), HO313 (39 Manningham St) and including this land within HO4 South Parkville Precinct and HO1432 West Parkville Precinct.
- Amending planning scheme maps 2HO, 4HO and 5HO to reflect the changes above.
- Amending Clause 15.03-1L-02 (Heritage) to include the *Parkville Heritage Review 2023* as a policy document.
- Amending the Schedule to Clause 43.01 (Heritage Overlay) to include additional heritage places, list the Statements of Significance for new and existing places, updates the incorporated Heritage Precincts Statements of Significance, deletion of two heritage overlays (HO300 and HO310) applies permit exemptions for solar energy system controls and identifies two (2) Aboriginal heritage places
- Amending the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme) to:
 - Include new or revised Statements of Significance for additional or reviewed places, including the four precincts.
 - Amending the Heritage Places Inventory March 2022 (Amended January 2023) to:
 - Change the date amended to November 2023.
 - Change the heritage category of buildings to reflect the recommendations of the Review.
 - Correct addressing and other anomalies.
 - Delete the Heritage Precincts Statements of Significance February 2020 (Amended April 2022) and replace it with the Heritage Precincts Statements of Significance February 2020 (Amended November 2023).
- Amending the Schedule to Clause 72.08 (Background Documents) to include the Parkville Heritage Review 2023.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to provide permanent heritage protection for places identified in the Parkville Heritage Review. The introduction of heritage controls will ensure that the impact of new development on the heritage value of these places is assessed as part of development applications.

How does the amendment implement the objectives of planning in Victoria?

The Amendment is consistent with the objectives of planning in Victoria, in particular the following objectives under Section 4 of the *Planning and Environment Act 1987*, being:

- 4 (1) (a) to provide for the fair, orderly, economic and sustainable use and development of land.
- 4 (1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.
- 4 (1) (g) – to balance the present and future interests of all Victorians.

How does the amendment address any environmental, social and economic effects?

Environmental

It is widely understood that the conservation of heritage buildings has environmental sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill is achieved through the conservation of heritage buildings. Retaining and adapting heritage buildings promotes sustainable development by conserving the embodied energy in the existing buildings.

Social and Economic

Heritage buildings and places engender a sense of place and connection in communities. The recognition of buildings, streetscapes and precincts contributes to an understanding of Parkville's cultural heritage for present and future generations. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

The Amendment is expected to have further economic effects by increasing certainty, facilitating decision making and minimising time delays, particularly given it confirms the heritage status of places identified in previous heritage studies.

Does the amendment address relevant bushfire risk?

The amendment will not result in any increase in bushfire risk meets bushfire policy in Clause 13.02 of the Planning Scheme

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

- The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7 (5) of the Act.
- The Amendment is consistent with Ministerial Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, *Plan Melbourne*, in preparing an amendment. Specifically the Amendment is supported by Policy Direction No. 4.4 – *Respect Melbourne's Heritage as we build for the future*. Policies relating to Direction No. 4.4 relevant to this amendment are as follows:
 - 4.4.1 Recognise the value of heritage when managing growth and change
 - 4.4.2 Respect and protect Melbourne's Aboriginal cultural heritage
 - 4.4.3 Stimulate economic growth through heritage conservation
 - 4.4.4 Protect Melbourne's heritage through telling its stories.
- The Amendment complies with Ministerial Direction No. 11 – Strategic Assessment of Amendments.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The Amendment supports the following objectives of Clause 15 (Built Environment and Heritage) in the State Planning Policy Framework:

- 15.01-1R (Urban design) – to create a distinctive and liveable city with quality design and amenity.
- 15.03-1S (Heritage conservation) – to ensure the conservation of places of heritage significance.
- 15.03-2S (Aboriginal cultural heritage) – to ensure the protection and conservation of places of cultural heritage significance.
- 15.03-1L-02 (Heritage) - to encourage high quality contextual design, to encourage the retention of the three dimensional fabric and form of a building, to enhance the presentation and appearance of heritage places, and to protect significant views and vistas.

By including the identified places within the Heritage Overlay, the Amendment will ensure that the significance of these heritage places is protected, conserved and enhanced. The Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The Municipal Planning Strategy (MPS) contains objectives and strategies that are relevant to the proposed Amendment. In particular, the Amendment supports objective:

Clause 02.03-4 (Built environment and heritage) of the Municipal Planning Strategy which seeks to: *conserve and enhance places and precincts of identified cultural heritage significance.*

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay and Schedule is the proper Victorian Planning Provision tool for heritage controls over a place of heritage value. The Amendment makes proper use of incorporated documents to clearly outline the heritage significance of places affected by the Amendment.

How does the amendment address the views of any relevant agency?

The views of the Department of Transport and Planning have been sought in preparation of the Amendment.

The views of other relevant agencies, affected property owners and relevant community groups will be sought during the public exhibition phase for the amendment.

Does the amendment address relevant requirements of the *Transport Integration Act 2010*?

The Amendment does not have an impact on the transport system as defined by Section 3 of the *Transport Integration Act 2010*.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The inclusion of new places in the schedule to the Heritage Overlay may contribute to a minor increase in the number of planning permit applications.

This increase can be accommodated within the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the Heritage Overlay.

ATTACHMENT 1 - Mapping reference table

For properties within HO4 Parkville Precinct an amended Statement of Significance is proposed under this Amendment. Properties that are remaining in HO4 with no other alterations are omitted from this table.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
1	40-48 Bayles Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	No.	No.	Yes. Apply significant streetscape category to both frontages.
2	Former Royal Park Psychiatric Hospital 1-99 Cade Way, Parkville	HO325 Former Royal Park Psychiatric Hospital	HO325 Former Royal Park Psychiatric Hospital	No.	No.	No.	Yes. Introduce to the inventory with the building category significant.
3	Marion 2-4 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
4	6-8 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
5	10-12 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
6	14 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
7	16 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
8	18 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
9	20 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
10	22 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
11	24 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
12	26 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
13	28 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
14	30 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
15	32 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
16	1-7 Church Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category to both frontages.
17	9 Church Street, Parkville	HO308 9-19 Church Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
18	11-15 Church Street, Parkville	HO308 9-19 Church Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
19	Ormond 17 Church Street, Parkville	HO308 9-19 Church Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
20	Ethel Cottage 19 Church Street, Parkville	HO308 9-19 Church Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
21	21-25 Church Street, Parkville	HO310 21-25 Church Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Change building category from significant to contributory. Apply significant streetscape category.
22	24 Degraeves Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category - non-contributory. Apply significant streetscape category.
23	Aboriginal Scarred Tree, Elliot Avenue, Parkville	HO11 Aboriginal Scarred Tree Royal Zoological Gardens	HO11 Aboriginal Scarred Tree Royal Zoological Gardens	No.	No.	No.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
24	Flemington Road & Park Street	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
25	Parkview 199-207 Flemington Road, North Melbourne	HO3 North Melbourne Precinct	HO3 North Melbourne Precinct	No.	No.	No.	Yes. Remove this address from the Parkville section of the inventory.
26	Bio 21 Institute 30-36 Flemington Road, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce the 1908 Veterinary College building to the inventory with the building category of significant.
27	40 Flemington Road,	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.
28	Ievers Reserve 42 Flemington Road, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
29	72 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
30	72A Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
31	Anchorage 74 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
32	Glendenning 76 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
33	Mooranda 78 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
34	80-84 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
35	Park Squire Motor Inn and Serviced Apartments 86-94 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.
36	96 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.
37	98-98A Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
38	100-102 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
39	122-124 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
40	126 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category.
41	128 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
42	130-132 Flemington Road, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
43	Gatehouse Street & Park Drive & Story Street, Parkville	-	HO4 South Parkville Precinct	Yes.	No.	No.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
44	William Buckland House 2-4 Gatehouse Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category - .non-contributory. Apply significant streetscape category.
45	Ronald McDonald House 34-36 Gatehouse Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce stable building to the inventory with the building category significant. Introduce 34-36 Gatehouse Street to the inventory with the building category of contributory. Apply significant streetscape category to both buildings.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
46	42-48 Gatehouse Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category – non-contributory. Apply significant streetscape category.
47	90-92 Gatehouse Street, Parkville	HO4 Parkville Precinct	HO1435 Saunders House - 90-92 Gatehouse Street	No.	Yes.	Yes.	Yes. Change building category from ungraded to significant.
48	110A Gatehouse Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
49	188-198 Gatehouse Street, Parkville	HO312-2' 188-198 Gatehouse Street	HO4 South Parkville Precinct	No.	Yes.	Yes.	No.
50	2-26 levers Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
51	Kenley Close 36-54 Leonard Street, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Change building category to only apply to The Avenue properties. Apply significant streetscape category only to The Avenue properties
52	1-29 (Former Royal Park Psychiatric Hospital) Manchester Lane, Parkville	HO325 Former Royal Park Psychiatric Hospital	HO325 Former Royal Park Psychiatric Hospital	No.	No.	No.	Yes. Introduce to the inventory with the building category of significant.
53	Southgate 2-18 Manningham Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
54	20-24 Manningham Street, Parkville	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
55	26-28 Manningham Street, Parkville	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
56	30-32 Manningham Street, Parkville	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category to both frontages.
57	34-40 Manningham Street, Parkville	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category to both frontages.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
58	42-44 Manningham Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
59	Marjilone 46-56 Manningham Street, Parkville	HO4 Parkville Precinct	HO1436 Marjilone - 46-56 Manningham Street	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
60	66 Manningham Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	Yes. Remove from the inventory.
61	68 Manningham Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	Yes. Remove from the inventory.
62	70 Manningham Street, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	Yes. Remove from the inventory.
63	72-78 Manningham Street, Parkville	HO4 Parkville Precinct	HO1437 Late Interwar Dwelling - 72-78 Manningham Street	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
64	1 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
65	3 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
66	5-11 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.
67	21-25 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category.
68	27-31 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category contributory. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
69	35 Manningham Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
70	39 Manningham Street, Parkville	HO313 39 Manningham Street	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Change building category from significant to contributory. Apply significant streetscape category to both frontages.
71	79 Manningham Street, Parkville	-	HO1438 Art Deco House - 79 Manningham Street	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
72	121 Manningham Street, Parkville	-	HO1439 Clyde and Hopetoun Villa - 121 & 123 Manningham Street	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
73	123 Manningham Street, Parkville	-	HO1439 Clyde and Hopetoun Villa - 121 & 123 Manningham Street	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
74	368-378 Mile Lane, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
75	22 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
76	26-30 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category to both frontages.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
77	Parkville Store 52 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
78	56 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to significant.
79	68-70 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Apply significant streetscape category only to Park Drive frontage.
80	MRM101 27 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
81	Rothsay 29 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
82	Angaston 35-37 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.
83	Angaston 39-41 Morrah Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.
84	Weston Court 42-44 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category to both frontages.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
85	62 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
86	64 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
87	110 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
88	112 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
89	Park Heights 126-132 Park Drive, Parkville	HO4 Parkville Precinct	HO1440 Park Heights - 126-132 Park Drive	No.	Yes.	Yes.	Yes. Change building category from ungraded to significant.
90	134-140 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
91	1-9 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
92	St Elmo 13 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
93	Valetta 15 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
94	19-21 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
95	Mentone rear 81-83 (rear) Park Drive, Parkville	-	HO4 South Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape.
96	97-99 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
97	111-119 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
98	143 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
99	151 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
100	153 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
101	155 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
102	Sherwood 157 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
103	Eire 169 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.
104	189-195 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
105	205 Park Drive, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Apply significant streetscape category to all of Park Drive frontage.
106	Former Royal Park Depot 866-934 Park Street, Parkville	-	HO1441 Parkville Youth Justice Precinct - 866-934 (Part) Park Street	Yes.	Yes.	Yes.	Yes. Introduce 866-934 (Part) Park Street to the inventory with the building category of significant.
107	CSL Ltd 39-79 Poplar Road, Parkville	-	HO1442 CSL - 39-79 (Part) Poplar Road	Yes.	Yes.	Yes.	Yes. Introduce 39-79 (Part) Poplar Road to the inventory with the building category of significant.
108	27 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
109	Hardcourt 35-39 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to significant. Apply significant streetscape category to both frontages.
110	Naughton's Parkville Hotel 43-49 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category to both frontages.
111	63-65 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
112	73 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
113	Elbon 77-83 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
114	89 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
115	Los Angeles 113-115 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category to both frontages.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
116	Roman Catholic Church Property Trust 121-125 Royal Parade, Parkville	HO4 Parkville Precinct	HO1443 St Carthages Catholic Trust - 121- 125 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.
117	129-133 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.
118	135-137 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from ungraded to contributory.
119	Marist 139 Royal Parade, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to -.
120	Parkville Tennis Club 151-153 Royal Parade, Parkville	HO4 Parkville Precinct	HO1444 Parkville Tennis Club - 151-153 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from ungraded to significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
121	Trinity Terrace 157-165 Royal Parade, Parkville	HO321 157-175 Royal Parade, Parkville	HO321 Trinity Terrace - 157-165 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Apply significant streetscape category. Property is currently listed in the inventory under the address 157-175 Royal Parade.
122	Park Terrace 167-175 Royal Parade, Parkville	HO321 157-175 Royal Parade, Parkville	HO1453 Park Terrace - 167-175 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Apply significant streetscape category. Property is currently listed in the inventory under the address 157-175 Royal Parade.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
123	Parkviews 187-195 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
124	International House 197-259 Royal Parade, Parkville	HO4 Parkville Precinct	HO1445 International House Complex – 197-259 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Remove child properties from the inventory.
125	Park Court 283-291 Royal Parade, Parkville	-	HO1446 Park Court - 283-291 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
126	Lisa Belleair House 303-309 Royal Parade, Parkville	-	HO1447 Former Zebra Hotel - 303-309 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
127	Royal Court 311-321 Royal Parade, Parkville	-	HO1448 Royal Court – 311-321 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
128	355-365 Royal Parade, Parkville	-	HO1449 Kynge's Keepe – 355-365 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
129	Victorian College of Pharmacy 381-405 Royal Parade, Parkville	-	HO1450 Victorian College of Pharmacy - 381-405 (Part) Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce 381-405 (Part) to the inventory with the building category of significant.
130	Quality Hotel Carlton 419-443 Royal Parade, Parkville	-	HO1451 Former Motel Parkroyal – 419-443 Royal Parade	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
131	489-497 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.

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132	Parkville Mews 515-519 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
133	521 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
134	Inner Circle Linear Park 529-533 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
135	535-541 Royal Parade, Parkville	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
136	543 Royal Parade, Parkville	HO4 Parkville Precinct	HO1452 Clarence Terrace - 543-549 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.
137	545 Royal Parade, Parkville	HO4 Parkville Precinct	HO1452 Clarence Terrace - 543-549 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.
138	547 Royal Parade, Parkville	HO4 Parkville Precinct	HO1452 Clarence Terrace - 543-549 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.

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139	549 Royal Parade, Parkville	HO4 Parkville Precinct	HO1452 Clarence Terrace - 543-549 Royal Parade	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant.
140	Monaro 1-9 Southgate Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category to both frontages.
141	13 Southgate Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.
142	15-19 Southgate Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.
143	21-23 Southgate Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.
144	Ahaura 25-29 Southgate Street, Parkville	HO4 Parkville Precinct	HO1432 West Parkville Precinct	Yes.	Yes.	Yes.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
145	4-10 St Georges Grove,	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
146	1-5 St Georges Grove,	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
147	7 St Georges Grove,	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
148	9 St Georges Grove,	HO4 Parkville Precinct	HO1434 St Georges Church Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
149	11-13 St Georges Grove,	HO4 Parkville Precinct	-	Yes.	No.	No.	No.
150	Lillverton 54 Story Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from contributory to significant.
151	76 Story Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category - .non-contributory. Apply significant streetscape category.

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152	3 Story Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category - .non-contributory. Apply significant streetscape category.
153	Polector 5 Story Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Change building category from significant to contributory.
154	University High School 77 Story Street, Parkville	-	HO4 South Parkville Precinct	Yes.	Yes.	Yes.	Yes. Introduce University High School Oval to the inventory with the building category of significant.
155	Northern Market Reserve Wall Story Street, Flemington Road & Park Drive, Parkville	HO362 Northern Market Reserve Wall	HO362 Northern Market Reserve Wall	No.	No.	No.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
156	Clunies Ross Reserve 8 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.
157	Chuzzlewit 10-12 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
158	Yateley 14 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
159	16 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.

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160	Park Manor 18-20 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.
161	Selvetta 22 The Avenue, Parkville	HO322 Selvetta	HO322 Selvetta	No.	No.	No.	Yes. Apply significant streetscape category.
162	Lyndale 24-26 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category

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163	Sorella 28-32 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category
164	St Finbar 40 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
165	St Finbar 42 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
166	Whitley College 44-52 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
167	Park Lodge 54-66 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
168	68-78 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.
169	80-90 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.
170	92-102 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.
171	Kennethwood 104-114 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
172	Treacy Conference Centre 116-156 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce 156 The Avenue to the inventory with the building category of significant. Introduce 116 The Avenue to the inventory with the building category of contributory. Apply significant streetscape category to both 116 & 156 The Avenue.
173	Cumnock House 160-162 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category to both frontages.
174	Ridley Terraces 164-166A The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
175	Ridley College 168-180 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce stable building facing Mile Lane to the inventory with the building category of significant. Introduce low stone fence along The Avenue to the inventory with the building category of contributory.
176	Wannaue 182-190 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
177	192-198 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
178	200-210 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
179	212-222 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.
180	Arcadia 224-234 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.
181	Park Avenue Towers 236-246 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Apply significant streetscape category to both frontages.
182	248-258 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
183	260-270 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Change building category from contributory to significant. Apply significant streetscape category.
184	Oxford 272 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
185	Chelsea 274 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
186	Pimlico 276 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
187	Cambridge 278 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
188	Brentwood Court 280-292 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of significant. Apply significant streetscape category.
189	294 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
190	296 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
191	298 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
192	300 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
193	302 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
194	304 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
195	306 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
196	308 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
197	Carinya 310 The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Apply significant streetscape category.
198	Railway Bridge Railway Bridge The Avenue, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	No.

No.	Name/address	Existing HO Number & Name	Proposed HO Number & Name	Change to HO mapping	Proposed Change to Schedule to Clause 43.01	Add individual or new precinct Statement of Significance to Schedule to Clause 72.04*	Change to Heritage Places Inventory
199	30 Walker Street, Parkville	HO4 Parkville Precinct	HO1433 The Avenue Precinct	Yes.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory.
200	26-28 Wimble Street, Parkville	HO4 Parkville Precinct	HO4 South Parkville Precinct	No.	Yes.	Yes.	Yes. Introduce to the inventory with the building category of contributory. Apply significant streetscape category.

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C444melb

INSTRUCTION SHEET

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of two (2) attached maps sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos. 2HO, 4HO and 5HO in the manner shown on the two (2) attached maps marked "Melbourne Planning Scheme, Amendment C444melb".

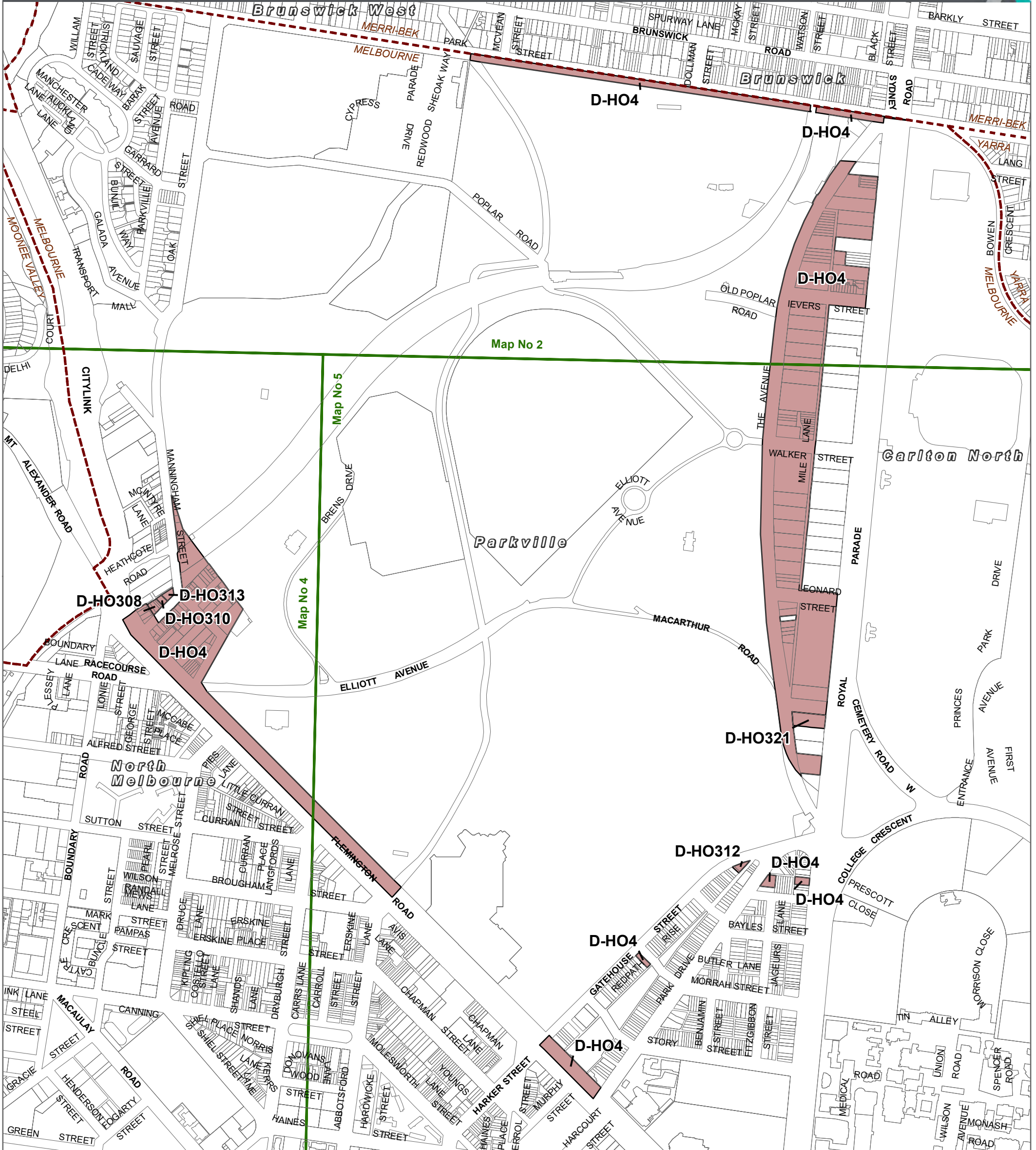
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Planning Policy Framework** – replace Clause 15.03-1L-02 with a new Clause 15.03-1L-02 in the form of the attached document.
2. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
3. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
4. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

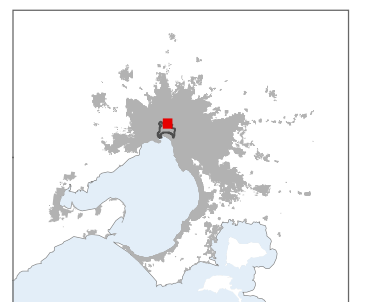
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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C444melb



LEGEND

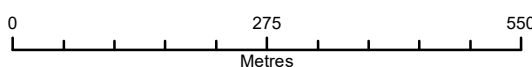
- D-HO - Area to be deleted from a Heritage Overlay
- Local Government Area



Part of Planning Scheme Maps 2HO, 4HO & 5HO

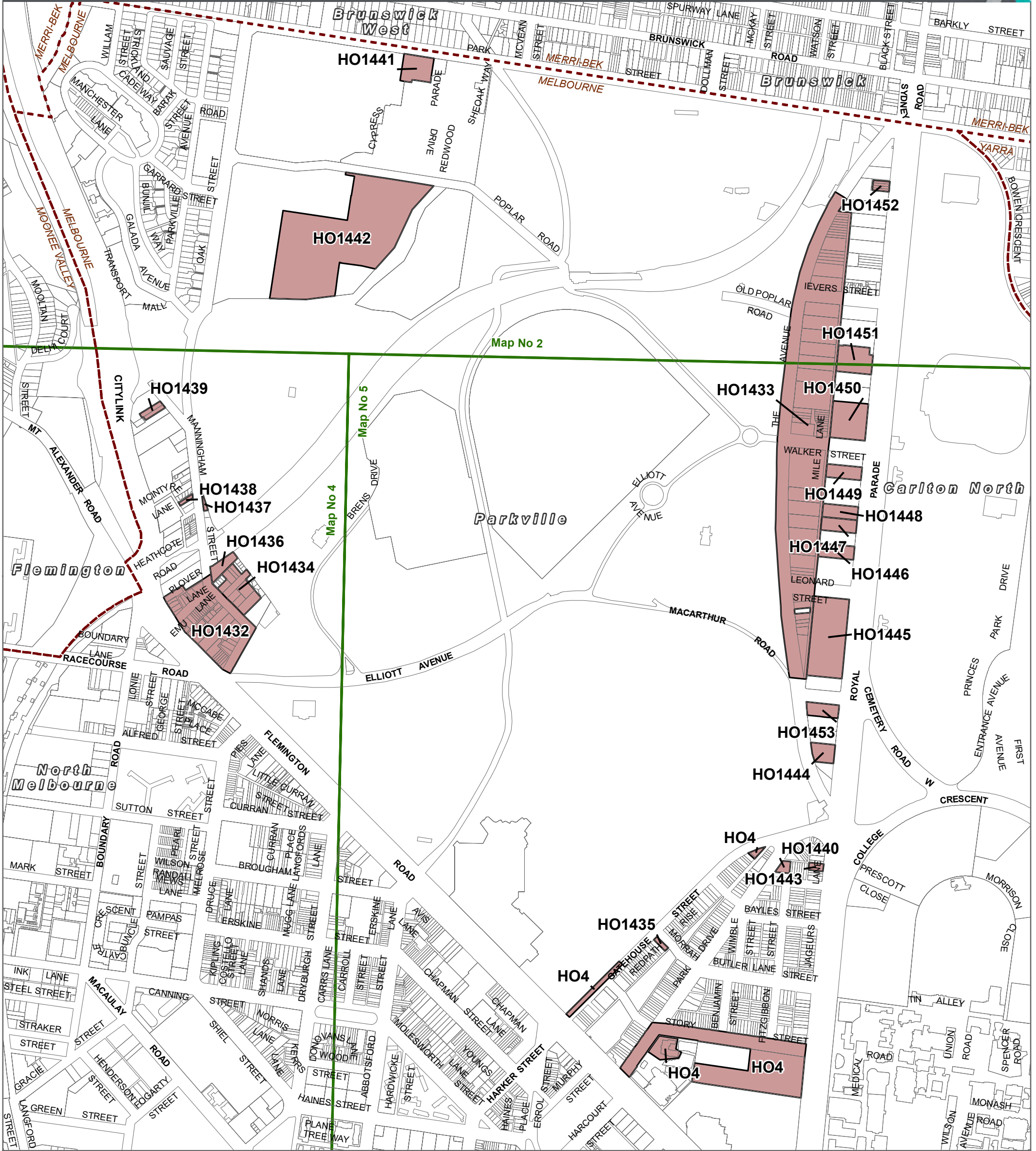
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 Print Date: 31/05/2023
 Amendment Version: 3





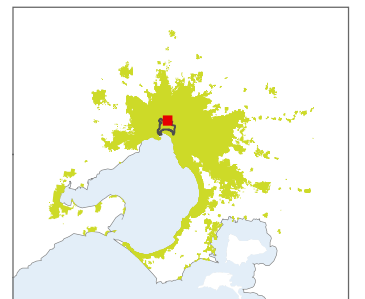
Department of Transport and Planning

MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C444melb



LEGEND

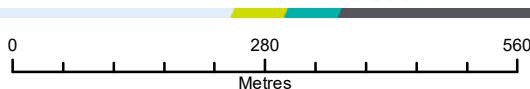
-  HO - Heritage Overlay
-  Local Government Area



Part of Planning Scheme Maps 2HO, 4HO & 5HO

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Planning Group
 Print Date: 06/07/2023
 Amendment Version: 3



Department of Transport and Planning

15.03

31/07/2018
VC148

HERITAGE

15.03-1S

26/10/2018
VC155

Heritage conservation

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L-01 Heritage places within the World Heritage Environs Area

21/09/2022
C409melb

Policy application

This policy applies to land shown as ‘Area of Greater Sensitivity’ in the Area of Greater Sensitivity Plan to this clause, and within HO992 (World Heritage Environs Area Precinct), HO81, HO87, HO103, HO104 and HO809.

Objectives

To provide a buffer zone for the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

To provide a setting and context of significant historic character for the World Heritage property.

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character including built form and landscapes of the area.

To ensure development in the area responds to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

Strategies

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that will result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering streets and other views and vistas to the dome available from streets within the precinct including Queensberry Street, the north ends of Spring and Exhibition Streets, and the east end of Latrobe Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

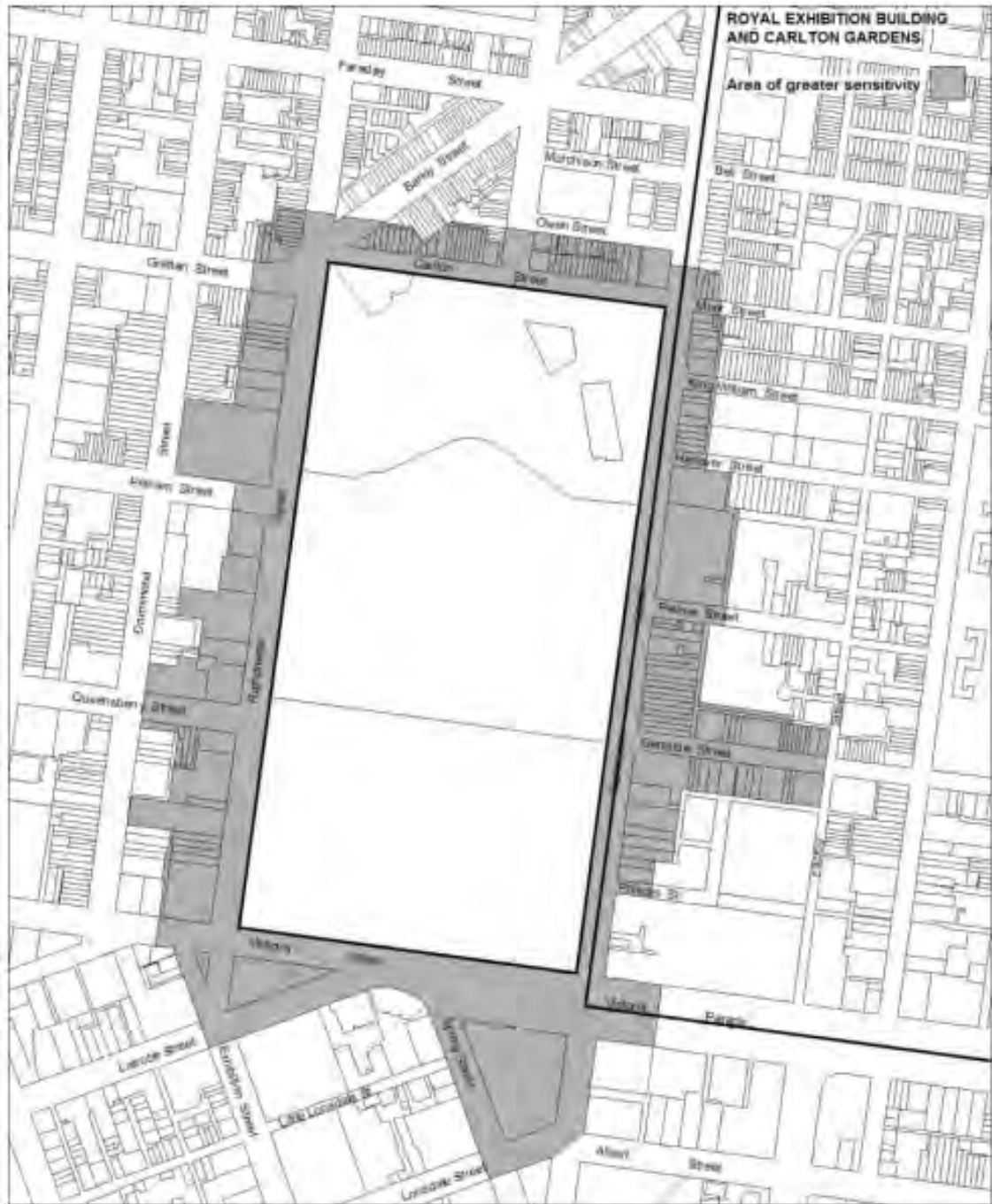
- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed allees and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

Policy document

Consider as relevant:

- *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens* (Lovell Chen, 2009)

Area of Greater Sensitivity Plan



15.03-1L-02 Heritage

49/40/2022 - / - / - -
6394melb Proposed C444melb

Policy application

This policy applies to places within a Heritage Overlay and for properties categorised 'significant', 'contributory' or 'non-contributory' in an incorporated document to this scheme. Definitions are located in the *Heritage Places Inventory March 2022* incorporated into this Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

A demolition permit will not be granted until the proposed replacement building or works have been approved.

Preserve fences and outbuildings that contribute to the significance of the heritage place.

Demolition policy guidelines

Consider as relevant:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

Alterations policy guidelines

Consider as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

Additions strategies

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.
- Are distinguishable from the original fabric of the building.

Ensure additions:

- Adopt high quality and respectful contextual design.

- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions strategies

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.
- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

New buildings strategies

Ensure new buildings:

- Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.
- Are in keeping with key attributes of the heritage precinct such as:
 - Building height, massing and form.
 - Style and architectural expression.
 - Details.
 - Materials.
 - Front and side setbacks.
 - Orientation.
 - Fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding heights that are significantly lower.
- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.

- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

Concealment of higher rear parts of a new building strategies

Outside the Capital City Zone and Docklands Zone, ensure:

- In significant streetscapes, higher rear parts of a new building should be concealed.
- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

Restoration and reconstruction strategies

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

Subdivision strategies

Ensure subdivision:

- Reflects the pattern of development in the street or precinct.
- Maintains settings and contexts for significant and contributory heritage buildings and places, including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Does not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.

Ensure subdivision that provides for three dimensional building envelopes for future built form to each lot proposed.

Discourage subdivision of airspace above heritage buildings that provides for future development.

Relocation strategy

Retain buildings in-situ unless it can be shown that it has a history of relocation or is designed for relocation.

Vehicle accommodation and access strategies

Discourage new on-site car parking, garages, carports, and vehicle crossovers unless:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:

- It will be visually recessive.
 - It will not conceal an original contributory element of the building (other than a plain side wall).
 - The form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

Fences and gates strategies

Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the original form, detailing and materials.

Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:

- It does not conceal views of the building or heritage place.
- Is a maximum height of 1.5 metres.
- Is more than 50 per cent transparent.

Trees strategies

Retain trees with assessed heritage significance (as noted in the Schedule to the Heritage Overlay).

Locate new development at a distance that ensures the ongoing health of any tree with assessed heritage significance.

Ensure new buildings and works comply with the *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* (Standards Australia) for vegetation of assessed significance.

Services and ancillary fixtures strategies

Ensure services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings, where:

- It can be demonstrated there is no feasible alternative.
- It will not detract from the character and appearance of the building or heritage place.

Ensure items affixed to roofs, such as solar panels, align with the profile of the roof.

Ensure services and ancillary fixtures are installed in a manner where they can be removed without damaging significant fabric.

Ensure, for new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

Street fabric and infrastructure strategies

Encourage street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and the like, where it avoids:

- Impacts on views to significant or contributory places and contributory elements.
- Physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

Ensure works to existing historic street/lane fabric and infrastructure is carried out in a way that retains the original fabric, form and appearance.

Signage strategies

Retain existing signage with heritage value and do not alter or obscure historic painted signage.

Ensure new signage associated with heritage places:

- Minimises visual clutter.
- Does not conceal architectural features or details which contribute to the significance of the heritage place.
- Does not damage the fabric of the heritage place.
- Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Is placed in locations where they were traditionally placed.
- Is readily removable.

Policy documents

Consider as relevant:

- *Heritage Places Inventory March 2022* (City of Melbourne, 2022)
- *Central Activities District Conservation Study* (Graeme Butler, 1985)
- *Central City (Hoddle Grid) Heritage Review* (Graeme Butler, 2011)
- *Bourke Hill Precinct Heritage Review Amendment C240* (Trethowan, 2015)
- *The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance, 2013* (Australia ICOMOS)
- *City North Heritage Review, RBA Architects* (RBA Architects, 2013)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *North and West Melbourne Conservation Study* (Graeme Butler, 1985 & 1994)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Melbourne Conservation Study* (Bryce Raworth Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Hoddle Grid Heritage Review* (GML and GJM, July 2020) (Updated March 2022)
- *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2017) (Updated October 2018)
- *Southbank Heritage Review* (Biosis and Graeme Butler, 2017) (Updated November 2020)
- *South Melbourne Urban Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1987)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- [*Parkville Heritage Review* \(GML Heritage, 2023\)](#)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)
- *West Melbourne Heritage Review* (Graeme Butler & Associates, 2016)

- *Amendment C396 Heritage Category Conversion Review* (Lovell Chen and Anita Brady Heritage, 2021)
- *Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report* (HLCD, 2022)

15.03-1L-03 Heritage - Old categorisation system

21/09/2022
C409melb

Policy application

This policy applies to places within a Heritage Overlay and graded A to D within the *Heritage Places Inventory February 2020 Part B*.

General objectives

To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.

To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.

To promote the identification, protection and management of aboriginal cultural heritage values.

Demolition strategies

The demolition or removal of original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Demolition policy guidelines

Consider as relevant:

- The degree of its significance.
- The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of that building.
- Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

Renovating graded buildings strategy

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in Urban Conservation in the City of Melbourne.

Renovating graded buildings policy guidelines

Consider as relevant:

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.

- Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.
- Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

Sandblasting and painting of previously unpainted surfaces strategy

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

Designing new buildings and works or additions to existing buildings strategies

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second-storey addition to a single-storey building, at least 8 metres behind the front facade will achieve concealment.

Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

Archaeological sites strategy

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

Sites of historic or social significance policy guidelines

Consider as relevant:

- The degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

Policy documents

Consider as relevant:

- *Urban Conservation in the City of Melbourne* (City of Melbourne, 1985)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *North & West Melbourne Conservation Study* (Graeme Butler & Associates, 1985, & 1994)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *South Melbourne Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *City North Heritage Review* (RBA Architects, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)

15.03-2S

31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

29/03/2019
C351melb

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

21/09/2022
C409melb

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive explanation as to how the proposed development achieves the policy objectives of Clause 15.03-1S, and Clause 15.03-1L Heritage or Clause 15.03-1L Heritage (Old categorisation system).
- Information on the history of the place, where there is limited information in an existing citation or council documentation.
- A Heritage Impact Statement in accordance with Heritage Victoria's Guidelines for preparing Heritage Impact Statements. For a heritage precinct, the statement should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- For major development proposals to significant heritage places, a Conservation Management Plan in accordance with the *Conservation Management Plans: Managing Heritage Places - A Guide* (Heritage Council of Victoria, 2010).
- For works that may affect significant vegetation (as listed in the schedule to the Heritage Overlay or vegetation of assessed significance), an arboricultural report. The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage place.
- For development in heritage precincts, sightlines and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- For building relocation or full demolition, information that demonstrates a method to record its location on the site prior to relocation or demolition and supervision of the works by an appropriately qualified person including archival photographic recording and/ or measured drawings.
- For alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees, a conservation analysis and management plan in accordance with the principles of the *Charter for the Conservation of Places of Cultural Significance* (Australian International Council on Monuments and Sites, 2013, 'the Burra Charter').

2.0

19/10/2022
C394melb

Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

2.1

Precincts

08/06/2023
G425melb Proposed C444melb

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	Yes	No	No	No	No
HO1	<i>Carlton Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No
HO2	<i>East Melbourne & Jolimont Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	Yes	No	No	No	No
HO9	<i>Kensington Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1122	<i>Lincoln Square South Precinct</i> 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	Yes	No	No	Yes	No	No	No	No
HO3	<i>North & West Melbourne Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 November 2023)	Yes	No	No	Yes	No	No	No	No
HO1434	<i>St George's Church Precinct</i> Statement of Significance: St George's Church Precinct Statement of Significance (November 2023)	No	No	No	No	No	No	No	No
HO4	<i>South Parkville Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) South Parkville Precinct Statement of Significance (November 2023)	Yes No	No	No	Yes No	No	No	No	No Yes (University High School Oval)
HO6	<i>South Yarra Precinct</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002 Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 October 2023)	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	285 Walsh Street, South Yarra Statement of Significance, March 2022								
HO1433	<i>The Avenue Precinct</i> Statement of Significance: The Avenue Precinct Statement of Significance (November 2023)	No	No	No	No	No	No	No	No
HO1123	<i>Villiers Street Precinct</i> 14-42 Villiers Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1432	<i>West Parkville Precinct</i> Statement of Significance: West Parkville Precinct Statement of Significance (November 2023)	No	No	No	No	No	No	No	No
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	Yes	No	No	No	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1164	<i>Kensington Railway Station Commercial & Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	Yes	No	-	No	No
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	Yes	No	-	No	No

MELBOURNE PLANNING SCHEME




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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	Yes	No	-	No	No
HO1092	<p><i>Moonee Ponds Creek and Infrastructure Precinct</i></p> <p><i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p>Incorporated plan:</p> <p>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</p>	Yes	No	Yes	Yes	No	No	No	No
HO869	<p><i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i></p> <p><i>2-52 Gracie Street, North Melbourne</i></p>	Yes	No	No	Yes	No	No	No	No
HO455	<p><i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i></p> <p><i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i></p>	Yes	No	No	Yes	No	No	No	No
HO868	<p>47-55, 59 & 69 Westbourne Road Precinct, Kensington</p> <p>Statement of Significance:</p> <p>47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022</p>	Yes	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1094	<i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct</i> <i>407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>	Yes	No	No	Yes	No	No	No	No
HO770	<i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	Yes	No	No	No	No
HO771	<i>Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	Yes	No	No	No	No
HO503	<i>Bank Place Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No
HO500	<i>Bourke Hill Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No
HO501	<i>Bourke West Precinct</i>	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)</p>								
HO502	<p><i>The Block Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)</p>	Yes	No	No	Yes	No	No	No	No
	<p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)</p>								
HO504	<p><i>Collins East Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)</p>	Yes	No	No	Yes	No	No	No	No
	<p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)</p>								
HO1290	<p><i>Drewery Lane Precinct</i></p> <p>Statement of Significance: Drewery Lane Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No
HO1125	<p><i>Elizabeth Street (CBD) Precinct</i> 413-503 Elizabeth Street</p>	Yes	No	No	Yes	No	No	No	No
HO1204	<p><i>Elizabeth Street West Precinct</i></p> <p>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020)</p> <p>Statement of Significance:</p>	Yes	No	No	Yes	No	No	No	No




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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)								
HO505	<i>Flinders Gate Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No 
HO506	<i>Flinders Lane Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No 
HO1205	<i>Guildford & Hardware Laneways Precinct</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended April 2022) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)	Yes	No	No	Yes	No	No	No	No
HO1286	<i>Flinders Lane East Precinct</i> Statement of Significance: Flinders Lane East Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO510	<i>Law Courts Precinct</i>	Yes	No	No	Yes	No	No	No	No
HO507	<i>Little Bourke Street Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No 
HO509	<i>Post Office Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No 
HO7	<i>Queen Victoria Market Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 <u>November 2023</u>)	Yes	No	No	Yes	No	No	No	No 
HO1288	<i>Swanston Street North Precinct</i> Statement of Significance: Swanston Street North Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1289	<i>Swanston Street South Precinct</i> Statement of Significance: Swanston Street South Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO984	<i>Little Lonsdale Street Precinct</i> Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Little Lonsdale Street Precinct Statement of Significance, April 2022								
HO1418 Interim Control Expiry Date: 13/09/2024	<i>Yarra Boathouses Precinct</i>	No	No	No	Yes	No	No	No	No

2.2

20/03/2023
VC229

Trees and gardens

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	Yes	No	No	No	Yes
HO11	<i>Aboriginal Scarred Tree Royal Zoological Gardens</i>	No	No	Yes	Yes	No	No	No	Yes
HO14	<i>Aboriginal Burial Site Kings Domain</i>	No	No	No	Yes	No	No	No	Yes
HO402	<i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i>	-	-	-	-	-	Yes Ref No H1459	Yes	No

MELBOURNE PLANNING SCHEME

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO512	<i>Chinese Honey Locusts Tree, King Street, Melbourne</i>		No	Yes	Yes	No	No	No	No
HO514	<i>Common Olive Tree, Little Lonsdale Street, Melbourne</i>	No	No	Yes	Yes	No	No	No	No
HO907	<i>Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne</i>	-	-	-	-	-	Yes Ref No H1317		
HO883	<i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i>	-	-	-	-	-	Yes Ref No H1834	No	No
HO793	<i>Flagstaff Gardens, King St & William St & LaTrobe St & Dudley St, West Melbourne</i>	-	-	-	-	-	Yes Ref No H2041	Yes	No
HO69	<i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street & Victoria Street & Rathdowne Street & Carlton Street, Carlton</i>	-	-	-	-	-	Yes Ref No H1501	Yes	No
HO917	<i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i>	-	-	-	-	-	Yes Ref No H1887	Yes	No
HO1095	<i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	No	No	Yes	Yes	No	No	No	No

MELBOURNE PLANNING SCHEME

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1096	<i>Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i> <i>201-241 Macaulay Road, North Melbourne</i>	Yes	No	Yes	Yes	No	No	No	No
HO1182	<i>Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	No	No	Yes, 2 Elm street trees	Yes	No	No	No	No
HO1185	<i>Elm (x6) street trees, near 81-141 Jeffcott Street, West Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO871	Former Grain Store 11 Wreckyn Street, North Melbourne	Yes	No	No	Yes	No	No	No	No

2.8

Parkville

20/03/2023
V6229 Proposed C444melb

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO898	Anzac Hall, Brens Drive, Royal Park, Parkville	-	-	-	-	-	Yes Ref No H1747	Yes	No
HO325	Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville	-	-	-	-	-	Yes Ref No H2062	Yes	No
HO308	9-19 Church Street, Parkville	Yes	No	No	Yes	No	No	No	No
HO310	21-25 Church Street, Parkville	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO364	Melbourne Zoo <i>(all land except for places included within the Victorian Heritage Register)</i>	No	No	Yes - <i>Eucalyptus camaldulensis</i> River Red Gum (North East of Main Entrance)	YesNo	Yes	No	No	Yes – Aboriginal Scar Tree
HO828	<i>Royal Melbourne Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H1074	Yes	-
HO363	<i>Carousel, Royal Melb. Zoological Gardens, Royal Park, Elliott Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H1064	Yes	No
HO311	<i>Parkville Post Office & Quarters, 69-73 Fitzgibbon Street & 27-37 Bayles St, Parkville</i>	-	-	-	-	-	Yes Ref No H1167	Yes	No
HO1093	<i>Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville</i>	-	-	-	-	-	Yes Ref No H2337 & part Ref No H952	Yes	No
HO1435	<u>Saunders House, 90-92 Gatehouse Street, Parkville</u> Statement of Significance: <u>Saunders House Statement of Significance (90-92 Gatehouse Street, Parkville), November 2023</u>	Yes (Front door)	No	No	No	Yes (Salvaged-brick fence at Morrah Street and salvaged	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
						wrought-iron fence at Gatehouse Street)			
HO895	<i>Walmsley House, 161 Gatehouse Street, Parkville</i>	-	-	-	-	-	Yes Ref No H1946	Yes	No
HO813 HO1436	39 Marjilone, 46-56 Manningham Street, Parkville Statement of Significance: Marjilone Statement of Significance (46-56 Manningham Street, Parkville), November 2023	YesNo	No	No	YesNo	No	No	No	No
HO1437	<i>72-78 Manningham Street, Parkville</i> Statement of Significance: 72-78 Manningham Street Statement of Significance, November 2023	No	No	No	No	No	No	No	No
HO1438	<i>79 Manningham Street, Parkville</i> Statement of Significance: 79 Manningham Street Statement of Significance, November 2023	No	No	No	No	No	No	No	No
HO1439	<i>Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street, Parkville</i> Statement of Significance:	No	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<u>Clyde Villa and Hopetoun Villa Statement of Significance (121 and 123 Manningham Street, Parkville), November 2023</u>								
HO933	<i>Women's Dressing Pavilion, Old Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1585	No	No
HO314	<i>Mentone, 81 Park Drive, Parkville</i>	-	-	-	-	-	Yes Ref No H86	Yes	No
HO896	<i>Wardlow, 114-118 Park Drive & 39-43 Degraeves Street, Parkville</i>	-	-	-	-	-	Yes Ref No H1922	Yes	No
HO1440	<u><i>Park Heights, 126-132 Park Drive, Parkville</i></u> Statement of Significance: <u>Park Heights Statement of Significance (126-132 Park Drive, Parkville), November 2023</u>	No	No	No	No	No	No	No	No
HO1441	<u><i>Former Royal Park Depot buildings, 866-934 (part) Park Street, Parkville</i></u> Statement of Significance: <u>Former Royal Park Depot buildings Statement of Significance (866-934 (part) Park Street, Parkville), November 2023</u>	No	No	No	No	No	No	No	Yes

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1301	<i>Former Coburg Railway Line, Park Street, Parkville</i>	-	-	-	-	-	Yes part Ref No H952 & part Ref No H2337	Yes	No
HO1442	Commonwealth Serum Laboratories (CSL), 39-79 (part) Poplar Road, Parkville Statement of Significance: Commonwealth Serum Laboratories (CSL) Statement of Significance (39-79 (part) Poplar Road, Parkville), November 2023	No	No	No	No	No	No	No	No
HO897	<i>Jennerian Building, CSL Ltd, 45 Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1794	Yes	No
HO315	<i>North West Hospital, Parkville Campus, 36-56 Poplar Road, Parkville</i>	-	-	-	-	-	Yes Ref No H1725	Yes	No
HO977	<i>Royal Parade, Royal Parade, Parkville and Carlton North, and Elizabeth Street, Melbourne</i>	-	-	-	-	-	Yes Ref No H2198	Yes	No
HO1443	St Carthage's Catholic Church, 121-125 Royal Parade, Parkville Statement of Significance:	Yes	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	St Carthages's Catholic Church Statement of Significance (121-125 Royal Parade, Parkville), November 2023								
HO312	Former College Church, 149 Royal Parade, Parkville	-	-	-	-	-	Yes Ref No H394	Yes	No
HO1444	Parkville Tennis Club, 151-153 Royal Parade, Parkville Statement of Significance: Parkville Tennis Club Statement of Significance (151-153 Royal Parade, Parkville), November 2023	No	No	No	No	No	No	No	No
HO316	Former Police Station Complex, 155 Royal Parade, Parkville	-	-	-	-	-	Yes Ref No H1545	Yes	No
HO321	Trinity Terrace, 157-175 165 -Royal Parade (Part of 157-175 Royal Parade), Parkville Statement of Significance: Trinity Terrace Statement of Significance (157-165 Royal Parade, (Part of 157-175 Royal Parade) Parkville), November 2023	YesNo	No	No	YesNo	NoYes (Palisade iron fence along Royal Parade)	No	No	No
HO1453	Park Terrace, 167-175 Royal Parade (Part of 157-175 Royal Parade), Parkville Statement of Significance: Park Terrace Statement of Significance (167-175 Royal Parade (Part of 157-175 Royal Parade), Parkville), November 2023	No	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1445	<u><i>International House Complex, 197-259 Royal Parade, Parkville</i></u> Statement of Significance: <u>International House Complex Statement of Significance (197-259 Royal Parade, Parkville), November 2023</u>	No	No	No	No	No	No	No	No
HO1446	<u><i>Park Court, 283-291 Royal Parade, Parkville</i></u> Statement of Significance: <u>Park Court Statement of Significance (283-291 Royal Parade, Parkville), November 2023</u>	No	No	No	No	No	No	No	No
HO1447	<u><i>Former Zebra Motel, 303-309 Royal Parade, Parkville</i></u> Statement of Significance: <u>Former Zebra Motel Statement of Significance (303-309 Royal Parade, Parkville), November 2023</u>	No	No	No	No	No	No	No	No
HO1448	<u><i>Royal Court, 311-321 Royal Parade, Parkville</i></u> Statement of Significance: <u>Royal Court Statement of Significance (311-321 Royal Parade, Parkville), November 2023</u>	No	No	No	No	No	No	No	No
HO1449	<u><i>Kynge's Keepe, 355-365 Royal Parade, Parkville</i></u> Statement of Significance: <u>Kynge's Keepe Statement of Significance (355-365 Royal Parade, Parkville), November 2023</u>	No	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1450	<u>Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences), 381-405 (part) Royal Parade, Parkville</u> Statement of Significance: Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) Statement of Significance (381-405 Royal Parade, Parkville), November 2023	No	Yes (Sissons Mural)	No	No	No	No	No	No
HO1451	<u>Former Motel Parkroyal, 419-443 Royal Parade, Parkville</u> Statement of Significance: Former Motel Parkroyal Statement of Significance (419-443 Royal Parade, Parkville), November 2023	No	No	No	No	No	No	No	No
HO317	<i>Deloraine Terrace, 499-507 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H98	Yes	No
HO318	<i>Auld Reekie, 509-513 Royal Parade, Parkville</i>	-	-	-	-	-	Yes Ref No H483	Yes	No
HO1452	<u>Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville</u> Statement of Significance: Clarence Terrace Statement of Significance (543, 545, 547 and 549 Royal Parade, Parkville), November 2023	No	No	No	No	No	No	No	No
HO319	<i>Nocklofty, 551-559 Royal Parade, Parkville</i>	-	-	-	-	-	Yes	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
							Ref No H456		
HO978	<i>University High School, 77 Story Street, Parkville</i>	-	-	-	-	-	Yes Ref No H2183	Yes	No
HO322	<i>Selvetta, 22 The Avenue, Parkville</i>	-	-	-	-	-	Yes Ref No H99	Yes	No

2.920/03/2023
VC229**Melbourne University**

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO323	<i>Ormond College, The University of Melbourne, 29-55 College Cres, Parkville</i>	-	-	-	--	-	Yes Ref No H728	Yes	No

27/10/2020
C399melb

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

08/06/2023 - / - / -
G425melb Proposed C444melb

Name of document	Introduced by:
86-96 Stubbs Street, Kensington - August 2022	C436melb
2 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
12 Riverside Quay, Southbank, November 2020	C391melb
13-33 Hartley Street, Docklands, Incorporated Document, February 2023	C413melb
19 Gower Street, Kensington Statement of Significance, March 2022	C396melb
17 Westbourne Road, Kensington Statement of Significance, March 2022	C396melb
17-19 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
29-31 Rathdowne Street, Carlton Statement of Significance, March 2022	C396melb
47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	C396melb
53-57 Lonsdale Street, Melbourne Statement of Significance, April 2022	C387melb
59 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
72-74 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
73-77 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
83 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
86 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
90-92 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
111 Lorimer Street, Docklands, Incorporated Document, November 2022	C364melb
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb
<u>72-78 Manningham Street, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>79 Manningham Street, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
150-160 & 162-188 Turner Street, Port Melbourne, Incorporated Document, November 2022	C420melb
166 Russell Street, Melbourne Statement of Significance, April 2022	C387melb
21-35 Power Street & 38 Freshwater Place, Southbank, July 2021	C398melb
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
285 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
55 Southbank Boulevard, Southbank, February 2017	C288
310-316 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219

Name of document	Introduced by:
87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)	C386melb
850-858 Lorimer Street, Port Melbourne, Incorporated Document, March 2022	C361melb
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), April 2022	C387melb
Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), April 2022	C387melb
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Arden Parking Precinct Plan, August 2021	C407melb
Arden Precinct Cross Sections, July 2022	C407melb
Arden Precinct Development Contributions Plan, July 2022	C407melb
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), April 2022	C387melb
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Carlton Recreation Ground Incorporated Document, September 2020	C377melb
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
<u>Clarence Terrace 543,545,547 and 549 Royal Parade Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street, Parkville Statement of Significant Significance, November 2023</u>	<u>C444melb</u>
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), April 2022	C387melb
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (480 Bourke Street, Melbourne), April 2022	C387melb
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), April 2022	C387melb
<u>Commonwealth Serum Laboratories (CSL), 39-79 (part) Poplar Road, Parkville Statement of Significance November 2023</u>	<u>C444melb</u>
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139

Name of document	Introduced by:
Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), April 2022	C387melb
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), April 2022	C387melb
Drewery Lane Precinct Statement of Significance, April 2022	C387melb
Dyvon Port Rail Link Project	C113
Electricity Substation Statement of Significance (224-236 Salmon Street, Port Melbourne), May 2022	C394melb
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), April 2022	C387melb
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), April 2022	C387melb
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, April 2022	C387melb
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), April 2022	C387melb
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), April 2022	C387melb
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), April 2022	C387melb
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), April 2022	C387melb
Former Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), April 2022	C387melb
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), April 2022	C387melb
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), April 2022	C387melb
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), April 2022	C387melb
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), April 2022	C387melb
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), April 2022	C387melb
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), April 2022	C387melb
Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), April 2022	C387melb
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), April 2022	C387melb
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), April 2022	C387melb
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), April 2022	C387melb
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), April 2022	C387melb
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), April 2022	C387melb
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), April 2022	C387melb
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), April 2022	C387melb
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), April 2022	C387melb
Former Factory Statement of Significance (203-207 King Street, Melbourne), April 2022	C387melb
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), April 2022	C387melb
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), April 2022	C387melb
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), April 2022	C387melb
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), April 2022	C387melb
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), April 2022	C387melb
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), April 2022	C387melb
Former John Danks & Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), April 2022	C387melb
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), April 2022	C387melb
Former Kraft Vegemite Factory Statement of Significance (1 Vegemite Way, Port Melbourne), July 2022	C394melb
Former Law institute House (382 Little Collins Street, Melbourne), April 2022	C387melb
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), April 2022	C387melb
Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), April 2022	C387melb
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), April 2022	C387melb
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), April 2022	C387melb
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), April 2022	C387melb
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), April 2022	C387melb
Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), April 2022	C387melb
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), April 2022	C387melb
<u>Former Motel Parkroyal 419-443 Royal Parade Parkville Statement of Significance, November 2023</u>	
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), April 2022	C387melb
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), April 2022	C387melb
Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), April 2022	C387melb
Former Paramount House Statement of Significance (256-260 King Street, Melbourne), April 2022	C387melb
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), April 2022	C387melb
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), , April 2022	C387melb
Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), April 2022	C387melb
Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), April 2022	C387melb
Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), April 2022	C387melb
<u>Former Royal Park Depot buildings, 866-934 (part) Park Street Parkville Statement of Significance, November 2023</u>	C444melb
Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), April 2022	C387melb
Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), April 2022	C387melb
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), April 2022	C387melb
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), April 2022	C387melb
Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), April 2022	C387melb
Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), April 2022	C387melb
Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), April 2022	C387melb
Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane. Melbourne), April 2022	C387melb
Former Union House Statement of Significance (43-51 Queen Street, Melbourne), April 2022	C387melb
Former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003	C86
Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), April 2022	C387melb
Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), April 2022	C387melb
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), April 2022	C387melb
Former Zebra Motel 303-309 Royal Parade Parkville Statement of Significance November 2023	C444melb
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), April 2022	C387melb
Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), April 2022	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended April 2022)	C387melb
Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended April 2022)	C387melb
Hamer Hall Redevelopment July 2010	C166
Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), April 2022	C387melb
Heritage Places Inventory March 2022 (Amended May May November 2023)	C425melb C444melb
Heritage Places Inventory February 2020 Part B (Amended September 2022)	C409melb
Heritage Precincts Statements of Significance February 2020 (Amended April 2022 November 2023)	C387melb
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134

Name of document	Introduced by:
Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), April 2022	C387melb
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
<u>International House Complex 197-259 Royal Parade, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
<u>Kynge's Keepe 355-365 Royal Parade, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), April 2022	C387melb
Little Lonsdale Street Precinct Statement of Significance, April 2022	C387melb
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), April 2022	C387melb
Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), April 2022	C387melb
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
<u>Marjilone, 46-56 Manningham Street, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Melbourne Aquarium Signs, July 2001	C11
Melbourne Arts Precinct Transformation Project, Phase One, January 2022	C356melb
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020	C258
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), April 2022	C387melb
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176

Name of document	Introduced by:
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance (263-267 William Street, Melbourne), April 2022	C387melb
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2022	C422melb
North West Corner of Mark and Melrose Street, North Melbourne	C134
Nubrik House Statement of Significance (269-275 William Street, Melbourne), April 2022	C387melb
Office building Statement of Significance (589-603 Bourke Street), April 2022	C387melb
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<u>Park Court, 283-291 Royal Parade, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>Park Heights 126-132 Park Drive, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>Park Terrace 167-175 Royal Parade (Part of 157-175 Royal Parade), Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), April 2022	C387melb
<u>Parkville Tennis Club, 151-153 Royal Parade, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Peter Hall Building (formerly known as the Richard Berry Building) Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020	C305melb
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
Punt Road Oval Redevelopment – Part Crown Allotment 2114 at East Melbourne City of Melbourne Parish of Melbourne North, June 2022	C421melb
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
Residences Statement of Significance (120-122 Little Lonsdale Street, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Residence Statement of Significance (474 Little Lonsdale Street, Melbourne), April 2022	C387melb
Rialto South Tower Communications Facility Melbourne, November 2020	C57
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Royal Insurance Group building Statement of Significance (430 - 442 Collins Street, Melbourne), April 2022	C387melb
Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), April 2022	C387melb
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), April 2022	C387melb
<u>Saunders House, 90-92 Gatehouse Street, Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>St Carthage's Catholic Church 121-125 Royal Parade Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
<u>St George's Church Precinct Statement of Significance, November 2023</u>	<u>C444melb</u>
Scots Church Site Redevelopment, Melbourne, May 2013	C202
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Shed 21 Statement of Significance (206 Lorimer Street, Docklands), May 2022	C394melb
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Shops, residence and former bank Statement of Significance (146-150 Bourke Street, Melbourne), April 2022	C387melb
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Shop Statement of Significance (171 Bourke Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (37 Little Collins Street, Melbourne), April 2022	C387melb
Shop Statement of Significance (215 Queen Street, Melbourne), April 2022	C387melb
Shrine of Remembrance Signage, July 2021	C388melb
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1

Name of document	Introduced by:
Southbank Statements of Significance, December 2020	C305melb
Southgate Redevelopment Project, 3 Southgate Avenue, Southbank, September 2021	C390melb
<u>South Parkville Precinct Statement of Significance, November 2023</u>	<u>C444melb</u>
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000 (Amended September 2018)	C341
Swanston Street North Precinct Statement of Significance, April 2022	C387melb
Swanston Street South Precinct Statement of Significance, April 2022	C387melb
Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), April 2022	C387melb
<u>The Avenue Precinct Statement of Significance, November 2023</u>	<u>C444melb</u>
The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), April 2022	C387melb
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
The University of Melbourne Fishermans Bend Campus, August 2020	C371melb
The Waiters Restaurant Statement of Significance (20 Meyers Place, Melbourne), April 2022	C387melb
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
Treasury Gate Statement of Significance (93-101 Spring Street, Melbourne), April 2022	C387melb
Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), April 2022	C387melb
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Veterinary and Agricultural Sciences Building Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
<u>Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) 381-405 (part) Royal Parade Parkville Statement of Significance, November 2023</u>	<u>C444melb</u>
Victoria Club Building Statement of Significance (131-141 Queen Street, Melbourne), April 2022	C387melb
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), April 2022	C387melb
Warehouse Statement of significance (1-5 Coverlid Place, Melbourne), April 2022	C387melb

Name of document	Introduced by:
Warehouse statement of Significance (11-15 Duckboard Place, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (26-32 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (171-173 King Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (410-412 Lonsdale Street, Melbourne), April 2022	C387melb
Warehouse Statement of Significance (577-583 Little Collins Street, Melbourne), April 2022	C387melb
West Gate Tunnel Project Incorporated Document, December 2017	GC93
West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	C396melb
<u>West Parkville Precinct, Statement of Significance, November 2023</u>	<u>C444melb</u>
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6

Name of background document	Amendment number - clause reference
<i>Central City Planning and Design Guidelines</i> (City of Melbourne, 1991)	C105 Clause 15.01-1L
<i>Central Melbourne Design Guide</i> (City of Melbourne, 2019)	C308melb Schedule 1 to Clause 43.02
<i>City Plan 2010</i> (City of Melbourne, 2001)	C162
<i>City of Melbourne: Energy, Water and Waste Review</i> (City of Melbourne, 2011)	C187 Clause 15.01-2L
<i>City of Melbourne Open Space Strategy</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012)	C209 Clause 19.02-6L
<i>City of Melbourne Open Space Strategy, Technical Report</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012)	C209 Clause 19.02-6L
<i>City of Melbourne Open Space Strategy, Open Space Contributions Framework</i> (Environment & Land Management and Thompson Berrill Landscape Design, 2012)	C209 Clause 19.02-6L
<i>City of Melbourne, Zero, Net Emissions by 2020</i> (City of Melbourne, 2002)	C187 Clause 15.01-2L
<i>City of Melbourne, Zero Net Emissions by 2020 Update 2008</i> (City of Melbourne, 2008)	C187 Clause 15.01-2L
<i>CBD Lanes Built Form Review ID Sheets</i> (Hansen Partnership Ltd, 2005)	C105 Clause 15.01-1L
<i>City of Melbourne, Total Watermark - City as a Catchment</i> (City of Melbourne, 2009)	C187 Clause 15.01-2L
<i>City of Melbourne Waste Management Strategy</i> (City of Melbourne, 2005)	C187 Clause 15.01-2L
<i>City of Melbourne Water Sensitive Urban Design Guidelines</i> (City of Melbourne, 2009)	C142 Clause 19.03-3L
<i>Guidelines for Preparing a Waste Management Plan</i> (City of Melbourne, 2021)	C187 Clause 15.01-2L
<i>City of Melbourne Social Planning Framework</i> (City of Melbourne, 2002)	C162
<i>City of Melbourne Stormwater Management Plan</i> (City of Melbourne, 2000)	C162
<i>City North Heritage Review</i> , RBA Architects (RBA Architects, 2013)	C198 Clause 15.03-1L
<i>City of Port Phillip and City of Moreland, Sustainable Design Scorecard</i> (City of Port Phillip and City of Moreland)	C187 Clause 15.01-2L
<i>City West Plan, 2002</i> (City of Melbourne, 2002)	C162
<i>Disability Action Plan 2001—2004</i> (City of Melbourne, 2001)	C162
<i>Docklands Community Development Plan 2001-2016</i> (City of Melbourne, 2002)	C162 Clause 11.03-6L
<i>Drugs Action Plan 2001-2003</i> (City of Melbourne, 2001)	C162

Name of background document	Amendment number - clause reference
<i>East Melbourne & Jolimont Conservation Study</i> (Meredith Gould, 1985)	C258 Clause 15.03-1L
<i>Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report</i> (HLCD, 2022)	C394melb Clause 02.03-4 and Clause 15.03-1L
<i>Fitzroy and Treasury Gardens Management Plan</i> (City of Melbourne, 1996)	C162
<i>Fishermans Bend Vision</i> (DELWP, 2016)	C162 Clause 11.03-6L
<i>Fishermans Bend Framework</i> (DELWP, 2018)	C162 Clause 11.03-6L
<i>Fishermans Bend Community Infrastructure Plan</i> (DELWP, 2017)	C162
<i>Fishermans Bend Urban Design Strategy</i> (Hodyl and Co, 2017)	C162
<i>Fishermans Bend Public Space Strategy</i> (Planisphere, 2017)	C162
<i>Fishermans Bend Integrated Transport Plan</i> (DEDJTR, 2017)	C162
<i>Fishermans Bend Sustainability Strategy</i> (DELWP, 2017)	C162
<i>Flagstaff Gardens Master Plan</i> (City of Melbourne, 2000)	C162
<i>Flemington & Kensington Conservation Study</i> (Graeme Butler & Associates, 1985)	C258 Clause 15.03-1L
<i>Future Melbourne Community Plan</i> (City of Melbourne , September 2008)	C187 Clause 15.01-2L
<i>Grids and Greenery: The Character of Inner Melbourne</i> (City of Melbourne, 1987)	C162 Clause 15.01-1L
<i>Growing Green</i> (City of Melbourne, 2003)	C162
<i>Green Star Rating Tools</i> (Green Building Council of Australia)	C187 Clause 15.01-2L
<i>Guildford and Hardware Laneways Heritage Study</i> (Lovell Chen, 2017) (Updated October 2018)	C387melb Clause 15.03-1L
<i>Harbour, Railway, Industrial Conservation Study</i> (Meredith Gould Architects, 1985)	C258 Clause 15.03-1L
<i>Hoddle Grid Heritage Review</i> (GML and GJM, July 2020) (Updated March 2022)	C387melb Clause 15.03-1L
<i>How to Calculate Floor Area Uplifts and Public Benefits</i> (DELWP, 2016)	C270 Clause 15.01-2L
<i>Integration and Design Excellence, Melbourne Docklands</i> (Docklands Authority, July 2000)	C162 Clause 11.03-6L
<i>JJ Holland Park Concept Plan</i> (City of Melbourne, 1998)	C162
<i>Kensington Heritage Review</i> (Graeme Butler & Associates, 2013)	C215 Clause 15.03-1L

Name of background document	Amendment number - clause reference
<i>Linking People, Homes and Communities - A Social Housing Strategy 2001—2004</i> (City of Melbourne, 2001)	C162
<i>Lygon Street Action Plan</i> (Melbourne Metropolitan Board of Works and City of Melbourne, 1984)	C59 Clause 17.02-1L
<i>Melbourne BioAgenda</i> (City of Melbourne, 2002)	C162
<i>Melbourne Docklands Bicycle Strategy</i> (EDAW in association with SKM, 2000)	C92 Clause 11.03-6L
<i>Melbourne Docklands Community Development Plan 2001-2016</i> (Docklands Authority, 2001)	C92 Clause 11.03-6L
<i>Melbourne Docklands ESD Guide</i> (Docklands Authority , 2002)	C92 Clause 11.03-6L
<i>Melbourne Docklands Outdoor Signage Guidelines</i> (VicUrban, 2004)	C162 Clause 11.03-6L Clause 15.01-1L
<i>Melbourne's Greenhouse Action Plan 2001-2003</i> (City of Melbourne, 2001)	C162
<i>Melbourne Sustainable Energy and Greenhouse Strategy</i> (City of Melbourne, 2000)	C162
<i>Melbourne Docklands Water Plan</i> (Docklands Authority, June 2001)	C92 Clause 11.03-6L
<i>Moving Melbourne into the Next Century-Transport Strategy</i> (City of Melbourne, 1997)	C162
<i>National Australian Built Environment Rating System 'NABERS'</i>	C187 Clause 15.01-2L
<i>North and West Melbourne Conservation Study</i> (Graeme Butler 1985 & 1994)	C258 Clause 15.03-1L
<i>North West 2010 Local Plan</i> (City of Melbourne, 1999)	C162
<i>Parks Policy</i> (City of Melbourne, 1997)	C162
<i>Parkville Conservation Study</i> (City of Melbourne, 1985)	C258 Clause 15.03-1L
<u>Parkville Heritage Review (GML Heritage, 2023)</u>	<u>C444melb</u> <u>Clause 15.03-1L</u>
<i>Places for People</i> (City of Melbourne and Jan Gehl, 1994)	C60 (part1A) Clause 15.01-1L
<i>Places for Everyone – A Strategy for Creating and Linking Public Open Spaces at Melbourne Docklands</i> (Melbourne Docklands, 2002)	C92 Clause 11.03-6L
<i>Port of Melbourne Land Use Plan</i> (Maunsell McIntyre Pty Ltd., 2002)	C162
<i>Port Melbourne Structure Plan</i> (City of Melbourne, 1999)	C162
<i>Princes Park Ten Year Plan</i> (City of Melbourne, 1998)	C162
<i>Queen Victoria Market Precinct Renewal Built Form Review & Recommendations</i> (Jones and Whitehead Pty Ltd, 2015)	C245

Name of background document	Amendment number - clause reference
<i>Queen Victoria Market Precinct Renewal Master Plan</i> (City of Melbourne, 2015)	C245
<i>Retail Core Development Strategy</i> (City of Melbourne, 2001)	C162
<i>Review of Heritage Buildings in Kensington: Percy Street Area</i> (Graeme Butler, 2013)	C215 Clause 15.03-1L
<i>Royal Park Master Plan</i> (City of Melbourne, 1998)	C162
<i>Southbank Heritage Review</i> (Biosis and Graeme Butler, 2017) (updated November 2020)	C305 Clause 15.03-1L
<i>Southbank Structure Plan 2010</i> (AECOM, 2010)	C162
<i>South Melbourne Urban Conservation Study</i> (Allom Lovell Sanderson Pty Ltd , 1987)	C258 Clause 15.03-1L
<i>State Environment Protection Policy (Waters of Victoria)</i> , (Environment Protection Authority, 2003)	C142 Clause 19.03-3L
<i>South Melbourne Conservation Study</i> (Bryce Raworth Pty Ltd, 1985 & 1998)	C258 Clause 15.03-1L
<i>South Yarra Conservation Study</i> (Meredith Gould, 1985)	C258 Clause 15.03-1L
<i>Swanston Street, Carlton- Urban Design Guidelines</i> (City of Melbourne, 1999)	C162
<i>Swanston Street Walk – Precinct Amenity Planning Report</i> (Department of Planning and Housing, City of Melbourne, 1992)	C60 Clause 15.01-1L
<i>The Docklands Authority Environmental Management Plan</i> (EMP, 2000)	C92 Clause 11.03-6L
<i>The Shrine of Remembrance: Managing the significance of the Shrine</i> (Message Consultants Australia, 2013)	C162 Clause 15.01-1L
<i>The Bourke Russell Street Area Development Strategy</i> (City of Melbourne, 1999)	C60 Clause 13.07-1L
<i>Total Watermark 2004</i> (City of Melbourne, 2004)	C162
<i>Towards a Knowledge City Strategy</i> (SGS Economics & Planning and The Eureka Project for City of Melbourne , 2002)	C162
<i>Transport Program 2003-2006</i> (City of Melbourne 2003)	C162
<i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999)	C187 Clause 19.03-3L
<i>Victoria Harbour Development Plan</i> (Lend Lease, 2010)	C92 Clause 11.03-6L
<i>Water Sensitive Urban Design – Engineering Procedures: Stormwater</i> (Melbourne Water, 2005)	C142 Clause 19.03-3L
<i>West Melbourne Heritage Review</i> (Graeme Butler & Associates, 2016)	C258 Clause 15.03-1L
<i>West Melbourne Structure Plan</i> (City of Melbourne, 2018)	C385melb

Name of background document	Amendment number - clause reference
<i>World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, 2009)	C154 Clause 15.03-1L
<i>Yarra River: Use and Development Guidelines</i> (R.G. Harvey Pty. Ltd., 1991)	C60 Clause 15.01-1L
<i>Zero Net Emissions by 2020 – A Roadmap to a Climate Neutral City</i> (City of Melbourne, 2003)	C162



Melbourne Planning Scheme

Incorporated Document

Heritage Places Inventory March 2022 (Amended **May**
November 2023)

This document is an incorporated document in the Melbourne Planning Scheme pursuant to Section 6(2)(j) of the Planning and Environment Act 1987

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INTRODUCTION

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme which are categorised as 'significant' or 'contributory' are listed in this document. This document also indicates whether they are located in a significant streetscape.

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are 'non-contributory' if they are not:

- Categorised as 'significant' or 'contributory' in this document or another incorporated heritage document to the Melbourne Planning Scheme, or
- Graded in the *Heritage Places Inventory 2020 Part B* or another incorporated heritage document to the Melbourne Planning Scheme, or
- Contained in the *Central City Heritage Study Review 1993*.

The property listings are divided into the following geographical areas:

- Carlton and Carlton North;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- Southbank, South Wharf and Docklands and Port Melbourne; and
- South Yarra.

Within each area individual properties are listed alphabetically by street name and numerically.

In addition to this document, further information regarding heritage buildings can be found in the relevant heritage study, statement of significance and/or "Building Identification Form".

The policies in the Melbourne Planning Scheme applied by the Responsible Authority when considering relevant planning permit applications are dependent on the particular building category and whether it is in a significant streetscape.

The building category and significant streetscape definitions are in the Melbourne Planning Scheme.

DEFINITIONS

Term	Definition
Concealed/partly concealed	Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.
Contextual design	A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character.
Contributory heritage place	A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage precinct. A contributory heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.
Enhance	Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development.
Facadism	The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function.
Front or principal part of a building	The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.
Individual heritage place	An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct.
Lane	A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties.
Non-contributory	A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct.
Respectful and interpretive	Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials.
Services and ancillary fixtures	Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services.

PARKVILLE

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Bayles Street	12	Contributory	Significant
Bayles Street	14	Contributory	Significant
Bayles Street	16	Contributory	Significant
Bayles Street	18	Contributory	Significant
Bayles Street	20	Contributory	Significant
Bayles Street	22	Contributory	Significant
Bayles Street	26	Contributory	Significant
Bayles Street	28-30	Contributory	Significant
Bayles Street	32	Contributory	Significant
Bayles Street	34	Contributory	Significant
Bayles Street	36	Contributory	Significant
Bayles Street	38	Contributory	Significant
Bayles Street	40-48	Contributory	Significant (applies to both frontages)
Bayles Street	27-37	Significant	Significant
Benjamin Street	14	Contributory	Significant
Benjamin Street	16	Contributory	Significant
Benjamin Street	18	Contributory	Significant
Benjamin Street	20	Contributory	Significant
Benjamin Street	22	Contributory	Significant
Benjamin Street	24	Contributory	Significant
Benjamin Street	26	Contributory	Significant
Benjamin Street	13	Contributory	Significant
Benjamin Street	15	Contributory	Significant
Benjamin Street	17	Contributory	Significant
Benjamin Street	19	Contributory	Significant
Benjamin Street	21	Contributory	Significant
Benjamin Street	23	Contributory	Significant
Benjamin Street	25	Contributory	Significant
Brens Drive	Anzac Hall	Significant	-
Cade Way	1-99 (Former Royal Park Psychiatric Hospital)	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Church Street	2-4	Contributory	<u>Significant-</u>
Church Street	6-8	Contributory	<u>Significant-</u>
Church Street	10-12	Contributory	<u>Significant-</u>
Church Street	14	Contributory	<u>Significant-</u>
Church Street	16	Contributory	<u>Significant-</u>
Church Street	18	Contributory	<u>Significant-</u>
<u>Church Street</u>	<u>20</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	22	Contributory	<u>Significant-</u>
Church Street	24	Contributory	<u>Significant-</u>
Church Street	26	Contributory	<u>Significant-</u>
Church Street	28	Contributory	<u>Significant-</u>
Church Street	30	Contributory	<u>Significant-</u>
Church Street	32	Contributory	<u>Significant-</u>
Church Street	1-7	Contributory <u>Significant</u>	<u>Significant (applies to both frontages)-</u>
<u>Church Street</u>	<u>9</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	11-15	Contributory	<u>Significant-</u>
<u>Church Street</u>	<u>17</u>	<u>Contributory</u>	<u>Significant</u>
Church Street	19	Contributory	<u>Significant-</u>
Church Street	21-25	Significant <u>Contributory</u>	<u>Significant-</u>
Church Street	47	Contributory	-
Degraves Street	12	Contributory	Significant
Degraves Street	14	Significant	Significant
Degraves Street	16	Contributory	Significant
Degraves Street	18	Contributory	Significant
Degraves Street	20	Contributory	Significant
Degraves Street	22	Contributory	Significant
<u>Degraves Street</u>	<u>24</u>	-	<u>Significant</u>
Degraves Street	33	Significant	Significant
Degraves Street	35	Significant	Significant
Degraves Street	37	Significant	Significant
Degraves Street	39-43	Significant	Significant
<u>Elliott Avenue</u>	<u>Aboriginal Scarred Tree (Melbourne zoo)</u>	<u>Significant</u>	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Elliott Avenue	Carousel (Melbourne Zoo)	Significant	-
<u>Elliott Avenue</u>	<u>Melbourne Zoo (all land except for places included within the VHR, including Aboriginal Scar Tree)</u>	<u>Significant</u>	<u>-</u>
Elliott Avenue	Royal Melbourne Zoological Gardens	Significant	-
Fitzgibbon Street	14	Contributory	Significant
Fitzgibbon Street	16	Contributory	Significant
Fitzgibbon Street	18-20	Contributory	Significant
Fitzgibbon Street	22-24	Contributory	Significant
Fitzgibbon Street	26	Contributory	Significant
Fitzgibbon Street	28	Contributory	Significant
Fitzgibbon Street	46	Contributory	Significant
Fitzgibbon Street	48	Contributory	Significant
Fitzgibbon Street	50	Contributory	Significant
Fitzgibbon Street	52	Contributory	Significant
Fitzgibbon Street	54	Contributory	Significant
Fitzgibbon Street	56	Contributory	Significant
Fitzgibbon Street	58	Contributory	Significant
Fitzgibbon Street	60	Contributory	Significant
Fitzgibbon Street	62	Contributory	Significant
Fitzgibbon Street	64	Contributory	Significant
Fitzgibbon Street	66	Contributory	Significant
Fitzgibbon Street	68	Contributory	Significant
Fitzgibbon Street	70	Contributory	Significant
Fitzgibbon Street	72	Contributory	Significant
Fitzgibbon Street	74	Contributory	Significant
Fitzgibbon Street	86	Contributory	Significant
Fitzgibbon Street	88	Contributory	Significant
Fitzgibbon Street	90	Contributory	Significant
Fitzgibbon Street	92	Contributory	Significant
Fitzgibbon Street	94	Contributory	Significant
Fitzgibbon Street	96	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Fitzgibbon Street	11	Contributory	Significant
Fitzgibbon Street	13	Contributory	Significant
Fitzgibbon Street	15	Contributory	Significant
Fitzgibbon Street	17	Contributory	Significant
Fitzgibbon Street	19	Contributory	Significant
Fitzgibbon Street	21	Contributory	Significant
Fitzgibbon Street	23	Contributory	Significant
Fitzgibbon Street	39 -49 (Unit 2)	Contributory	Significant
Fitzgibbon Street	51	Contributory	Significant
Fitzgibbon Street	53-55	Contributory	Significant
Fitzgibbon Street	57	Contributory	Significant
Fitzgibbon Street	59	Contributory	Significant
Fitzgibbon Street	61	Contributory	Significant
Fitzgibbon Street	63	Contributory	Significant
Fitzgibbon Street	65	Contributory	Significant
Fitzgibbon Street	67	Contributory	Significant
Fitzgibbon Street	69-73	Significant	Significant
Flemington Road	199-207	Contributory	-
Flemington Road	30-36 (part)		
	<ul style="list-style-type: none"> 1908 Veterinary College building 	Significant	=
Flemington Road	40	Contributory	=
Flemington Road	42 (Ievers Reserve)	Significant	=
Flemington Road	72	Contributory	Significant-
Flemington Road	72A	Contributory	Significant-
Flemington Road	74	Contributory	Significant-
Flemington Road	76	Contributory	Significant-
Flemington Road	78	Contributory	Significant-
Flemington Road	80-84	Contributory	Significant-
Flemington Road	98 (includes 98 and 98A)	Contributory	Significant-
Flemington Road	100-102	Contributory	Significant
Flemington Road	122-124	Contributory	Significant-
Flemington Road	126	Significant Contributory	Significant-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Flemington Road	128	Contributory	Significant-
<u>Flemington Road</u>	<u>130-132</u>	<u>Contributory</u>	<u>Significant</u>
Flemington Road	Royal Park	Significant	Significant
<u>Gatehouse Street</u>	<u>2-4</u>	=	<u>Significant</u>
Gatehouse Street	6	Contributory	Significant
Gatehouse Street	8	Contributory	Significant
Gatehouse Street	10	Contributory	Significant
Gatehouse Street	12	Contributory	Significant
Gatehouse Street	14-18	Contributory	Significant
Gatehouse Street	22-24	Contributory	Significant
Gatehouse Street	26-32	Contributory	Significant
Gatehouse Street	34-36 <u>includes:</u>	Contributory	Significant
	• <u>34-36 Gatehouse Street</u>	<u>Contributory</u>	<u>Significant</u>
	• <u>Stable building</u>	<u>Significant</u>	<u>Significant</u>
<u>Gatehouse Street</u>	<u>42-48</u>	=	<u>Significant</u>
Gatehouse Street	50	Contributory	Significant
Gatehouse Street	52	Contributory	Significant
Gatehouse Street	54-56	Contributory	Significant
Gatehouse Street	58	Contributory	Significant
Gatehouse Street	60	Contributory	Significant
Gatehouse Street	62	Contributory	Significant
Gatehouse Street	64	Contributory	Significant
Gatehouse Street	66	Contributory	Significant
Gatehouse Street	68	Contributory	Significant
Gatehouse Street	70	Contributory	Significant
Gatehouse Street	72	Contributory	Significant
Gatehouse Street	74	Contributory	Significant
Gatehouse Street	76	Contributory	Significant
Gatehouse Street	78-80	Contributory	Significant
Gatehouse Street	82	Contributory	Significant
Gatehouse Street	84	Contributory	Significant
Gatehouse Street	86-88	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Gatehouse Street	90-92	Significant-	Significant
Gatehouse Street	96	Contributory	Significant
Gatehouse Street	98	Contributory	Significant
Gatehouse Street	100	Contributory	Significant
Gatehouse Street	110A	Significant	-
Gatehouse Street	106	Contributory	Significant
Gatehouse Street	108	Contributory	Significant
Gatehouse Street	110	Contributory	Significant
Gatehouse Street	112	Contributory	Significant
Gatehouse Street	114	Contributory	Significant
Gatehouse Street	116	Contributory	Significant
Gatehouse Street	118	Contributory	Significant
Gatehouse Street	120-122	Contributory	Significant
Gatehouse Street	124	Contributory	Significant
Gatehouse Street	126	Contributory	Significant
Gatehouse Street	128-130	Contributory	Significant
Gatehouse Street	132-134	Contributory	Significant
Gatehouse Street	136-138	Contributory	Significant
Gatehouse Street	140-142	Contributory	Significant
Gatehouse Street	144	Contributory	Significant
Gatehouse Street	146	Contributory	Significant
Gatehouse Street	148-150	Contributory	Significant
Gatehouse Street	154	Contributory	Significant
Gatehouse Street	156	Contributory	Significant
Gatehouse Street	158	Contributory	Significant
Gatehouse Street	160	Contributory	Significant
Gatehouse Street	162	Contributory	Significant
Gatehouse Street	164-166	Contributory	Significant
Gatehouse Street	168	Contributory	Significant
Gatehouse Street	170	Contributory	Significant
Gatehouse Street	172	Contributory	Significant
Gatehouse Street	174	Contributory	Significant
Gatehouse Street	176	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Gatehouse Street	178	Significant	Significant
Gatehouse Street	180	Significant	Significant
Gatehouse Street	182-186	Contributory	Significant
Gatehouse Street	188-198	Significant	Significant
Gatehouse Street	161-163, includes:		
	<ul style="list-style-type: none"> 161 (Walmsley House) 	Significant	Significant
Kirrip Crescent	2-14 (<u>Former Royal Park Psychiatric Hospital</u>)	Significant	-
Leonard Street	36-54, <u>includes:</u>	Contributory	-
	<ul style="list-style-type: none"> <u>36-38 The Avenue</u> 	<u>Contributory</u>	<u>Significant</u>
Manchester Lane	1-29 (Former Royal Park Psychiatric Hospital)	Significant	-
Manningham Street	2A (Southgate Lodge)	Significant	Significant
<u>Manningham Street</u>	<u>20-24</u>	<u>Contributory</u>	<u>Significant</u>
<u>Manningham Street</u>	<u>26-28</u>	<u>Contributory</u>	<u>Significant</u>
<u>Manningham Street</u>	<u>30-32</u>	<u>Contributory</u>	<u>Significant (applies to both frontages)</u>
<u>Manningham Street</u>	<u>34-40</u>	<u>Contributory</u>	<u>Significant (applies to both frontages)</u>
<u>Manningham Street</u>	<u>46-56</u>	<u>Significant</u>	=
Manningham Street	66	Contributory	-
Manningham Street	68	Contributory	-
Manningham Street	70	Contributory	-
Manningham Street	72-78	Significant <u>Contributory</u>	-
Manningham Street	1	Contributory	Significant -
Manningham Street	3	Contributory	Significant -
Manningham Street	21-25	Significant <u>Contributory</u>	Significant -
Manningham Street	27-31	Contributory	Significant -
Manningham Street	35	Contributory	Significant -
Manningham Street	39	Contributory <u>Significant</u>	<u>Significant (applies to both frontages)</u> -
<u>Manningham Street</u>	<u>79</u>	<u>Significant</u>	=
<u>Manningham Street</u>	<u>121</u>	<u>Significant</u>	=
<u>Manningham Street</u>	<u>123</u>	<u>Significant</u>	=

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Morrah Street	14	Contributory	Significant
Morrah Street	16	Contributory	Significant
Morrah Street	18	Contributory	Significant
Morrah Street	20	Contributory	Significant
<u>Morrah Street</u>	<u>22</u>	<u>Contributory</u>	<u>Significant</u>
Morrah Street	26-30	Contributory <u>Significant</u>	Significant (<u>applies to both frontages</u>)
Morrah Street	32	Contributory	Significant
Morrah Street	34	Contributory	Significant
Morrah Street	36	Contributory	Significant
Morrah Street	38-40	Contributory	Significant
Morrah Street	42	Contributory	Significant
Morrah Street	44	Significant	Significant
Morrah Street	46	Contributory	Significant
Morrah Street	48	Significant	Significant
Morrah Street	52	<u>Significant</u> Contributory	Significant
Morrah Street	54	Contributory	Significant
Morrah Street	56	<u>Contributory-</u>	Significant
Morrah Street	58	Contributory	Significant
Morrah Street	60	Contributory	Significant
Morrah Street	62	Contributory	Significant
Morrah Street	64-66	Contributory	Significant
Morrah Street	68-70	Contributory	Significant (<u>applies only to Park Drive frontage</u>)
Morrah Street	15	Contributory	Significant
Morrah Street	17	Contributory	Significant
Morrah Street	19	Contributory	Significant
Morrah Street	21	Contributory	Significant
Morrah Street	27	<u>Contributory</u> <u>Significant</u>	Significant
Morrah Street	29	<u>Contributory</u> <u>Significant</u>	Significant
Morrah Street	31	Contributory	Significant
Morrah Street	33	Contributory	Significant
Morrah Street	35-37	<u>Contributory-</u>	Significant
Morrah Street	39-41	<u>Contributory-</u>	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Morrah Street	43	Contributory	Significant
Morrah Street	45	Contributory	Significant
Morrah Street	47	Contributory	Significant
Morrah Street	49	Contributory	Significant
Morrah Street	51	Contributory	Significant
Morrah Street	53	Contributory	Significant
Morrah Street	55	Contributory	Significant
Morrah Street	57	Contributory	Significant
Morrah Street	61-63	Contributory	Significant
Morrah Street	65	Contributory	Significant
Morrah Street	67	Contributory	Significant
Morrah Street	69	Contributory	Significant
Morrah Street	71	Contributory	Significant
Morrah Street	73	Contributory	Significant
Old Poplar Road	Women's Dressing Pavilion	Significant	-
Park Drive	20-24	Contributory	Significant
Park Drive	26-30	-	Significant
Park Drive	32	-	Significant
Park Drive	34	Contributory	Significant
Park Drive	36	Contributory	Significant
Park Drive	38-40	Contributory	Significant
Park Drive	42-44	Contributory Significant	Significant (<u>applies to both frontages</u>)
Park Drive	54-58	Contributory	Significant
Park Drive	62	Contributory Significant	Significant
Park Drive	64	Contributory Significant	Significant
Park Drive	66	Contributory	Significant
Park Drive	68	Contributory	Significant
Park Drive	70	Contributory	Significant
Park Drive	72	Contributory	Significant
Park Drive	74	Contributory	Significant
Park Drive	76	Contributory	Significant
Park Drive	78-80	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	104-108	Contributory	Significant
Park Drive	110	Contributory Significant	Significant
Park Drive	112	Contributory Significant	Significant
Park Drive	114-118	Significant	Significant
Park Drive	122-124	Contributory	Significant
Park Drive	126-132	Significant-	Significant
Park Drive	134-140	Significant Contributory	Significant
Park Drive	142	Contributory	Significant
Park Drive	144	Contributory	Significant
Park Drive	146	Contributory	Significant
Park Drive	148	Contributory	Significant
Park Drive	150	Contributory	Significant
Park Drive	152	Contributory	Significant
Park Drive	154	Contributory	Significant
Park Drive	1-9	Significant Contributory	Significant
Park Drive	11	Contributory	Significant
Park Drive	13	Significant Contributory	Significant
Park Drive	15	Significant Contributory	Significant
Park Drive	17	Contributory	Significant
Park Drive	19-21	Contributory Significant	Significant
Park Drive	23	Contributory	Significant
Park Drive	25	Contributory	Significant
Park Drive	27	Contributory	Significant
Park Drive	29	Contributory	Significant
Park Drive	31	Contributory	Significant
Park Drive	33	Contributory	Significant
Park Drive	35	Contributory	Significant
Park Drive	39	Contributory	Significant
Park Drive	41	Contributory	Significant
Park Drive	43	Contributory	Significant
Park Drive	45	Contributory	Significant
Park Drive	47-49	Contributory	Significant
Park Drive	51	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	53	Contributory	Significant
Park Drive	55	Contributory	Significant
Park Drive	57	Contributory	Significant
Park Drive	59-63	-	Significant
Park Drive	65-67	Contributory	Significant
Park Drive	69	Contributory	Significant
Park Drive	71	Contributory	Significant
Park Drive	73	Contributory	Significant
Park Drive	75	Contributory	Significant
Park Drive	77	Contributory	Significant
Park Drive	79	Contributory	Significant
Park Drive	81-83, <u>includes:</u>	<u>Significant</u>	<u>Significant</u>
	• <u>81-83</u>	<u>Significant</u>	<u>Significant</u>
	• <u>81-83 (rear)</u>	<u>Contributory</u>	<u>Significant</u>
Park Drive	85	Contributory	Significant
Park Drive	87	Contributory	Significant
Park Drive	89	Contributory	Significant
Park Drive	91	Contributory	Significant
Park Drive	93	Contributory	Significant
Park Drive	95	Contributory	Significant
Park Drive	97-99	<u>Contributory-</u>	Significant
Park Drive	103	Contributory	Significant
Park Drive	105	Contributory	Significant
Park Drive	107	Contributory	Significant
Park Drive	109	Contributory	Significant
<u>Park Drive</u>	<u>111-119</u>	<u>Contributory</u>	<u>Significant</u>
Park Drive	121	Contributory	Significant
Park Drive	123	Contributory	Significant
Park Drive	125	Contributory	Significant
Park Drive	127-129	Contributory	Significant
Park Drive	131	Contributory	Significant
Park Drive	133	Contributory	Significant
Park Drive	135	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Park Drive	137	Contributory	Significant
Park Drive	139	Contributory	Significant
Park Drive	141	Contributory	Significant
Park Drive	143	Contributory Significant	Significant
Park Drive	145	Significant	Significant
Park Drive	147	Significant	Significant
Park Drive	149	Significant	Significant
Park Drive	151	Significant Contributory	Significant
Park Drive	153	Significant Contributory	Significant
Park Drive	155	Significant Contributory	Significant
Park Drive	157	Significant Contributory	Significant
Park Drive	159	Significant	Significant
Park Drive	169	Contributory Significant	Significant
Park Drive	171	Contributory	Significant
Park Drive	173	Significant	Significant
Park Drive	175	Significant	Significant
Park Drive	177	Contributory	Significant
Park Drive	179	Contributory	Significant
Park Drive	181	Contributory	Significant
Park Drive	183	Contributory	Significant
Park Drive	185	Significant	Significant
Park Drive	187	Significant	Significant
Park Drive	189-195	Contributory-	Significant
Park Drive	197	Contributory	Significant
Park Drive	199	Contributory	Significant
Park Drive	201	Contributory	Significant
Park Drive	203	Contributory	Significant
Park Drive	205	Contributory	Significant (<u>applies to all of Park Drive frontage</u>)
<u>Park Street</u>	<u>866-934, includes:</u>		
	• <u>866-934 (part) Park Street</u>	<u>Significant</u>	-
Poplar Road	36-56 <u>(North West Hospital)</u>	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
<u>Poplar Road</u>	<u>39-79 includes:</u>		
	<ul style="list-style-type: none"> <u>39-79 (part) Poplar Road</u> 	<u>Significant</u>	-
	<ul style="list-style-type: none"> <u>45 Poplar Road (Jennerian building)</u> 	<u>Significant</u>	-
Poplar Road	45	Significant	-
Royal Parade	-	Significant	-
Royal Parade	1	Contributory	Significant
Royal Parade	3	Contributory	Significant
Royal Parade	5	Contributory	Significant
Royal Parade	7-13	Contributory	Significant
Royal Parade	15	Contributory	Significant
Royal Parade	17	Contributory	Significant
Royal Parade	19	Contributory	Significant
<u>Royal Parade</u>	<u>21</u>	<u>Significant</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>23</u>	<u>Significant</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>25</u>	<u>Contributory</u>	<u>Significant</u>
<u>Royal Parade</u>	<u>27</u>	<u>Significant</u>	<u>Significant</u>
Royal Parade	21-27, includes:		
	<ul style="list-style-type: none"> 21-23 Royal Parade 	Significant	Significant
	<ul style="list-style-type: none"> 25 Royal Parade 	Contributory	Significant
	<ul style="list-style-type: none"> 27 Royal Parade 	Contributory	Significant
Royal Parade	29-31	Contributory	Significant
Royal Parade	33	Significant	Significant
Royal Parade	35-39	<u>Significant-</u>	Significant (<u>applies to both frontages</u>)
Royal Parade	43-49	Contributory <u>Significant</u>	Significant (<u>applies to both frontages</u>)
Royal Parade	51	Significant	Significant
Royal Parade	53	Significant	Significant
Royal Parade	55	Significant	Significant
Royal Parade	57	Contributory	Significant
Royal Parade	59	Contributory	Significant
Royal Parade	61	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Royal Parade	63-65	Significant Contributory	Significant
Royal Parade	67	Contributory	Significant
Royal Parade	69	Contributory	Significant
Royal Parade	71	Significant	Significant
Royal Parade	73	Contributory Significant	Significant
Royal Parade	75	Contributory	Significant
Royal Parade	77-83	Significant Contributory	Significant
Royal Parade	87	Contributory	Significant
Royal Parade	89	Contributory Significant	Significant
Royal Parade	91	Contributory	Significant
Royal Parade	93-97	Contributory	Significant
Royal Parade	99	Contributory	Significant
Royal Parade	101	Contributory	Significant
Royal Parade	103	Contributory	Significant
Royal Parade	105	Contributory	Significant
Royal Parade	107	Significant	Significant
Royal Parade	113-115	Significant Contributory	Significant (applies to both frontages)
Royal Parade	117	Contributory	Significant
Royal Parade	119	Contributory	Significant
Royal Parade	121-125	Significant Contributory	Significant
Royal Parade	127	Contributory	Significant
Royal Parade	129-133	Contributory-	Significant
Royal Parade	135-137	Contributory-	Significant
Royal Parade	139	Contributory-	Significant
Royal Parade	141	Contributory	Significant
Royal Parade	143	-	Significant
Royal Parade	149	Significant	Significant
Royal Parade	151-153	Significant-	Significant
Royal Parade	155	Significant	Significant
Royal Parade	157-175	Significant	Significant
Royal Parade	197-259; includes:	Significant	-
	• 1-31 Leonard Street	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
	• 197-203 Royal Parade	Contributory	-
	• 217 Royal Parade	Significant	-
<u>Royal Parade</u>	<u>283-291</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>303-309</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>311-321</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>355-365</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>381-405 includes:</u>		
	• <u>381-405 (part) Royal Parade</u>	<u>Significant</u>	=
<u>Royal Parade</u>	<u>419-443</u>	<u>Significant</u>	=
Royal Parade	499-507	Significant	-
Royal Parade	509-513	Significant	-
Royal Parade	543	<u>Significant</u> Contributory	-
Royal Parade	545	<u>Significant</u> Contributory	-
Royal Parade	547	<u>Significant</u> Contributory	-
Royal Parade	549	<u>Significant</u> Contributory	-
Royal Parade	551-559	Significant	-
Royal Parade	561-587 (Substation)	Contributory	-
Southgate Street	1-9	Significant	<u>Significant (applies to both frontages)-</u>
<u>Southgate Street</u>	<u>13</u>	<u>Contributory</u>	=
Southgate Street	25-29	Contributory	-
<u>St Georges Grove</u>	<u>1-5</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>4-10</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>7</u>	<u>Contributory</u>	<u>Significant</u>
<u>St Georges Grove</u>	<u>9</u>	<u>Contributory</u>	<u>Significant</u>
Story Street	24-26	Contributory	Significant
Story Street	28	Contributory	Significant
Story Street	30	Contributory	Significant
Story Street	32	Contributory	Significant
Story Street	34	Contributory	Significant
Story Street	36	Contributory	Significant
Story Street	38	Contributory	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
Story Street	40	Contributory	Significant
Story Street	42	Contributory	Significant
Story Street	44	Contributory	Significant
Story Street	46	Contributory	Significant
Story Street	48	Contributory	Significant
Story Street	50	Contributory	Significant
Story Street	52	Contributory	Significant
Story Street	54	Contributory Significant	Significant
Story Street	58	Contributory	Significant
Story Street	60	Contributory	Significant
Story Street	62	Contributory	Significant
Story Street	64	Contributory	Significant
Story Street	66	Contributory	Significant
Story Street	68	Contributory	Significant
Story Street	70	Contributory	Significant
Story Street	72	Contributory	Significant
Story Street	74	Contributory	Significant
<u>Story Street</u>	<u>76</u>	=	<u>Significant</u>
Story Street	78	Contributory	Significant
Story Street	80	Contributory	Significant
Story Street	82	Contributory	Significant
Story Street	84	Contributory	Significant
Story Street	86	Contributory	Significant
Story Street	88	Contributory	Significant
Story Street	90	Contributory	Significant
Story Street	92	Contributory	Significant
Story Street	1	Contributory	Significant
<u>Story Street</u>	<u>3</u>	=	<u>Significant</u>
Story Street	5	Contributory Significant	Significant
Story Street	77, includes:	Significant	Significant
	<ul style="list-style-type: none"> <u>77 Story Street (University High School)</u> 	Significant	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
	<ul style="list-style-type: none"> University High School Oval 	Significant	=
The Avenue	10-12	Contributory	Significant
The Avenue	14	Contributory	Significant
The Avenue	16	Contributory	Significant
The Avenue	18-20	Contributory	Significant
The Avenue	22	Significant	Significant-
The Avenue	24-26	Significant Contributory	Significant-
The Avenue	28-32	Significant Contributory	Significant-
The Avenue	40	Contributory	Significant-
The Avenue	42	Contributory	Significant-
The Avenue	44-52	Contributory	Significant-
The Avenue	54-66	Contributory	=
The Avenue	68-78	Significant	=
The Avenue	92-102	Contributory	=
The Avenue	104-114	Significant	=
The Avenue	116-156, includes:	Significant	-
	<ul style="list-style-type: none"> 156 The Avenue 	Significant	Significant
	<ul style="list-style-type: none"> 116 The Avenue 	Contributory	Significant
The Avenue	160-162	Significant	Significant (applies to both frontages)-
The Avenue	168-180, includes:		
	<ul style="list-style-type: none"> Stable building facing Mile Lane 	Significant	=
	<ul style="list-style-type: none"> Low stone fence along The Avenue frontage 	Contributory	=
The Avenue	182-190	Significant	Significant-
The Avenue	192-198	Significant	Significant-
The Avenue	212-222	Contributory	=
The Avenue	236-246	Significant	Significant
The Avenue	248-258	Significant	Significant
The Avenue	260-270	Significant Contributory	Significant-
The Avenue	272	Significant	Significant-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The Avenue	274	Significant	Significant
The Avenue	276	Significant	Significant
The Avenue	278	Significant	Significant
The Avenue	280-292	Significant	Significant
The Avenue	294	Significant	Significant
The Avenue	296	Significant	Significant
The Avenue	298	Significant	Significant
The Avenue	300	Significant	Significant
The Avenue	302	Significant	Significant
The Avenue	304	Significant	Significant
The Avenue	306	Significant	Significant
The Avenue	308	Significant	Significant
The Avenue	310	Significant	Significant
The Avenue	369 The Avenue (Park Keeper's Lodge)	Significant	Significant
The Avenue	Railway Bridge	Contributory	-
The University of Melbourne	1888 Building, Part of Former Melbourne Teachers College	Significant	Significant
The University of Melbourne	Baldwin Spencer Building (Old Zoology)	Significant	-
The University of Melbourne	Beaurepaire Centre	Significant	-
The University of Melbourne	Behan Building, Trinity College	Significant	Significant
The University of Melbourne	Botany Building (excluding North Wing)	Significant	-
The University of Melbourne	Chemistry Building (excluding East Wing)	Significant	-
The University of Melbourne	Clarke Building, Trinity College	Significant	Significant
The University of Melbourne	Colonial Bank Door	Significant	-
The University of Melbourne	Conservatorium of Music & Melba Hall	Significant	Significant
The University of Melbourne	Cricket Pavilion & Scoreboard	Significant	-

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The University of Melbourne	Former Bank Façade (Old Commerce Bldg)	Significant	-
The University of Melbourne	Former National Museum (Student Union Bldg)	Significant	-
The University of Melbourne	Gatekeepers Cottage (excluding 1962 extension)	Significant	Significant
The University of Melbourne	Grainger Museum	Significant	Significant
The University of Melbourne	Janet Clarke Hall	Significant	Significant
The University of Melbourne	Law School Building & Old Quadrangle	Significant	-
The University of Melbourne	Main Entrance Gates (Gate 6), Pillars & Fence	Significant	Significant
The University of Melbourne	Natural Philosophy Bldg	Significant	-
The University of Melbourne	Newman College	Significant	Significant
The University of Melbourne	Northern Market Reserve Wall	Significant	Significant
The University of Melbourne	Old Arts Building	Significant	-
The University of Melbourne	Old Engineering Building (1899 section only)	Significant	-
The University of Melbourne	Old Geology Building (Northern section only)	Significant	-
The University of Melbourne	Old Pathology Building (excluding the physics annex)	Significant	-
The University of Melbourne	Old Physics Conference Room & Gallery	Significant	-
The University of Melbourne	Ormond College	Significant	Significant
The University of Melbourne	Part of Former Melbourne Teachers College (Frank Tate Building)	Significant	-
The University of Melbourne	Peter Hall Building (formerly known as the Richard Berry Building)	Significant	-
The University of Melbourne	Queens College Main Wings	Significant	Significant

PARKVILLE			
Street	Number	Building Category	Significant Streetscape
The University of Melbourne	Systems Garden Tower	Significant	-
The University of Melbourne	Trinity Chapel & College	Significant	Significant
The University of Melbourne	Underground Car Park	Significant	-
The University of Melbourne	University House	Significant	-
The University of Melbourne	Veterinary and Agricultural Sciences Building	Significant	-
The University of Melbourne	Vice Chancellor's House	Significant	Significant
The University of Melbourne	Walter Boas Building (Former CSIRO Science Bldg)	Significant	-
The University of Melbourne	Wilson Hall	Significant	-
<u>Walker Street</u>	<u>30</u>	<u>Contributory</u>	<u>-</u>
Wimble Street	16	Contributory	Significant
Wimble Street	18	Contributory	Significant
Wimble Street	20	Contributory	Significant
Wimble Street	22	Contributory	Significant
Wimble Street	24	Contributory	Significant
<u>Wimble Street</u>	<u>26-28</u>	<u>Contributory</u>	<u>Significant</u>
Wimble Street	30	Contributory	Significant
Wimble Street	32	Contributory	Significant
Wimble Street	34	Contributory	Significant
Wimble Street	13	Contributory	Significant
Wimble Street	15	Contributory	Significant



Melbourne Planning Scheme

Incorporated Document

Heritage Precincts Statements of Significance February 2020
(Amended ~~April xxx~~ November 2022 2023)

**This document is an incorporated document in the Melbourne Planning Scheme
pursuant to Section 6(2) (j) of the Planning and Environment Act 1987**

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Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road was envisioned by Robert Hoddle as major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. The working class history of the precinct is particularly significant, demonstrated in the characteristically modest dwellings and historic mixed use development, including the proximity of houses to commercial, manufacturing and industrial buildings, historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements.

North and West Melbourne Precinct is of **social** significance. Residents value its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Victoria Market, Arden Street Oval and the city, is also highly valued.

The **aesthetic/architectural significance** of the North and West Melbourne Precinct largely rests in its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian development on the site of the former Benevolent Asylum, and historic mixed use buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and comparatively intact, with larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower a significant local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small scale commercial and industrial operations, concentrated in the secondary streets of the precinct.

Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts.

4.0 HQ4 – Parkville Precinct

4.1 History

~~Parkville Precinct is located in the suburb of Parkville. The predominantly residential precinct developed in the second half of the nineteenth century in sections around the perimeter of Royal Park.~~

~~From the late 1840s, Superintendent of the Port Phillip District, Charles La Trobe, was investigating establishing parklands for the residents of Melbourne. In a letter to the Melbourne Town Council of 1850, La Trobe outlined his policy for reserving land for the 'recreation and amusement' of the people. The policy included 2,560 acres north of the town of Melbourne, which 'the City Council may now, or at any future time judge proper to set apart and conveyed to the Corporation of Melbourne as a park for public use'.⁹⁷ It is unclear when the name Royal Park was formalised, but it was in use by November 1854 and is likely to have been associated with the naming of the adjacent Princes Park.⁹⁸~~

~~The establishment of Royal Park can be seen in the context of La Trobe's proposal to surround the city of Melbourne with a ring of parks and gardens, resulting in an inner ring of Fitzroy, Treasury, Parliament,~~

Alexandra and Royal Botanic Gardens and the Domain, and an outer ring including Yarra, Albert, Fawkner and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁹⁹

Royal Parade, originally known as Sydney Road, ran between Royal Park and Princes Park, and forms the eastern boundary of the current precinct. It too was formalised by the early 1850s. In 1853, the University of Melbourne was established on the eastern side of the Sydney Road. The growth and success of the university has influenced development in Parkville, with the institution and the suburb historically connected.

A suburb designated as 'Parkside', associated with Flemington Road, formed part of the northern extension of Melbourne as planned by 1852.¹⁰⁰ Parkside took in parts of what is now Parkville and North Melbourne, to either side of Flemington Road and along Queensberry Street West. By 1855, there had been some subdivision on the south and west sides of Royal Park. A reservation for the Church of England was located in a small subdivision which included Church and Manningham streets to the west of the park; and to the south was the reservation for the Hay, Corn and Horse Market.¹⁰¹

In the 1860s, Royal Park was used by the Acclimatisation Society, which had formed in 1861. In 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo.¹⁰² The failed Burke and Wills expedition departed from Royal Park in 1860, and was the most high profile event in the park's early history. By the late 1850s, cricket matches were also regularly played in the park, with Australian Rules football played there from the 1870s.¹⁰³ The use of the park for sporting activities has continued to the present day, and has included golf and baseball. In the 1880s, a railway line was constructed through Royal Park, with the Royal Park station giving access to the zoo. A cutting was made through the park to accommodate the line, revealing strata rock formations. A branch line from Royal Park to Clifton Hill was formed as part of the Inner Circle railway, which opened in 1888.¹⁰⁴ The park has also been used for military purposes since the nineteenth century, including being the site of a major training camp during World War I; and again during World War II when it hosted a camp for both Australian and American troops.

In 1868, there was controversy surrounding a proposal to alienate a portion of Royal Park for a narrow and largely linear subdivision abutting the west side of Royal Parade. To ensure an open landscape character was maintained, only one villa residence of stone or brick was permitted per allotment.¹⁰⁵ By 1872, a residential subdivision of smaller villa allotments had been created to the south of the intersection of what is now Gatehouse Street and Royal Parade. This subdivision created the east-west streets of Morrah, Bayles and Degraives, and the north-south streets of Fitzgibbons and Wimble.¹⁰⁶ In 1870, further subdivision and sale of land occurred in the suburb between Morrah Street, the newly named Story Street and along Park Street.¹⁰⁷ Gatehouse Street was also formed by 1870, with a wide median between it and Park Street, now known as Levers Reserve,¹⁰⁸ allowing for the channelling of the creek bed that ran parallel to the two streets.¹⁰⁹

Laneways were also created with the subdivisions. These for the most part provided access to the rears of properties, including access for services such as 'night carts'; and for horses stabled on properties, although stables were not common in the precinct due to its proximity to the city and early public transport.

The name 'Parkville' appears to have been adopted for the suburb by the mid-1870s, with newspaper reports referring to the Parkville cricket team in 1875.¹¹⁰ By 1887, the *North Melbourne Advertiser* was reporting that 'the pretty suburb has advanced with giant strides.'¹¹¹ The newspaper also commented that 'the suburb is strictly a residential one, being marred with only one public house, and benefitted by a couple of grocers' shops and one butchering establishment.'¹¹²

However, Morrah Street developed as a small service area, with the 1890 *Sands & McDougall* directory listing a baker, bookmakers, chemist, grocer and painter operating on the north side of the street.¹¹³ There were also a small number of shops along Royal Parade by this time, and a police station which had been established in the late 1870s.¹¹⁴ The two-storey Parkville Post Office was constructed in 1889 in Bayliss Street, after residents lobbied for its location to be in the residential suburb rather than at the university as first proposed.¹¹⁵

It has been noted that the majority of dwellings in Parkville were erected between the early 1870s and early 1890s.¹¹⁶ Certainly, MMBW plans of the 1890s show that by this time the three residential subdivisions of Parkville to the west, south and east of Royal Park were substantially developed, although some vacant allotments remained along Park Street. The vast majority of buildings in the suburb were constructed of brick, with more limited use of stone. While substantial detached villas set back from the street had been constructed on The Avenue (then Park Road), rows of single and double-storey terraces had been constructed in the southern part of the precinct.¹¹⁷ The mostly two-storey houses along The Avenue and Gatehouse Street faced west to Royal Park, which by the late nineteenth century had assumed a more organised character, with roads and pathways providing access to different sections of the park.¹¹⁸

Development of the suburb continued into the twentieth century, with construction of residences on previously vacant allotments. An electric tramline was established through Royal Park in the 1920s.¹¹⁹ University High School was constructed on the south side of Story Street in 1929, on the former horse market site, adjoining the present precinct boundary. In the mid-1930s, the former church site on Manningham Street was subdivided around the new street of St George's Grove.¹²⁰ Blocks of flats were also constructed along Morrah Street in the interwar period. In the mid-twentieth century, the Royal Children's Hospital moved from Carlton to the south side of Royal Park.

Parkville has retained its predominantly residential character, and relatively limited development has occurred in the suburb since the mid-twentieth century, particularly in the south of the precinct. Along The Avenue through to Royal Parade, there has been some infill development with the construction of modern apartment and office blocks.

Many of the suburb's residents have historically been professionals and academics, choosing to live in Parkville because of its proximity to the university, its colleges, and the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's.

4.2 Description

The extent of the Parkville Precinct is identified as HO4 in the planning scheme maps.

Royal Park, incorporating the Melbourne Zoological Gardens, is partly surrounded by, and also adjoins the precinct.

Significant and contributory development in the Parkville Precinct dates from the second half of the nineteenth century, with some limited development through to the interwar period.

Parkville Precinct is predominantly residential and a remarkably intact Victorian precinct, with very little replacement of the first or original dwellings. Residences include one and two-storey Victorian terraces, in pairs and rows; and some Edwardian and interwar buildings. Larger more substantial villas are in the north of the precinct, and throughout to prominent corners. Double-storey terraces are the dominant building form. Modest single-storey and single-fronted cottages have more limited representation.

Historic residential development is typically of high quality, with dwellings that are richly detailed and of high integrity. There are few modern buildings or visible additions to historic buildings. Most streets retain their original nineteenth century character, and many also have a consistent scale and regularity of dwelling types, form and materials. Rears of buildings have an unusually high level of visibility in parts of the precinct, including views of intact rear first floors.

Brick is the predominant construction material, with rendered masonry, face brick and some very fine examples of bi-chrome and poly-chrome brickwork. Other characteristics of residential buildings include verandahs with decorative cast iron work, the latter displaying a rich variety of patterns; verandahs and paths which retain original tessellated tiling; eaves lines and parapets which are detailed and ornamented, including

with urns and finials; and side or party walls which extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated.

A high number of original iron palisade fences on stone plinths survive to front property boundaries. Roofs are mostly hipped, slate cladding is common, and chimneys are prominent and visible. Smaller scale rear wings are also common to the two-storey terraces, and visible to street corners and lanes. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Other characteristics of development in the precinct include residences with lower ground floors or half-basement levels, reflecting the topography. There are dwellings with entrances below ground/street level on the west side of Park Drive.

North Parkville has more substantial historic dwellings, often free standing, including on The Avenue and in the northern section of Royal Parade. The Avenue is distinguished by its long curving alignment, oriented to Royal Park to the west. It was historically, and remains, a street of some grandeur where large historic residences were constructed, notwithstanding the introduction of several large scale developments in the later twentieth century. Many of the grand residences have also been adapted to non-residential uses, with a consequent negative impact on settings, including the introduction of extensive car parking. The height of buildings on the street also varies, significantly in some instances. The southern area of The Avenue has smaller allotments by comparison, but still generous in size with some substantial nineteenth century terrace rows.

Royal Parade also historically attracted larger and grander residential development, as befits its boulevard status. Auld Reekie and Nocklofty are substantial and significant Edwardian dwellings constructed between 1906 and 1910. Deloraine Terrace, a significant row of Boom style 1880s terraces is also at the northern end of the parade. A concentration of significant non-residential development including the Uniting Church, former College Church, and historic former police station complex are located south of Macarthur Road.

South Parkville was developed with nineteenth century terrace housing, and is remarkably intact and consistent, with streets of high integrity and some of the best examples of historic terrace rows in Victoria. As with The Avenue, development in Gatehouse Street, predominantly two-storey Victorian terraces, also addressed Royal Park. Park Drive has a consistent Victorian character, and is distinguished through its width and central median. On the east side, there are several large and prominent Victorian villas, with substantial if irregular allotments, including to corners.

West Parkville, in the area centred on Manningham, Church and Southgate streets and St George's Crescent, provides some contrast in terms of streetscape character and development. It has a greater diversity of buildings, from nineteenth century dwellings to interwar and post-war residential development.

In the lanes, rear boundary walls to properties retain some original fabric, but the majority have been modified to accommodate vehicle access. Lanes also generally afford an unusually high level of visibility to the rears of properties, many of which retain intact first floor elevations and rear wings. Of note in this context is Levers Reserve, between Gatehouse Street and Park Drive, which is a wide reserve with flanking ROWs and provides both access to, and views of the rears of properties on the latter streets. Interestingly, stables to rear lanes are not typical of the precinct, reflecting its historical proximity to the city and early public transport.

There are few commercial or institutional buildings in the precinct; a small number are associated with the University of Melbourne. Civic buildings include the post office in the south of precinct.

4.2.1 Pattern of development

Much of the precinct area was subdivided on land released from Royal Park, or originally set aside for markets or other public purposes.

Residential subdivision patterns vary within the precinct, with three distinct areas. North Parkville has larger allotments, with this area mostly developed in the latter part of the nineteenth and early twentieth century. South Parkville has a more regular subdivision pattern, with a grid of connected streets and lanes, and a greater consistency of allotment sizes. In the west of the precinct, or West Parkville, the subdivision is more irregular, with smaller and larger allotments.

The precinct is associated with several important Melbourne thoroughfares and boulevards. Royal Parade was historically the main road from Melbourne to Sydney, and has had a major influence on development in the precinct. Flemington Road is another important early boulevard of Melbourne, and a boundary to the southern edge of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Royal Parade and Flemington Road.

More generally, the precinct's streets are typically wide, with deep footpaths and generous medians. Laneways run between and in parallel with the residential streets. Of particular note in this context is Levers Reserve, a distinctively shaped reserve which runs parallel between Gatehouse Street and Park Drive, and is wide at its south end and narrow at its north end. It is crossed by Story, Morrah and Bayles streets, and has a central landscaped median which is flanked by stone-pitched ROWS which are effectively secondary streets, providing access to the rears of properties to Gatehouse Street and Park Drive.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

4.2.2 Parks, gardens and street plantings

Royal Park, with its expansive open landform, is a dominant presence in the precinct. It is valued for its remnant indigenous vegetation, including trees, shrubs and grasslands, together with mature tree avenues and specimen trees, including exotics. It is notable, within the context of inner Melbourne parks, for its retention of indigenous vegetation and maintenance of its natural character. Open spaces are used for passive and informal recreation, with more formalised sports played on several ovals and related facilities. The park also affords generous views and vistas out, to the city and to development in Parkville to the east; and internal vistas which enable viewers to experience what is comparatively a vast park landscape within inner Melbourne.

There are also views to Royal Park from within the precinct, including from the east, south and west of the park.

Royal Parade is a leafy and treed boulevard. It is divided into three sections comprising the central full width main carriageway, separated from flanking service roads to either side by grassed medians and road plantations comprising elms planted in the early twentieth century. The service roads are also bordered by elm plantations and grassed medians, which on the west side provide expansive green settings to development on the eastern (Royal Parade) edge of the precinct.

As noted, Levers Reserve is a landscaped linear area extending from Bayles Street in the north to Flemington Road in the south; Gatehouse Street also has street plantings. In parts of the precinct, particularly in the north, deep front setbacks and front gardens to properties additionally contribute to the garden character of the precinct.

4.3 Statement of Significance

Parkville Precinct (HO4) is of state significance. It satisfies the following criteria:

- Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).

- ~~Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).~~
- ~~Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).~~

What is significant?

Parkville Precinct is predominantly residential in character, and was developed in sections around the perimeter of Royal Park. Significant and contributory development dates from the second half of the nineteenth century, with some limited development through to the interwar period. Royal Park has historically comprised the majority of the precinct area, with historic residential subdivisions located to the south, east and west of the park. Within the park are extensive informal parklands, sporting facilities and the Melbourne Zoo. Landscaped medians and reserves, and mature street plantings and rows, are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- ~~Typical nineteenth century building characteristics including:

 - ~~Use of face brick, including bi-chrome and poly-chrome brickwork, and rendered masonry building materials.~~
 - ~~Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative cast iron work, including a rich variety of patterns; verandah floors and paths which retain original tessellated tiling; iron palisade fences on stone plinths; and limited or no side setbacks.~~~~
- ~~Streets of consistent heritage character with dwellings of high quality and integrity, and few visible additions to historic buildings.~~
- ~~Very high proportion of surviving first or original dwellings.~~
- ~~South Parkville being an example of an area of particularly intact Victorian residential development.~~
- ~~Residential character of the precinct emphasised by historically limited presence of commercial and non-residential development.~~
- ~~Limited later development as evidenced in Edwardian and interwar buildings.~~
- ~~Typically low scale character, of mainly two-storeys, with some single-storey and larger two-storey dwellings.~~
- ~~Rears of properties, including rear wings and first floors, contribute to the heritage character where they are visible and intact.~~
- ~~Historically important associations with the University of Melbourne and nearby hospitals.~~
- ~~Larger scale development including multi-storey modern buildings mostly confined to parts of Royal Parade and The Avenue, with low scale historical development and minimal infill to the remainder of the precinct.~~
- ~~Nineteenth century planning and subdivision as evidenced in:

 - ~~Large allotments in the north of the precinct (North Parkville), on Royal Parade and along the curved alignment of The Avenue.~~~~

- Regular grid and typical hierarchy of principal streets and lanes, with greater consistency of smaller allotment sizes in the south of the precinct (South Parkville).
- Irregular subdivision, with smaller and larger allotments, in the west of the precinct (West Parkville).
- Levers Reserve.
- Importance of major roads and thoroughfares which border the precinct, with their historical status demonstrated in surviving significant development, including Royal Parade with its larger and grander residences. Flemington Road is another important early Melbourne boulevard.
- Dominance of Royal Park beyond the precinct, with its expansive open landform, and relationship with the adjoining The Avenue and Gatehouse Street.
- Views into and out from Royal Park to bordering development and beyond.
- Importance of gardens and treed character, including generous grassed medians, and deep front setbacks and front gardens to properties, particularly in the north.
- Stature of Royal Parade is enhanced by street tree plantings and rows, wide grassed medians and deep footpaths.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

Parkville Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

Parkville Precinct is of **historical significance**, as a remarkably intact Victorian-era precinct, with high quality historic residential development, dwellings that are richly detailed and of high integrity, and graceful streets of consistent heritage character. The precinct developed in the second half of the nineteenth century to the perimeter of Royal Park, on land which was alienated from the park or originally set aside for markets or other public purposes. The relationship with the park is reflected in the suburb's name. Royal Park was established in the 1840s as one of the ring of parks and gardens reserved by Superintendent of the Port Phillip District, Charles La Trobe. This was a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. An early high profile event in the park was the departure of the failed Burke and Wills expedition in 1860; and in 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo. Royal Park is also significant for its long association with sport and recreation, both formal and more passive. Royal Parade on the eastern side of the precinct was formalised by the early 1850s, and is historically significant as the main road from Melbourne to Sydney. The parade, with Flemington Road, was envisioned by Robert Hoddle as a major route out of Melbourne, the status confirmed in the *Roads Act* of 1853. The establishment of Royal Parade also had a major influence on development in the precinct, including attracting larger and grander residences to the west side of the road, as befits its boulevard status. The University of Melbourne was established on the eastern side of the road in 1853, and has historically been strongly linked to the precinct, with many academics taking up residence as did professionals attracted by proximity to the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's. The majority of residences were constructed between the

early 1870s and early 1890s, with the precinct rapidly established as a prestigious residential area. Little in the way of commerce or other non-residential land uses were established in the precinct.

Parkville Precinct is of **social significance**. It is highly regarded in Melbourne for its intact Victorian streetscapes and buildings. Residents of the precinct also value the heritage character of the suburb, and demonstrate a strong sense of community and ongoing association with Parkville. Royal Park is also highly valued, both locally and more widely. For residents of the precinct, a highly regarded attribute of living in the suburb is the proximity to the park and the opportunity it presents for formal and informal recreation and the appreciation of its landscape character and qualities.

The **aesthetic/architectural significance** of the Parkville Precinct largely rests in its Victorian-era development. It is one of Melbourne's most intact Victorian precincts, with comparatively few modern buildings or visible additions to historic buildings, and very little replacement of original dwellings. Two-storey terraces are the dominant building form, complemented by single-storey dwellings and more substantial villas and large houses, some of which are highly ornate and sited at prominent corners. South Parkville in particular is remarkably intact and consistent, with some of Victoria's best examples of historic terrace rows. Different subdivision and development patterns are also evident in the northern, southern and western areas of Parkville. North Parkville is distinguished by large allotments and substantial often free-standing historic dwellings; South Parkville has a more regular grid of streets and lanes, and greater consistency of allotment sizes and building forms; and West Parkville has a more irregular pattern with smaller and larger allotments, and greater building diversity. Lanes are a significant feature of the precinct, and demonstrably of nineteenth century origin and function. Royal Park is of aesthetic significance, as a vast park landscape within inner Melbourne and a dominant presence adjacent to the precinct. It has remnant indigenous vegetation and tree avenues and specimen trees. The park affords views and vistas out, to the city and development in Parkville; complemented by generous internal vistas. The historic relationship between Royal Park and the precinct is reflected in development on the adjoining frontage of The Avenue and Gatehouse Street, where often substantial dwellings address the park. The precinct is additionally significant for its treed and garden character, reflected again in the parks and open spaces, including Levers Reserve; wide streets with deep footpaths and generous grassed medians; and deep front setbacks and front gardens to properties, particularly in the north of the precinct.

5.0 HO6 – South Yarra Precinct

5.1 History

South Yarra Precinct is located within the suburb of South Yarra. The suburb was developed from the 1840s, on mostly elevated land on the south side of the Yarra River.

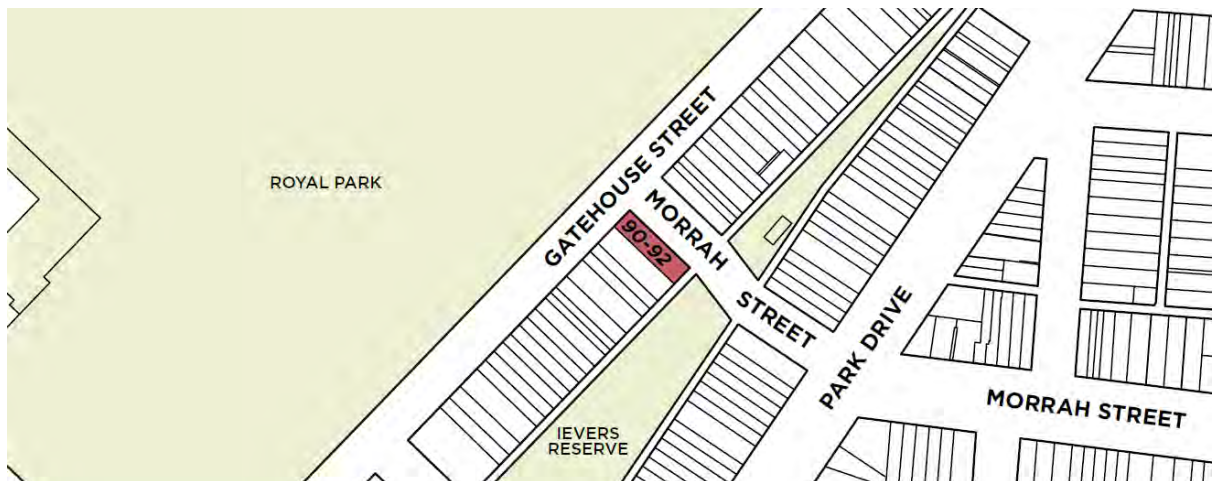
Residential development in the precinct area began in the 1840s, after closure of an Aboriginal mission located on the south bank of the Yarra River between 1837 and 1839. In 1840, a survey plan was prepared by T H Nutt for 21 large 'cultivation' allotments on the south of the river.¹²¹ Although this plan was subsequently amended by Charles La Trobe, Superintendent of the Port Phillip District, to provide for extensive parkland and government reserves, thirteen remaining allotments north of the future Toorak Road (then the road to Gardiner's Creek) were sold in 1845-1849. These large rectangular allotments influenced the later layout of streets in South Yarra, including in the centre and east of the precinct.¹²²

Early land owners included J Anderson and H W Mason, both of whom had streets named after them. The elevated land, with the high point of Punt Hill close to the intersection of today's Punt and Domain roads, was especially attractive to new residents, including wealthy graziers (as their town base), city merchants and professionals, and members of the legal profession.¹²³

The establishment of public parks and gardens in and adjoining the precinct was highly influential in its subsequent development. They can also be understood in the context of a proposal, largely credited to La

Statement of Significance: Saunders House, 90-92 Gatehouse Street, Parkville (July 2023)

Heritage Place:	Saunders House 90-92 Gatehouse Street, Parkville	PS ref no:	HO1435
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What is significant?

The Saunders House at 90–92 Gatehouse Street, Parkville, built in 1962, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original external form, materials and detailing
- high level of integrity to its original design
- original pattern of fenestration including clerestory, highlight and sidelight windows
- prominent, yellow-painted front door
- original salvaged-brick and wrought-iron fence.

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MELBOURNE PLANNING SCHEME

More recent alterations and additions, including the glass block infill to the dining room window and front door sidelights, the insertion of a third window to the kitchen (facing Gatehouse Street), and the roof-mounted air-conditioning unit, are not significant.

How is it significant?

The Saunders House at 90–92 Gatehouse Street, Parkville, is of representative, aesthetic and associative significance to the City of Melbourne.

Why is it significant?

The Saunders House is of representative significance as an example of a largely intact Modernist house. Key design elements representative of the style include its response to its site, informality in planning, expressed structure, use of unadorned materials, and bold geometric forms. (Criterion D) The Saunders House is of aesthetic significance as the only residential design by David and Doreen Saunders. Designed as a home for the Saunders family, it demonstrates careful consideration and manipulation of the terrace typology. The skillion roof and stepped-back levels create a sloping frontage that reflects the established Victorian-era terrace house typology in Parkville, in order to conform with the strict planning regulations of the compact urban block at the time. The roof is split in the middle to allow for additional windows, so that natural light flows into the tightly planned interiors. The Saunders House received critical praise from peers and the general public, including architect and academic Dr Reyner Banham, who defined the term 'New Brutalism' in 1955, and architecture critic Neville Quarry, who celebrated the design in 1967 as 'modern un-imitative architecture'. (Criterion E)

The Saunders House is significant for its association with the well-regarded architectural historian David Saunders. Saunders was a seminal figure in the study of nineteenth-century Australian architecture, completing his thesis work on the architectural work of Joseph Reed and terrace housing in Melbourne, and was an early advocate of heritage conservation. Saunders was a graduate of the University of Melbourne, and lectured at the university from 1956 to 1968, during which time he designed and built the Saunders House with his wife Doreen for their young family. (Criterion H)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Marjilone, 46–56 Manningham Street, Parkville (July 2023)

Heritage Place:	Marjilone 46-56 Manningham Street, Parkville	PS ref no:	HO1436
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What is significant?

Marjilone at 46–56 Manningham Street, Parkville, built in 1941–43, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, fabric and detailing
- high level of integrity to the original design
- original, asymmetrical H-shaped plan with integrated central courtyard
- pattern and size of original fenestration
- treatment of the façades with a combination of tan and clinker brick and decorative brick courses
- original Moderne elements and detailing, including wide horizontal windows with timber mullions, curved balconies to the interior courtyard, tubular metal balustrades and handrails, and decorative brickwork
- other decorative details such as the exterior fence and landscaping.

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MELBOURNE PLANNING SCHEME

More recent alterations and additions, including the replacement of some window panes and the introduction of later pipes and services, are not significant.

How is it significant?

Marjilone at 46–56 Manningham Street, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Marjilone is historically significant as a highly externally intact example of an early 1940s block of flats with Moderne detailing. It was designed by Ray Johnson, a prolific Melbourne architect who was responsible for the design of numerous blocks of flats in suburban Melbourne from the 1920s, and who would later become a councillor and mayor of St Kilda. The building is significant as a later example of his designs for flats. It demonstrates the balance between the growing popularity of high-density inner-city accommodation, and the importance placed on spacious modern living. It is historically representative of flat development during World War II, when land in inner-city suburbs was at a premium and flats were developed on land subdivided from Victorian-era estates, or replacing earlier houses. Marjilone is a key extant example of wartime flat design in Melbourne, showcasing the use of design solutions to respond to available land, and to offset the lack of materials and wartime austerity. (Criterion A)

The design and plan of Marjilone have representative significance, demonstrating the enduring design principles of the interwar and wartime period and the continued popularity of the Moderne style. The building forms part of a wider tradition of flats in the inner city, providing convenient, modern accommodation to attract a professional, middle-class audience to inner-city living, while maximising the use of space. It is a notable example of its typology as an asymmetrically shaped block of flats with an integrated central courtyard. The building displays an asymmetrical H-shape that appears to be highly uncommon in the Melbourne area, yet is clearly derived from the popular U-shaped plan of flats that emerged in the 1930s, and is seen at earlier interwar flats along Royal Parade in Parkville. These plans were designed to maximise the use of narrow or irregular lots, offering privacy and access to natural light and pleasant views, while minimising outside noise. This plan type is representative of the focus placed upon health and wellbeing that emerged in the 1930s, and the growing awareness of the benefits of sunshine and open green spaces. However, the design of Marjilone is somewhat unusual, with this courtyard situated to the rear of the property and so facing away from the street, whereas the convention was to have the courtyard facing towards the public domain. This design is representative of the evolution of the form, with greater emphasis placed upon the privacy of the residents towards the 1940s. Constructed in 1941–43, it serves as a highly intact example of later interwar and wartime interpretations of the Moderne style. Its use of pale brick and restrained detailing is representative both of the lack of materials and the effects of wartime austerity. It showcases typical elements of the style and is representative of the widespread and enduring popularity of the typology towards the end of its period. (Criterion D)

Marjilone has aesthetic significance as an excellent example of an early wartime interpretation of the Moderne style. The 1941–43 building is highly externally intact to its original design, retaining its original form and much of its original fabric. Although its design is restrained, typical of the early 1940s, its asymmetrical plan and projecting bays create a visually dynamic form. Its plan responds to both the shape of its lot and its position on the bend of the road, incorporating angular, projecting bays that create a faceted character to the primary, western elevation. The building is designed to be viewed from different angles, with visual interest created along the projecting bays through brick courses and bold window designs. Although new landscape plantings have been introduced, their design enhances the presentation of the property and it makes a positive contribution to the surrounding streetscape. Marjilone illustrates enduring Moderne motifs across the façades visible in the public domain and within the private courtyard, with a strong emphasis on the interplay of horizontality and verticality. This is evident in the columns of glazing and rectangular bays that are juxtaposed against the line of the brick courses and windows. Its material palette is limited, yet the design is highly effective, with the incorporation of typical Moderne details, such as the timber

MELBOURNE PLANNING SCHEME

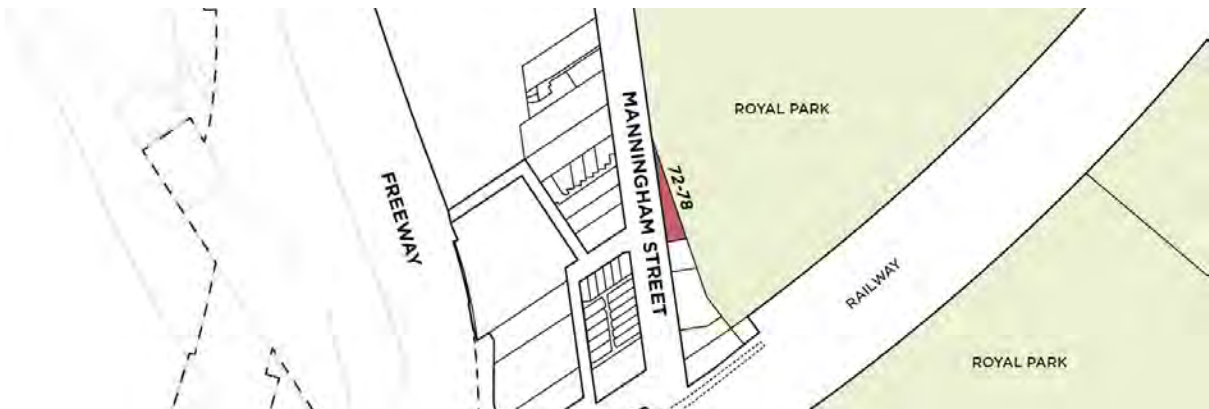
mullions to the windows, and the curved balconies and tubular metal balustrades, enhancing its presentation. The use of pale brick is characteristic of later Moderne buildings and compares well with similar properties throughout the City of Melbourne and surrounding municipalities, demonstrating a consistency and finesse of detail. It evinces the evolution of the Moderne style throughout the interwar period and is an excellent interpretation of wartime design. It is a strong example, and arguably one of the best representations, of Harry 'Ray' Johnson's later work in the Moderne style, which is uncommon in the Parkville area. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: 72–78 Manningham Street, Parkville, (July 2023)

Heritage Place:	72–78 Manningham Street, Parkville	PS ref no:	HO1437
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What is significant?

72–78 Manningham Street, Parkville, built in 1940–41, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original external form, including the high pitch of the roof form
- building's materials and detailing, including its brick construction with areas of decorative brick detailing
- building's high level of integrity to its original design

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MELBOURNE PLANNING SCHEME

- pattern and size of original fenestration
- original bluestone foundations to the garden fence
- treatment of the façades with rendered masonry, and clinker brick—particularly the use of both stretcher and header bond
- irregular, narrow lot.

More recent alterations and additions, including the introduction of services, are not significant.

How is it significant?

72–78 Manningham Street, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

72–78 Manningham Street is historically significant as a highly externally intact example of a modest interwar dwelling designed in the Old English Revival style at the end of the interwar period. Constructed in 1940–41, the building demonstrates the enduring popularity of the typology and the ongoing preference for brick construction throughout the interwar period. Its situation on a narrow, irregular lot, replacing an earlier property on the site, is reflective of the interwar period of development in the Parkville area, where the remaining residual lands from Victorian estates, and modest Federation dwellings, were redeveloped to provide accommodation for professionals in the area. 72–78 Manningham Street is an uncommon example of the typology in the Parkville context. It provides an understanding of the introduction of modest, affordable accommodation at the fringes of the suburb, and, through its restrained design, the impact of the Depression and the austerity of the early war years on architectural design and fabrication at the end of the interwar period. (Criterion A)

72–78 Manningham Street has representative significance as a highly intact dwelling, demonstrating the evolution of the Old English Revival style at the end of the interwar period. Melbourne went through a significant period of interwar residential development, with significant interwar layers visible in the built form of many suburbs. Although this layer is not as prevalent in the Parkville context, the Late Interwar Dwelling at 72–78 Manningham Street continues to provide an understanding of how the typology changed throughout the period, and was adapted to suit irregular spaces. The property maximises the use of space and incorporates key details such as the steep pitch of the gable roof, which remained prevalent in the style from the 1920s. However, the restraint of the design and the limited use of ornamentation make it particularly representative of the later phase of the interwar period, providing a counterpoint to earlier, grander dwellings, found throughout Melbourne (particularly in areas such as South Yarra). Its modest scale, but careful design is typical of interwar Old English Revival cottages, and it showcases characteristic elements of the style, making it representative of the widespread and enduring popularity of the typology in the period. (Criterion D)

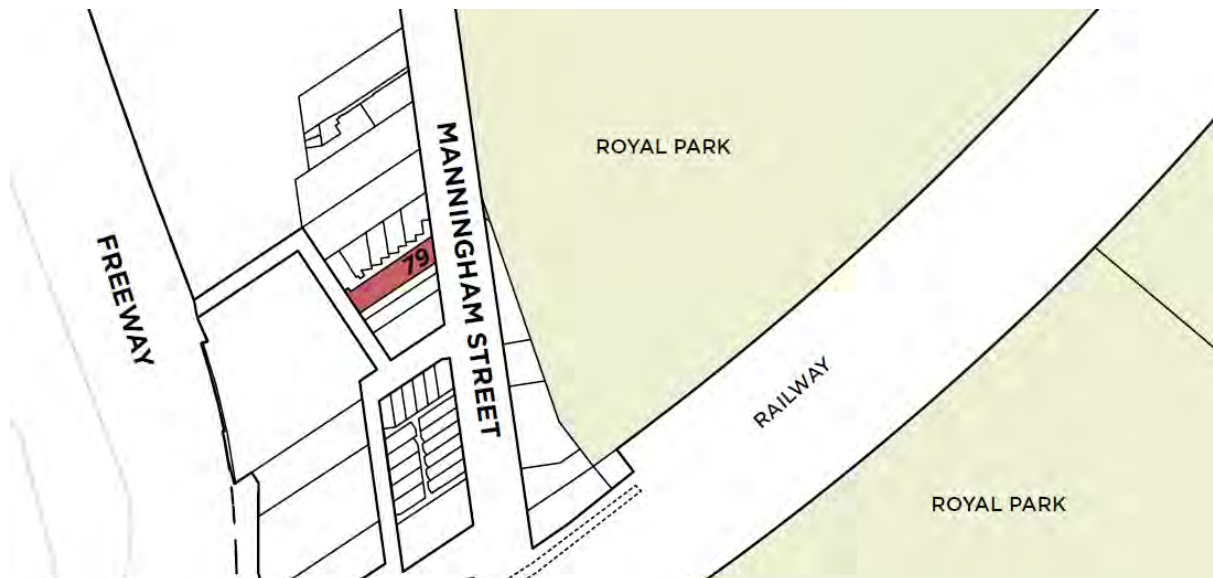
72–78 Manningham Street has aesthetic significance as an excellent example of a late interwar cottage with Old English Revival elements. The key Old English Revival details include the steeply pitched gabled roof, the masonry construction and use of clinker brickwork, the irregular massing of the wings, and the decorative brick detailing, such as corbelling. Although it demonstrates modest proportions and simple detailing compared to earlier examples of the style, it is an excellent example of the restraint of the early 1940s. The irregular massing of the site maximises the use of the lot, and the use of render with contrasting brickwork creates a bold presentation to the streetscape, giving the site a high degree of landmark quality in its immediate setting. It is highly externally intact, and as a late interwar interpretation of the Old English Revival style, has some rarity in the Melbourne area, providing an aesthetic counterpoint to the elaborate early interwar dwellings that developed elsewhere in the city. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: 79 Manningham Street, Parkville (July 2023)

Heritage Place:	79 Manningham Street, Parkville	PS ref no:	HO1438
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What is significant?

79 Manningham Street, Parkville, built in 1940–1942, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, including the prominent vertical volume massing

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MELBOURNE PLANNING SCHEME

- distinctive curved edges
- stair tower, balcony and fenestration
- window joinery and steel-framed windows
- reserved detailing, including unpainted brickwork and brown brick edging
- high level of integrity to its original design.

More recent alterations, including an addition to the rear of the property, the front timber fence and water tank, are not significant.

How is it significant?

79 Manningham Street, Parkville, is of local representative significance to the City of Melbourne.

Why is it significant?

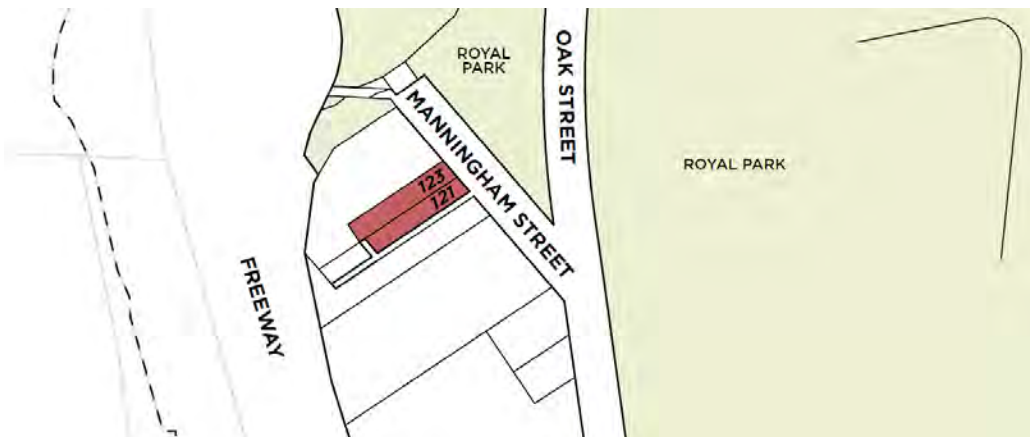
The house at 79 Manningham Street, Parkville, is a highly intact, representative example of an individual house designed in the Moderne style. This is an unusual application of the Moderne style within the City of Melbourne, as the style was more commonly employed for flats, apartments and commercial buildings. The Moderne style is expressed through simple horizontal banded detailing, and an emphasis on vertical and horizontal geometric forms. However, the overall massing of the house predominantly emphasises vertical elements expressed through the vertical stair windows and curved corners, showcased in the curved parapeted form to the southeast corner and the cylindrical form of the projecting ground floor room that continues up to form a first-floor balcony. This is unusual for the Moderne style, and a response to the subject site's narrow suburban block. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street, Parkville (July 2023)

Heritage Place:	Clyde Villa and Hopetoun Villa, 121 and 123 Manningham Street, Parkville	PS ref no:	HO1439
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What is significant?

Clyde Villa and Hopetoun Villa at 121 and 123 Manningham Street, Parkville, built in 1880–81, are significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- semi-detached pair of Victorian houses, each with an asymmetrical façade
- houses' original Italianate detailing, including slate hipped slate roof; verandah with cast-iron columns and frieze, and bracketed eaves; and chimneys with moulded capping
- houses' original setback and garden setting, in particular the circular path and garden layout
- houses' pattern and size of original fenestration.

More recent alterations and addition to the rear of the houses are not significant.

How is it significant?

Clyde Villa and Hopetoun Villa at 121 and 123 Manningham Street, Parkville, are of local historical and representative significance to the City of Melbourne.

Why is it significant?

Clyde Villa and Hopetoun Villa, built 1880–81, are of historical significance as representative examples of early residential development in West Parkville, on land that was excised from Royal Park in the 1860s. Clyde Villa and Hopetoun Villa remain as the only examples of nineteenth-century development in the northern area of West Parkville, which, unlike the southern area, experienced only limited development during this period, probably on account of the low-lying land that was swampy in parts and likely prone to flooding from the Moonee Ponds Creek. (Criterion A)

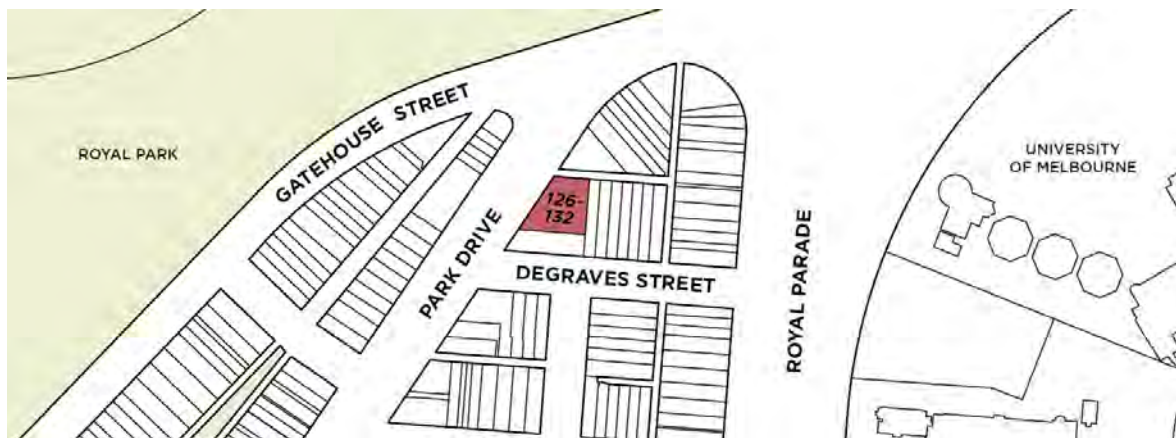
Clyde Villa and Hopetoun Villa are of representative significance as a pair of largely intact Victorian Italianate-style houses, each with an asymmetrical façade. This grouping of a plan type more customarily used for free-standing houses is uncommon within the City of Melbourne. Although reserved in terms of decoration, the houses reflect the typical characteristics of the Victorian Italianate style, including hipped slate roof, verandah with cast-iron columns and frieze, bracketed eaves, and chimneys with moulded capping. The houses are distinguished by the retention of their original setback and garden setting, particularly the retention of the original circular path and garden layout at 121 Manningham Street. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Park Heights, 126–132 Park Drive, Parkville, Parkville (July 2023)

Heritage Place:	Park Heights, 126–132 Park Drive, Parkville	PS ref no:	HO1440
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What is significant?

Park Heights at 126–132 Park Drive, Parkville, built in 1970–71, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, fabric and detailing
- high level of integrity to its original design
- original stepped diagonal plan
- sculptural arrangement of the primary elevation
- integrated wall vents
- pattern and size of the original fenestration
- incorporation of bush aesthetic style landscape design
- other decorative details.

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Most recent alterations and additions, including contemporary pipes, services, and security systems, are not significant.

How is it significant?

Park Heights at 126–132 Park Drive, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Park Heights has historical significance as an example of a postwar low-rise block of flats showing the influence of Late Modernist design. The building demonstrates the balance between the growing popularity of high-density accommodation close to the city centre, and the importance placed upon spacious modern living with access to natural spaces and clean air. As such, it is historically representative of the postwar development of Melbourne generally, and Parkville specifically, when land in inner-city suburbs was at a premium and flats were developed in irregular lots, often replacing earlier Victorian-era houses. Park Heights is a key example of postwar flat design in Parkville, showcasing a considered architectural response to the existing streetscape, and the integration of rooftop gardens to provide recreational outdoor space within a limited lot. (Criterion A)

Park Heights is significant as a representative example of postwar flat design in the Late Modern style. Constructed in 1970–71, it serves as a highly intact example of postwar design in Melbourne, incorporating a typically Late Modern modular form and emphasising material expression. Park Heights is representative of this trend through the incorporation of wide panels of glazing, balconies, and ground-level gardens to provide street outlooks and natural light. Significantly, it incorporates a rooftop 'Sky Garden' that aimed to provide the 'delights of the country close to the heart of a big city' (Age, 20 February 1971: 27). (Criterion D)

Park Heights has aesthetic significance as a postwar Late Modern block of flats. It is highly authentic to its 1970–71 construction, retaining its original form and fabric, and displaying a characteristically modular form in an uncommon diagonal plan. Its multistorey design shows a considered response to the existing streetscape and the topography of the site, with a conscious expression of horizontality, verticality, and strong geometric forms. It has particular significance for the sculptural design of the primary elevation. Modulated bays are positioned on diagonals to create a faceted effect, juxtaposing solid and void, and light and shade, to give the building a sense of dynamism.

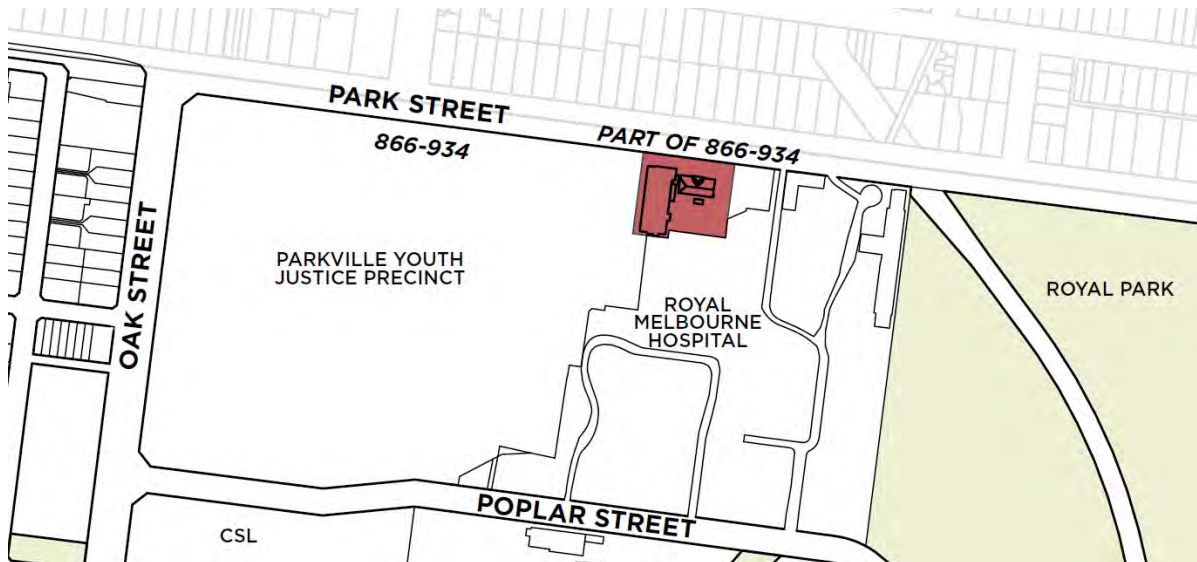
Typical of the Late Modern style, there is an emphasis on material expression with unobtrusive natural coloured brickwork and timber, and the absence of applied decoration, enhanced by rustic landscaping. It retains significant structural details and design features, such as the grid plan of the fenestration and integrated wall vents on the northern elevation. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Former Royal Park Depot buildings, 866–934 (part) Park Street, Parkville (July 2023)

Heritage Place:	Former Royal Park Depot buildings, 866–934 (part) Park Street, Parkville	PS ref no:	HO1441
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What is significant?

The former Royal Park Depot buildings at 866–934 (part) Park Street, Parkville, including the 1925 nurses' quarters and 1940 junior girls' and toddlers' building, are significant. While the historical values of the place relate to the broader site as a whole, the significant built form is restricted to the two interwar buildings fronting Park Street.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original siting, built form and scale of the two-storey interwar buildings
- exposed brick construction, and the decorative use of contrasting cream and red brick in the 1940 junior girls' and toddlers' building
- original design and detail of the 1925 nurses' quarters, including the rough-cast render and face brick contrasts, and the projecting bay with a faceted bay window
- pattern and size of the original fenestration
- other decorative details.

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MELBOURNE PLANNING SCHEME

Security windows added to both buildings in 1961, and timber-framed windows that enclosed the ground-floor balconies in the 1925 building, are not detrimental to the significance of the place, as these are evidence of the buildings' later uses as a remand and administrative building (the 1925 building) and the classification centre (the 1940 building).

More recent alterations and additions are not significant. Although the contemporary buildings contribute to the significance of the place, they are not significant.

How is it significant?

The former Royal Park Depot buildings at 866–934 (part) Park Street, Parkville, are of local historical, representative and social significance to the City of Melbourne.

Why is it significant?

The overall site of the Parkville Youth Justice Precinct at 866–934 Park Street, Parkville, is of historical significance for the evidence it provides of the development of state-run institutional welfare and remand facilities in the City of Melbourne. Together with the 1875 Royal Park Industrial School buildings on the neighbouring site at 34–36 Poplar Road, Parkville (VHR H1725; HO315), it contributes to our understanding of the earliest examples of a children welfare institution in the State of Victoria, dating from the time of establishment of the Royal Park Industrial School in 1866. The place has been in continued use since this time. The site at 866–934 Park Street, Parkville, was integral to the operation of the industrial school and housed consequent generations of facilities developed by the Victorian Government including the Department for Neglected Children (1887–1924), and Children's Welfare Department (1924–60). (Criterion A)

The former Royal Park Depot buildings within part of 866–934 (part) Park Street, Parkville, are historically significant for their continued use by the government, and changes of uses from accommodation and education to administration and remand. The two extant Depot buildings include the former nurses' quarters and a former junior girls' and toddlers' building. The former nurses' quarters is a two-storey interwar building constructed in 1925 as an on-site staff accommodation and training facility for 'problem girls'. Its secondary wing, built in 1944, was demolished in c1990s. The former junior girls' and toddlers' building was developed in 1940, as part of an effort to improve the conditions of girls' quarters and to separate children who were wards of the state from those in remand. The two buildings provide evidence of the changing approaches to the care of neglected children and young offenders, and welfare services for children, throughout the twentieth century. They are a historical landmark, serving as the public-facing component of the site since their construction. (Criterion A)

The former Royal Park Depot buildings demonstrate the development of government welfare services in the City of Melbourne and Victoria more broadly. The care of children became a significant public issue in the 1920s and 1930s, and the Royal Park Depot facilities were particularly prominent in public debate regarding this issue, prompting expansion, facility improvement and development of the site in the 1920s and late 1930s onwards. These buildings date from this period of expansion, and the original fabric and later modifications are representative of the development and evolution of welfare facilities throughout the twentieth century. Their overall form and design are typically interwar, with the restrained use of materials and ornamentation common to government facilities designed by the Public Works Department in the period. The 1925 nurses' quarters building features more restrained detailing, including balconies (now enclosed) and a faceted bay window, reflecting domestic influences. The primary elevation of the 1940 building exhibits Functionalist style influences of the interwar period. This is demonstrated in its juxtaposing horizontal and vertical lines, and the simple asymmetrical forms that provide compositional interest. (Criterion D)

The former Royal Park Depot buildings are of social significance for their powerful and difficult associations for many Victorians as a place of incarceration and punishment, including a disproportionate number of Aboriginal children. As a whole, the Parkville Youth Justice Precinct site provided welfare services to children in need of care from 1866 onwards. From 1880 to 1961, the site operated as the sole reception centre for children committed to state care. At Turana, more than

MELBOURNE PLANNING SCHEME

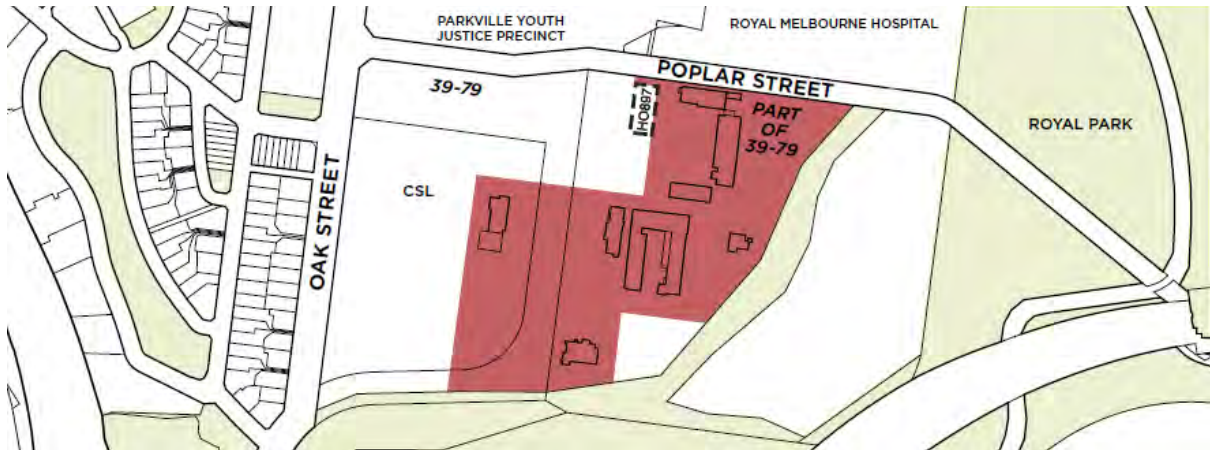
3000 children were held annually into the 1980s. During the Turana years, the two interwar buildings served as administration and remand (the 1925 building) and classification and accommodation (the 1940 building). Housing the primary operations of the Turana Boys' Home facility by the late 1950s, all of the children and young people who passed through the place during this time would have been familiar with these two prominently sited interwar buildings. Both buildings are demonstrative of the place's complicated past, being the site of difficult experiences such as child abuse and the separation of Aboriginal children from their families. For Wurundjeri Woi-wurrung people as well as other Aboriginal people from across Victoria, this is a place associated with additional trauma and sadness because of its role in the administration of policies of child removal, which happened from the period of the industrial school up until c1970. The strong and complex associations between the site and the 'care leavers' is demonstrated through the stories and submissions of individuals shared as part of the 'Stolen Generations' testimonies and Royal Commission's public hearing in Melbourne in 2015 to enquire into the sexual abuse of former child residents. (Criterion G)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Commonwealth Serum Laboratories (CSL), 39–79 (part) Poplar Road, Parkville (July 2023)

Heritage Place:	Commonwealth Serum Laboratories (CSL), 39–79 (part) Poplar Road, Parkville	PS ref no:	HO1442
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What is significant?

The Commonwealth Serum Laboratories at 39–79 Poplar Road (part), Parkville, occupying a complex developed from 1904, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- individual buildings including:
 - East Block (1918–1919)
 - Director’s Residence (1920)
 - South Block (1926)
 - Electrical Maintenance Workshop (c1920s)
 - Northern Substation (c1920s)
 - Block 5 (1945)
 - Boiler House (1948)
 - Experimental Animal Building (c1959)
 - W R Lane Laboratories (1972)
- the buildings’ original external form, materials and detailing
- the buildings’ high level of integrity to their original design
- pattern and size of original fenestration
- other original details
- quadrangle at the centre of East Block, South Block, West Block and the W R Lane Laboratories.

Existing mature trees also contribute to the overall amenity of the place.

MELBOURNE PLANNING SCHEME

**Legend**

- | | |
|---|--|
| 1 Jennerian Building (1904–1905) (VHR H1794) not included in HO | 6 Northern Substation (c1920s) |
| 2 East Block (1918) | 7 Block 5 (1945) |
| 3 Director's Residence (1920) | 8 Boiler House (1948) |
| 4 South Block (1926) | 9 Experimental Animal Building (c1959) |
| 5 Electrical Maintenance Workshop (c1920s) | 10 W R Lane Laboratories (1972) |

Aerial photograph of CSL showing key buildings. (Source: Nearmap, 2023, with GML overlay)

How is it significant?

The Commonwealth Serum Laboratories, Parkville, is of local historical, representative, technical and associative significance to the City of Melbourne.

Why is it significant?

The Commonwealth Serum Laboratories (CSL), Parkville, is of historical significance as a purpose-built scientific institution established by the Commonwealth Government for the research and production of vaccines and sera as a means of preventing human and animal disease. Following the onset of World War I in 1914, and the subsequent global shortage of essential medical supplies, Australia needed to manufacture its own medical products required for Australian servicemen and women, including vaccinations. Founded in 1916, CSL inherited an earlier brick building at Royal Park, which was constructed in 1904 as part of the Calf Lymph Depot, which had been used to develop the smallpox vaccine (Jennerian Building VHR H1794). A large complex of offices, laboratories and animal accommodation was completed in 1918–19, which occupied a large site of 25 acres. The site was further developed with additional buildings erected from the mid-1930s and in the 1950s–80s. From its establishment at Parkville in 1918, CSL has been a critical and highly respected scientific institution in Australia. It has served the needs of public health and animal health for over 100 years through the production of penicillin and a range of other sera and vaccines. CSL played an important role during World War II, inoculating servicemen and women, and undertaking vital work in blood processing. It has also been critical in the management of epidemics and pandemics including Spanish flu (1919), poliomyelitis (1955), HIV/AIDS (1980s) and COVID-19

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(2020–2023). CSL has played an important role in the medical history of the State and the Nation more broadly, and it makes an important contribution to the biomedical precinct in Parkville. (Criterion A)

The Commonwealth Serum Laboratories (CSL), Parkville, is of representative significance for its collection of buildings that demonstrate the different architectural styles adopted by research and manufacturing institutions throughout the twentieth century. Designed by the Commonwealth Department of Public Works, these buildings are generally reserved in terms of decoration, yet adopt key design styles that are reflective of their period of development including Inter-War Stripped Classical (East Block and South Block); Inter-War Functionalist (Boiler House and Experimental Animal Building); and Brutalist (W R Lane Laboratories). (Criterion D)

The Commonwealth Serum Laboratories (CSL), Parkville, is of technical significance for its ability to demonstrate CSL's immense research and ever-expanding manufacturing capacity throughout the twentieth century. During its formative years, CSL focused on manufacturing vaccines, sera and diagnostic agents. From the 1920s, CSL broadened its manufacturing scope to include veterinary vaccines (1922), insulin for diabetics (1923) and antivenoms (1930s). With the onset of World War II, CSL expanded to ensure it had the capacity to deliver life-saving products likely required for both the armed services and the civilian population, and in 1945 a large-scale penicillin production building was constructed, enabling Australia to become the first country in the world to provide penicillin to its citizens. Following World War II, CSL annexed Oak Street (running north–south through the site) and expanded the site west, constructing new laboratories, manufacturing buildings and staff amenity buildings. CSL continued to adapt or construct new buildings into the late twentieth century and remains a key institution in the development and provision of lifesaving medicines for Australia nationally. (Criterion F)

The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with bacteriologist William James Penfold (1875–1941). Penfold was invited to be the founding director of CSL upon its establishment in 1916. Penfold was born and educated in England and worked at the Lister Institute of Bacteriology in London (Robin, 1988). He led the CSL during its formative years, developing the first vaccines and sera, including a vaccine to combat the complications of Spanish flu in 1919. In 1926, he left CSL to take up the directorship of the Baker Institute at the Alfred Hospital in Melbourne. (Criterion H)

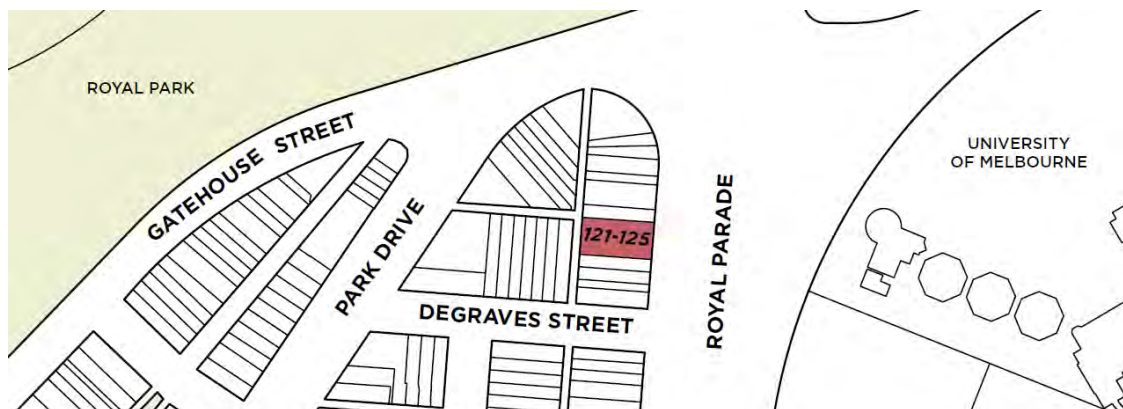
The Commonwealth Serum Laboratories (CSL), Parkville, is significant for its association with veterinary scientist and medical doctor Dr Percival Landon 'Val' Bazeley (1909–1991). Commencing employment with CSL in Parkville in 1939, Bazeley was responsible for the penicillin program during war service in New Guinea during World War II. He graduated in medicine after the war. In the early 1950s, he worked with Dr Jonas Salk in the USA in the development of a vaccine for poliomyelitis. Bazeley brought seeds of the Salk polio vaccine to Melbourne in 1955 for production at CSL in Parkville. He was appointed director of CSL in 1956. The Human Vaccine Building, opened in 1984, was named the Bazeley Building in his honour. (Criterion H)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: St Carthage's Catholic Church, 121-125 Royal Parade, Parkville (July 2023)

Heritage Place:	St Carthage's Catholic Church, 121-125 Royal Parade, Parkville	PS ref no:	HO1443
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What is significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, built in 1934–35, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original external form, materials and detailing
- high level of integrity to its original design

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MELBOURNE PLANNING SCHEME

- design of the primary eastern elevation with its symmetrical design, decorative brickwork, ornamental detailing, including the moulding and window/door surrounds, and window glass pattern and size of original fenestration
- original interior layout, including timber ceilings, window surrounds and label moulding
- altar
- original 1885 Fincham pipe organ
- movable heritage collection, including artworks, sculptures, plaques and memorabilia
- other decorative details.

More recent alterations and additions, including the metal exterior fence, accessibility ramp and exterior lighting, are not significant.

How is it significant?

St Carthage's Catholic Church at 121–125 Royal Parade, Parkville, is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why is it significant?

St Carthage's Catholic Church at 121-125 Royal Parade, Parkville, is of local historical significance as an example of a Catholic chapel of ease built in 1934–35 to serve the needs of the growing population of the Catholic Parish of St Mary's, West Melbourne. This was due in part to the growing number of Catholic students enrolled at the University of Melbourne and the establishment of Catholic residential colleges for men and women. St Carthage's is historically important as a product of the significant investment by the Catholic Church in building churches and schools in Melbourne under the leadership of Archbishop Daniel Mannix, and in particular as a response to the growing Catholic student population at the university, which in turn stemmed from the expansion of Catholic secondary education under the leadership of Archbishop Mannix.

St Carthage's role as a chapel of ease continued until 1986, when it was consecrated as a parish church, reflecting the increased demand for Catholic pastoral care and church service in the Parkville area. The interior of the church is significant in demonstrating the changes in Catholic religious practice as a result of the Second Vatican Council in the 1960s, with the alteration of the sanctuary—including the removal of screens, the removal of the altar rail, and the relocation of the altar. The church also houses an individually significant Fincham pipe organ dating to 1884. (Criterion A)

St Carthage's Church forms part of a wider phase of expansion and church building in the interwar period. St Carthage's is one of a small number of churches in the City of Melbourne built in this style during this period. Its masonry construction, largely cruciform plan, and ornamentation are typical of the style and make it a representative example in the City of Melbourne. (Criterion D)

St Carthage's Catholic Church has aesthetic significance to the City of Melbourne as a fine example of an Interwar Gothic Revival church that, with its zero street setback and modest scale, responds sensitively to its setting. The building is a striking example of the interwar style, with a strong verticality in its design, and its use of typical Gothic motifs. The building is highly intact externally and retains key Interwar Gothic Revival elements, such as the use of face brickwork with areas of decorative basketweave bond, Gothic arches to the window and door surrounds, lancet windows and towers, the use of cement render to imitate stone detailing, traditional label moulding, and stained-glass windows. The church is substantial, particularly one designed as a chapel of ease. Its grand proportions and vertical emphasis are reinforced by the use of twin towers on the primary elevation. The bold design of the eastern façade gives the building a high degree of landmark quality in its immediate setting, contributing greatly to the character of the streetscape. The interior of the church displays a good degree of integrity to its post-Vatican II refurbishment, retaining key original details such as the original timber ceiling, window surrounds and label moulding. The church retains a significant collection of movable heritage items, comprising religious art and statuary (including the altar and the relief carved timber Stations of the Cross), along with commemorative plaques. (Criterion E)

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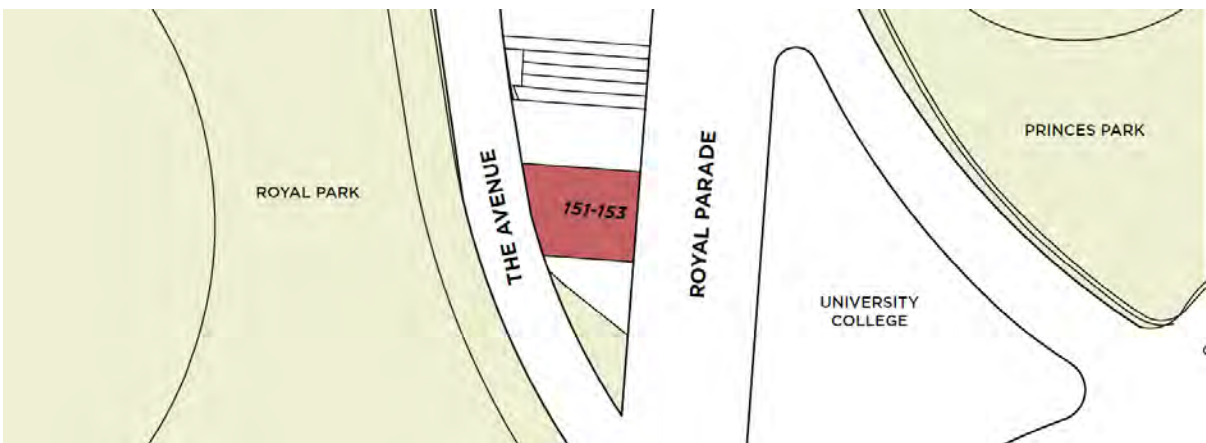
St Carthage's Catholic Church has been a place of Catholic worship since 1935 and has remained in continuous use since that time. The church continues to serve an active local Catholic community, including current and former university students and staff, and provides religious services and social activities for the parish community. St Carthage's has been important as a progressive Catholic church, which has probably made it popular with and more relevant to the educated university community. It has played an important part in many lives as the venue for many weddings and other Catholic sacraments over the decades, for not only the local community but for the wider community of former university students and staff. It is therefore of social significance to the Parkville area. (Criterion G)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Parkville Tennis Club, 151-153 Royal Parade, Parkville (July 2023)

Heritage Place:	Parkville Tennis Club, 151-153 Royal Parade, Parkville	PS ref no:	HO1444
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What is significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, built in 1912, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original setting of three tennis courts, arranged north–south across the site
- original 1935 clubhouse, including its built form and setting
- ongoing use of the site by the Parkville Tennis Club, continuous since 1912.

More recent alterations and additions to the 1935 clubhouse, and changes to the tennis courts such as court surfacing, lights, wire fencing and nets, are not significant.

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How is it significant?

The Parkville Tennis Club at 151–153 Royal Parade, Parkville, is of local historical and social significance to the City of Melbourne.

Why is it significant?

The Parkville Tennis Club is of historical significance as an early example of sport and leisure facilities in Parkville. Formed in 1904, and established at the current site in 1912, the Parkville Tennis Club has undergone material change to accommodate the ongoing use of the club by members, but retains the original setting of the three tennis courts and 1935 red brick clubhouse. The Parkville Tennis Club is distinguished from many of the early sporting groups, which established facilities in the neighbouring Royal Park, by being situated on a small pocket of residue Crown land on Royal Parade, which had been excised from Royal Park in 1868 for residential development. (Criterion A)

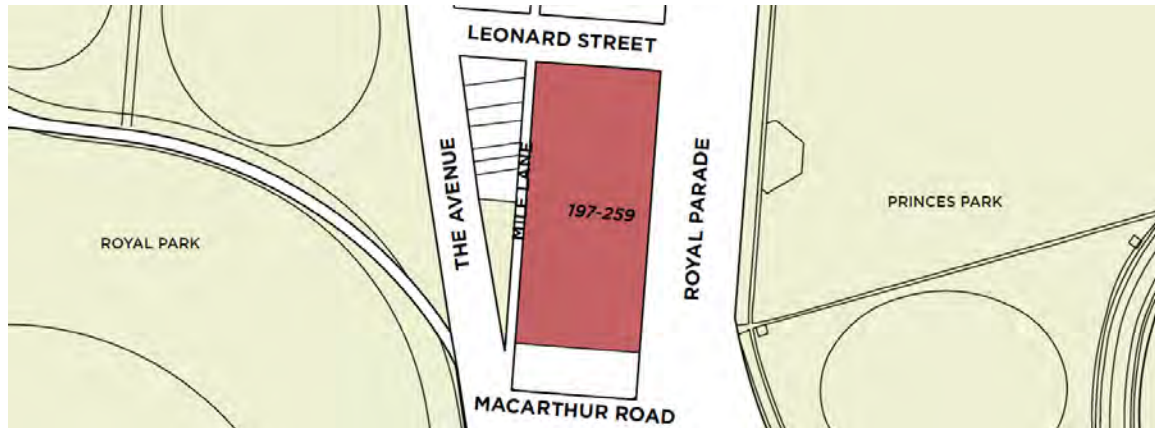
The Parkville Tennis Club is of social significance, for its ongoing use as a meeting place for sport and recreation for over 110 years. The Parkville Tennis Club continues to have a strong and active membership who meet to host local tournaments and competitions. The facilities are also open to the broader community. While there are a number of tennis clubs in the neighbouring Royal Park, the ongoing use of the Parkville Tennis Club since the site's establishment in 1912 demonstrates the strong social significance of the place. (Criterion G)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: International House Complex, 197–259 Royal Parade, Parkville (July 2023)

Heritage Place:	International House Complex, 197–259 Royal Parade, Parkville	PS ref no:	HO1445
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What is significant?

International House at 197–259 Royal Parade, Parkville, built between 1881 and 1972, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- the complex of buildings at 197–259 Royal Parade, including:
 - 217–223 Royal Parade, Greycourt (1881)
 - 247–255 Royal Parade, Ayr Cottage (1886–87)
 - 197–205 Royal Parade, Ida Scheps Building (c1915)
 - 231 Royal Parade, Clunies Ross Building (1956–57)
 - 241 Royal Parade, Warden’s Residence (1957)
 - 241 Royal Parade, Kitchen, Dining Hall and West Wing (1957 and 1970; c1971)
 - 231–241 Royal Parade, Samuel Wadham Wing (1963)
 - 207–215 Royal Parade, Scheps Wing (1971–72)
- the original external form, materials and detailing of the complex of buildings
- the buildings’ high level of integrity to their original design
- the landscape setting of open lawn with mature specimen tree plantings and ornamental garden beds.

The Founders Building (2004) and George Hicks Building (2015) are not significant.

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**Legend**

- | | | | |
|---|---|----|---|
| 1 | 217–223 Royal Parade, Greycourt (1881) | 6 | 231–241 Royal Parade, Samuel Wadham Wing (1963) |
| 2 | 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937) | 7 | 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970) |
| 3 | 197–205 Royal Parade, Ida Scheps Building (1915) | 8 | 207–215 Royal Parade, Scheps Wing (1972) |
| 4 | 231 Royal Parade, Clunies Ross Building (1956–57) | 9 | 207–223 Royal Parade, Founders Building (2004) |
| 5 | 241 Royal Parade, Warden's Residence (1957) | 10 | 197–205 Royal Parade, George Hicks Building (2015) |

Aerial photograph showing the buildings and additions developed on five separate allotments.
(Source: Nearmap, 2022, with GML overlay)

How is it significant?

International House at 197–259 Royal Parade, Parkville, is of local historical, aesthetic and social significance to the City of Melbourne.

Why is it significant?

International House is of historical significance for the evidence it provides of major change in higher education policy following the conclusion of World War II. Such change was associated with the surge in higher education attendance of both domestic and overseas students. Australia sought to build its relationship with its international neighbours in the Asia-Pacific region and in July 1951 launched the Colombo Plan, resulting in an influx of overseas students to Australia. International House was established to address an acute housing shortage for both domestic and overseas students attending the University of Melbourne, receiving funding from the Australian, Malaysian and Singapore governments to do so. International House is distinguished from other residential colleges within the University of Melbourne, as the first student housing complex to be owned and managed by the university. This was only made possible through an amendment to the *University Act 1923*, which allowed the University of Melbourne to become directly involved in the provision of housing for higher education students. (Criterion A)

International House is of aesthetic significance as a complex of buildings, both purpose-built and adapted, for use as a residential accommodation for University of Melbourne students. Between 1953 and 1976 the University of Melbourne incrementally acquired land and buildings to create a consolidated site for International House. As a result, the new purpose-built buildings have been carefully incorporated within the earlier layers of built-form development. The careful siting of new

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buildings means they can be read in the landscape as distinct built forms—responding sensitively to the earlier buildings in terms of alignment and spacing—and largely continuing the rhythm of the 1868 subdivision pattern along Royal Parade. Each distinct building contributes aesthetic variety in the mix of architectural styles popular from its respective period including Victorian Italianate, Rustic Gothic, Federation Queen Anne and Modernist styles. (Criterion E)

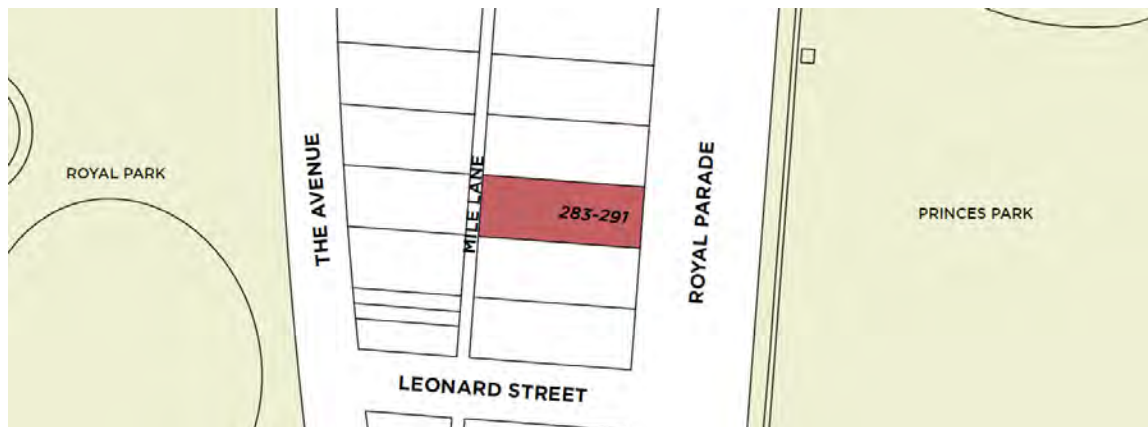
International House is of social significance as an important residential community for both domestic and international University of Melbourne students since 1957. It has social significance for the role it has played in maintaining a student community of current undergraduate and graduate students and alumni from Australia and from more than 40 countries around the world. Since 1957, International House has provided residential accommodation, as well as social, cultural and sporting programs which have enriched the higher education experience of their residents living and studying in Parkville, and continues to maintain a strong alumni community. (Criterion G)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Park Court, 283–291 Royal Parade, Parkville (July 2023)

Heritage Place:	Park Court, 283–291 Royal Parade, Parkville	PS ref no:	HO1446
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What is significant?

Park Court at 283–291 Royal Parade, Parkville, built 1936–37, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original external form, fabric and detailing
- building's high level of integrity to its original design
- pattern and size of original fenestration
- clinker face brick and painted render of the upper walls
- hipped and tiled roof

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- original Moderne elements and detailing, including the curved and faceted balconies, metal handrails, decorative brickwork and moulding, stepped brick door surrounds, parapets and chimneys, and the strong horizontal and vertical compositional emphasis and detailing
- integrated central courtyard and landscape plan, including the brick gutters
- form of the front brick fence with its curvilinear motif.

How is it significant?

Park Court at 283–291 Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Park Court is historically significant as an early surviving example of flats designed in the Moderne style, for a middle-class market in the interwar period. Designed by Gordon and Bruce Sutherland, and constructed in 1936–37 by HM Brett, the building demonstrates the emerging popularity of the Moderne style. It evidences the importance placed upon modern living during the interwar era, through its spacious apartments, natural light, and pleasant outlooks. It is notable as an example of a new typology, the low-rise flat complex with an integrated central courtyard, which emerged in Melbourne at this time. The arrangement of the building, in an elongated U-shape, shows ingenuity by maximising the availability of natural light and providing views to a central courtyard. This is historically representative of the focus placed upon health in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. The property demonstrates the movement towards higher-density living in Melbourne, and is historically suggestive of the transition of flats from traditionally workers' accommodation towards being stylish and desirable middle-class housing. (Criterion A)

Park Court has representative significance for its highly intact exterior that demonstrates the emerging design principles of the later interwar period. The complex was not conceived as luxury accommodation. Rather, it provided spacious, modern, affordable accommodation for the middle class in Melbourne's inner suburbs, balancing the desire for a stylish design and liveability, with economic design solutions. The U-shape plan of the building became a popular form throughout the later 1930s, providing light and views to residents, and maximising the utilisation of land on site. The largely rectangular plan of the wings is enhanced by the use of Moderne detailing. The integration of the central courtyard maximises the availability of natural light and views to each individual flat. The Moderne style was popular in the City of Melbourne during the late 1930s, with Park Court forming an early example of its type. The building illustrates key stylistic elements such as combination of clinker brick and render, and the emphasis on horizontal motifs. (Criterion D)

Park Court has aesthetic significance for its early adoption of the U-shaped form, its integrated courtyard and landscaping, and its restrained use of Moderne detailing. The building demonstrates key aesthetic characteristics of the Moderne style, seen in the interplay between horizontal and vertical motifs and massing; the use of curved balconies and triple-fronted elevations; and smooth, painted render that is juxtaposed with clinker face brick. The building also features a restrained use of decorative, geometric brickwork and moulding, which enhances the design. Although low in scale, and comparatively modest in relation to the surrounding development, the bold, open design of the building and its courtyard invites views from the public domain and gives the site a high degree of landmark quality in its immediate setting on Royal Parade. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Former Zebra Motel, 303–309 Royal Parade, Parkville (July 2023)

Heritage Place:	Former Zebra Motel, 303–309 Royal Parade, Parkville	PS ref no:	HO1447
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What is significant?

The Former Zebra Motel at 303–309 Royal Parade, Parkville, built in 1969–70, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original external form, materials, and detailing
- prominent podium base and concrete canopy
- building's high level of integrity to its original design.

More recent alterations and additions, including the recent re-glazing, six-storey rear addition and landscaping, are not significant.

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How is it significant?

The Former Zebra Motel at 303–309 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The Former Zebra Motel is historically significant for its association with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car, which enabled people to travel across the country. As a major traffic corridor into Melbourne, Royal Parade saw the development of several motels in late 1950s and 1960s, which was in line with demand for roadside accommodation. However, the Former Zebra Motel remains as one of only two surviving examples of 1960s motels built along Royal Parade in Parkville. (Criterion A)

The Former Zebra Motel is significant as a fine representative example of a postwar commercial accommodation building, and strongly reflects Modernist stylistic characteristics popular in the 1960s to the mid-1970s. Constructed as an 11-storey building incorporating a broad two-storey podium addressing the Royal Parade entrance, the Former Zebra Motel clearly demonstrates typical characteristics of a later postwar commercial building, including a dominant podium base, grid-like structural expression, and the use of materials such as precast concrete. The clean lines of the building are enlivened by the sculptural interplay between the continuous column elements and projecting horizontal precast concrete cladding elements with their out-turned edge details. The building is distinguished from many other later postwar commercial buildings within the City of Melbourne by its prominent concrete canopy featuring downturned edge beams. This element marks the original drop-off point of the building, and signposts the building's original use as a motel. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Royal Court, 311-321 Royal Parade, Parkville (July 2023)

Heritage Place:	Royal Court, 311-321 Royal Parade, Parkville	PS ref no:	HO1448
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What is significant?

Royal Court at 311–321 Royal Parade, Parkville, built 1938–39, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original external form, fabric and detailing
- building's high level of integrity to its original design
- integrated central courtyard and landscape plan with brick pathway;
- pattern and size of original fenestration

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- treatment of the façade with bands of decorative brick and colour-blocking articulated across the external walls
- hipped and tiled roof and concealing parapets
- original Moderne elements and detailing, including the curved balconies, metal handrails, decorative brickwork and moulding, the ornamentation of the door surrounds, parapets and chimneys, and the strong horizontal and vertical compositional emphasis and detailing
- form and matching paint scheme of the front brick fence with its curvilinear motif.

How is it significant?

Royal Court at 311–321 Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Royal Court is historically significant as a highly intact example of a block of flats designed in the Moderne style at the end of the interwar period. Constructed in 1938–39, possibly to a design by Bruce & Gordon Sutherland, as an evolution of the firm's neighbouring design at Park Court, the building demonstrates the balance between the growing popularity of high-density inner-city housing and the importance placed upon spacious modern living. It is notable as a fine example of its typology as a low-rise block of flats with an integrated courtyard which had grown in popularity in Melbourne throughout the later 1930s. The building's U-shaped plan demonstrates the maximisation of space in narrower lots from the remnant land of earlier Victorian estates. The retention of its bold detailing and landscape plan, and its siting on the affluent and desirable Royal Parade boulevard, reflect Parkville's character as a middle-class area. Royal Court is a key remnant example of the typology in the area, reflecting the development of middle-class housing prior to the emergence of high-rise apartments. (Criterion A)

Royal Court has representative significance as a highly externally intact block of flats demonstrating the emerging design principles of the later interwar period. The complex was designed to provide spacious, modern, affordable accommodation for the middle class in the inner suburbs, catering to the desire for a stylish design and liveability. The largely rectangular plan of the wings is elevated by the use of Moderne detailing, and the integration of the central courtyard, which maximises the availability of natural light and views to each individual flat. This is historically representative of the focus placed upon health in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. Opened in 1939, Royal Court is a later example of a Moderne building in the City of Melbourne and is a bold example of the style. It showcases characteristic elements of the style, and, together with the neighbouring property at Park Court, is representative of the widespread popularity of the typology in the period. (Criterion D)

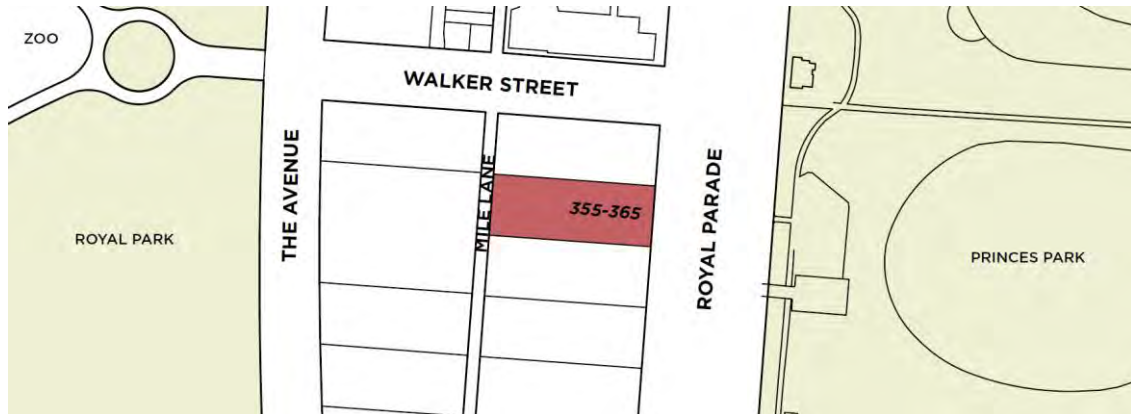
Royal Court has aesthetic significance for its integration of planned landscaping and built form. It is a striking example of the Moderne style in Parkville, showcasing the characteristic juxtaposition of geometric motifs and massing. The key Moderne details include triple-fronted elevations to the east, curved balconies, bands of horizontal brickwork, and prominent projecting bays within the courtyard. The contrasting colour scheme and decorative landscaping enhance the design. Although low in scale, and comparatively modest in relation to surrounding development, the bold, open design of the building and its courtyard invites views from the public domain and gives the site a high degree of landmark quality in its immediate setting. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Kynges Keepe, 355–365 Royal Parade, Parkville, Parkville (July 2023)

Heritage Place:	Kynges Keepe, 355–365 Royal Parade, Parkville	PS ref no:	HO1449
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What is significant?

Kynges Keepe at 355–365 Royal Parade, Parkville, built in 1933, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original external form, fabric, and detailing
- building's high level of integrity to its original design
- original J-shaped plan with central courtyard
- pattern and size of original fenestration
- treatment of the façades with painted render, decorative brickwork, and half timbering
- original Old English Revival elements and detailing, including half timbering, diamond pane windows, decorative moulding, Tudor arches, and crenulated battlemented parapets and towers.

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More recent alterations and additions are not significant, including the introduction of the later residential building in the courtyard, the replacement of original windows on the 1933 block of flats, the later carports to the rear, and the introduction of contemporary services.

How is it significant?

Kynge's Keepe at 355–365, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Kynge's Keepe is historically significant as a highly externally intact example of an interwar block of flats designed in the Old English Revival style. It was designed by Bernard Evans, a prolific architect who would later become Lord Mayor of Melbourne. It is a significant, early example of both his design of blocks of flats generally, and his work in the Old English Revival style specifically. Old English Revival buildings constitute only a small proportion of Evans' work; much of his interwar designs were in the Art Deco and Moderne styles. Kynge's Keepe is an uncommon, and possibly the best, extant example of Evans' design of blocks of flats in the Old English Revival style. Constructed in 1933, the building demonstrates the balance between the growing popularity of high-density inner-city accommodation, and the importance placed upon spacious modern living. Kynge's Keepe was built on the last undeveloped lot on Royal Parade. It is historically representative of the development of Melbourne generally, and Parkville specifically, during the 1930s. This period saw open lots and the residue of Victorian estates being subdivided and developed to cater to the movement towards intensified accommodation for middle-class and professional residents. Kynge's Keepe is a notable extant example in the Melbourne area that has been in continued residential use since construction, providing evidence for the changing built form and social demographic character of 1930s inner Melbourne. (Criterion A)

The design and plan of the block of flats has representative significance, demonstrating the emerging design principles of the interwar period, and the widespread popularity of the Old English Revival style. The block of flats was designed to provide convenient, modern, 'mansion flats' for bachelors and families, to attract a professional, middle-class market to inner city living. It is a notable example of its typology as an irregularly shaped block of flats with a planned courtyard, designed to maximise the use of a narrow lot, to provide privacy and access to natural light and pleasant views, while minimising outside noise. The original design of Kynge's Keepe incorporated an integrated courtyard, which, despite the introduction of a later building, remains legible within the site. This plan is representative of the focus placed upon health and wellbeing in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. The J-shaped design specifically demonstrates the desire to capture incidental light during an early phase of interwar urban planning and design. By the end of the 1930s, a U-shaped plan grew in popularity for blocks of flats (and is seen at neighbouring properties at 283-291 and 311-321 Royal Parade), likely informed by the success of early sites such as Kynge's Keepe. Constructed in 1933, it serves as an early and highly intact example of the use of revival styles for interwar blocks of flats in Melbourne. It showcases typical elements of the Old English Revival style, and is representative of the widespread popularity of the typology in the period. (Criterion D)

Kynge's Keepe has aesthetic significance for its fine interpretation of the interwar Old English Revival style. The exterior of the 1933 building is highly intact to its original design, retaining its original form, and much of its original fabric. It is a striking example of the style, demonstrating the juxtaposition of characteristic medieval revival details, such as the half timbering, Tudor arches, and diamond windowpanes, with bold interwar angular motifs, seen in the angular mouldings and decorative brickwork. This scheme is enhanced by the interplay of horizontal and vertical motifs in the glazing, and the extensive use of painted render in the façades, making the exterior visually striking. It is one of the best expressions of the interwar interpretation of nostalgic revival architecture in the City of Melbourne, balancing 1930s modernism with historically inspired details, rather than attempting to fully replicate a fanciful medieval design. The design originally incorporated a landscaped garden and courtyard, which has been disrupted by a later addition. Despite this, its original layout remains highly legible, and the rustic gardens and plantings enhance the nostalgic character of the site,

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making a positive contribution to the streetscape. It is an excellent example of its type as an Old English Revival block of flats and is a strong example of Bernard Evans' design work in the style that is uncommon in the Parkville area. (Criterion E).

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) 381–405 (part) Royal Parade, Parkville, Parkville (July 2023)

Heritage Place:	Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences) 381–405 (part) Royal Parade, Parkville	PS ref no:	HO1450
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What is significant?

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, built in 1956–60 and 1968–70, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original curtained wall construction
- external form, materials and detailing
- high level of integrity to its original design
- original setback from Royal Parade and linking bridges between each building
- *Sissons Mural* by Leonard Annois (1956–60) (Sissons Building, internal)
- *Higuchi Sculpture* by Norma Redpath (1968–70) (Manning Building, external).

More recent additions to the Sissons and Scott buildings are not significant.

This document is an incorporated document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

How is it significant?

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

The Victorian College of Pharmacy is of historical significance as a higher education institution which expanded to Parkville in the postwar period. It was established as a private college in 1881 by the Pharmaceutical Society of Victoria, and originally based at Swanston Street, Melbourne. The college purchased land at Royal Parade in Parkville in 1950, to establish a new college in line with increasing enrolments and the college's evolving approach to pharmacy education and training. From the 1960s, the college underwent rapid transformation, establishing itself as a hub of original and exciting research, gaining the right to award a Bachelor of Pharmacy degree by 1967. By 1983, the college became a declared institution, and was able to confer degrees, giving it the same academic standing as universities. (Criterion A)

The Victorian College of Pharmacy is of representative significance as a fine example of the postwar International Style. Designed in 1956–58 by Gordon Murphy of Cowper, Murphy and Associates, the site comprises three buildings, two of which are linked by a pedestrian bridge and reflect key characteristics of the International Style including a dramatic curtain wall construction, cuboid form, and expansive unadorned brickwork. The third building on the site, constructed in 1968–70, responds aesthetically to the original buildings; however, it is reflective of the increased use of materials such as precast concrete in Modernist design, characterised by the bold projecting precast concrete balconies that dominate the buildings' side elevations. The Victorian College of Pharmacy is representative of a small number of educational buildings in Parkville which adopted the International Style in the mid-1950s including Wilson Hall, the Beaurepaire Centre, and the Baillieu Library at the University of Melbourne. (Criterion D)

The Victorian College of Pharmacy is of aesthetic significance for the *Sissons Mural* completed by artist Leonard Annois in 1961. Described as Annois' *magnus opus*, the mural was created using the *fresco secco* medium, and beautifully portrays the development of science, medicine and pharmacy throughout the ages. Located in Cossar Hall, the mural has been the backdrop of countless formal events and graduations, and is an integral element of the Victorian College of Pharmacy. (Criterion E)

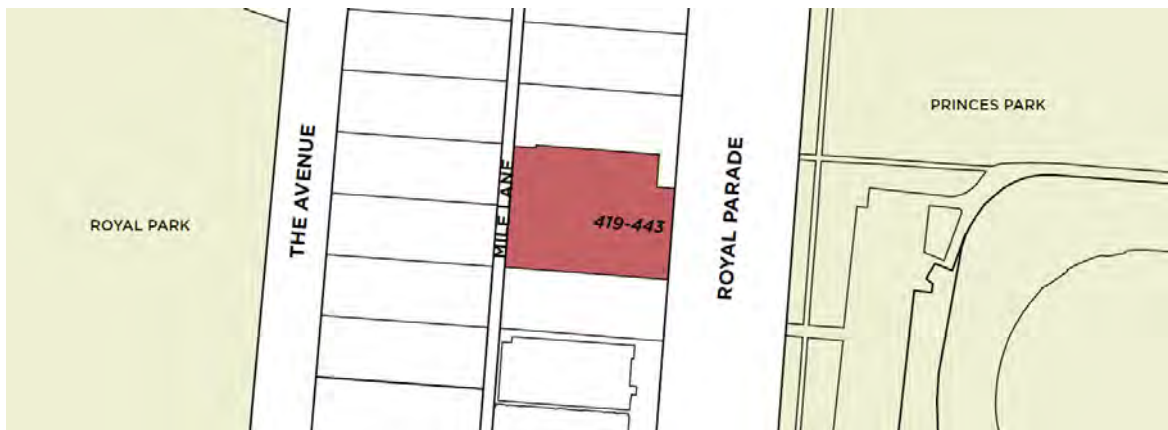
The Victorian College of Pharmacy is of aesthetic significance for the *Higuchi Sculpture* completed by artist Norma Redpath in 1970. The bronze cast sculpture is composed of two parts: a disc on which there are several ridges and a rectangle with an arc set in. As a whole, the sculpture represents the three main streams of knowledge taught in the pharmaceutical sciences (biological science, physical science and pharmaceuticals), and the integration of academic, practical and professional training and experiences. The *Higuchi Sculpture* presents boldly from the expansive plain face brick wall of the Manning Building, making it a prominent visual landmark when viewed from Royal Parade. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Former Motel Parkroyal, 419-443 Royal Parade, Parkville (July 2023)

Heritage Place:	Former Motel Parkroyal, 419-443 Royal Parade, Parkville	PS ref no:	HO1451
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What is significant?

The former Motel Parkroyal at 419–443 Royal Parade in Parkville, built in 1960–61, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's:

- original L-shaped plan and simple, box-like rectangular form
- offset grid of modular structural bays at the principal façade
- fenestration pattern, including large floor-to-ceiling clear glazed windows
- original common balconies
- distinctive arched-support entry.

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Later alterations made to the north elevation are not significant.

How is it significant?

The former Motel Parkroyal at 419–443 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

The former Motel Parkroyal is historically significant for its association with the postwar domestic tourism boom, spurred by the increased accessibility and popularity of the motor car, which enabled people to travel across the country. Its planning approval in 1960 was a catalyst for debate within the City of Melbourne about the need for a planning policy on motels, and the increasing demand for this new form of visitor accommodation on major roads within the municipality. (Criterion A)

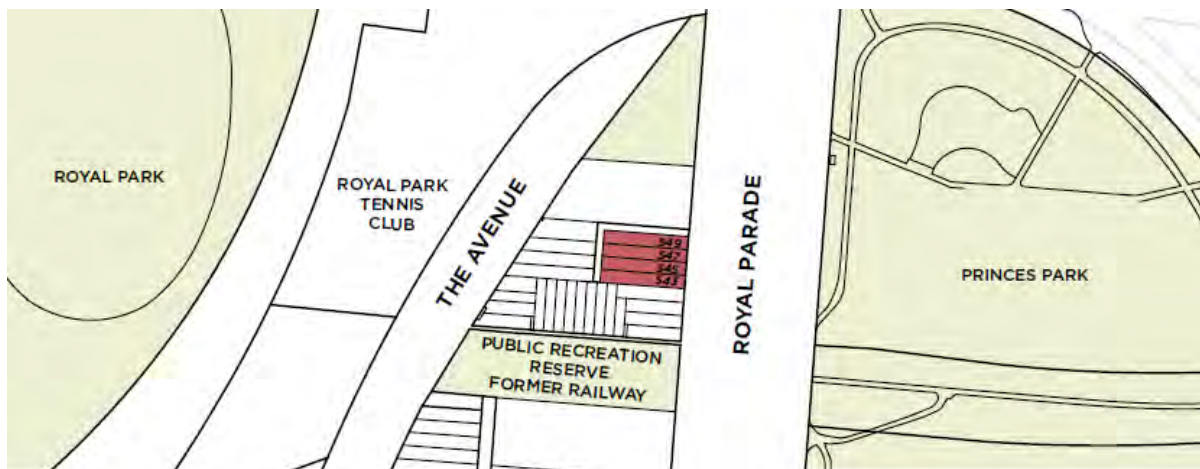
The former Motel Parkroyal is significant as a fine representative example of a postwar motel, which emerged to provide short-term or overnight accommodation for motorist travellers. Its position on Royal Parade (a major transport corridor), low-rise form, L-shaped plan and inward orientation of apartments towards an external common area are typical characteristics associated with this class of place. The former Motel Parkroyal is distinguished by its modular grid façade with large floor-to-ceiling clear glazed windows, and a distinctive arched-support entry, which became a signpost of the Parkroyal chain of motels designed by architect Theodore Berman. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville (July 2023)

Heritage Place:	Clarence Terrace, 543, 545, 547 and 549 Royal Parade, Parkville	PS ref no:	HO1452
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What is significant?

Clarence Terrace at 543–549 Royal Parade, Parkville, built in 1892, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- building's original built form
- building's high level of integrity to its original design
- original roof form
- painted façades
- original pattern and size of the fenestration along the primary eastern elevation
- Italianate mouldings and detailing, including corbels, brackets, the sculptural faces, and the vermiculated detailing
- Italianate chimneys

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- cast-iron balustrades and lacework to the verandahs and balconies
- palisade fence and front garden plan.

How is it significant?

Clarence Terrace at 543–549 Royal Parade, Parkville, is of local historical, representative, and aesthetic significance to the City of Melbourne.

Why is it significant?

Clarence Terrace is of historic significance for the evidence it provides for the middle-class suburban development of Parkville in the late Victorian period. It forms one of a number of terraces introduced to the Parkville area from the 1870s, and forms part of a group of similar terraces built along Royal Parade. Historically, the property also provides evidence of the trend of building societies that operated in Melbourne throughout this period, providing a practical way for people to buy and build homes. Further, constructed in the early 1890s, it demonstrates the move from the grandeur of the Boom period terrace constructions towards more restrained depression-era developments. (Criterion A)

Clarence Terrace is representative of the evolution of Parkville as an affluent middle-class area, moving from grand single homes to elegant accommodation for professionals and their families, prior to the introduction of higher-density housing in the twentieth century. As part of a group with the other Victorian Italianate terraces throughout the suburb, it is representative of a period of rapid development that introduced new built form and accommodated an influx of new residents. In its immediate context on Royal Parade, it is communicative of the development of this popular thoroughfare, forming one of several terrace properties introduced within a 25-year period. Constructed towards the end of the Boom period, Clarence Terrace is further representative of the enduring popularity of the Victorian Italianate style, demonstrating a common form and ornamentation seen throughout the area. However, it is a more modest example of the type in the Parkville context, and both its architectural design and material finishes suggest the influence of economy in the design, such as the lack of a parapet, and the use of painted brick rather than render. (Criterion D)

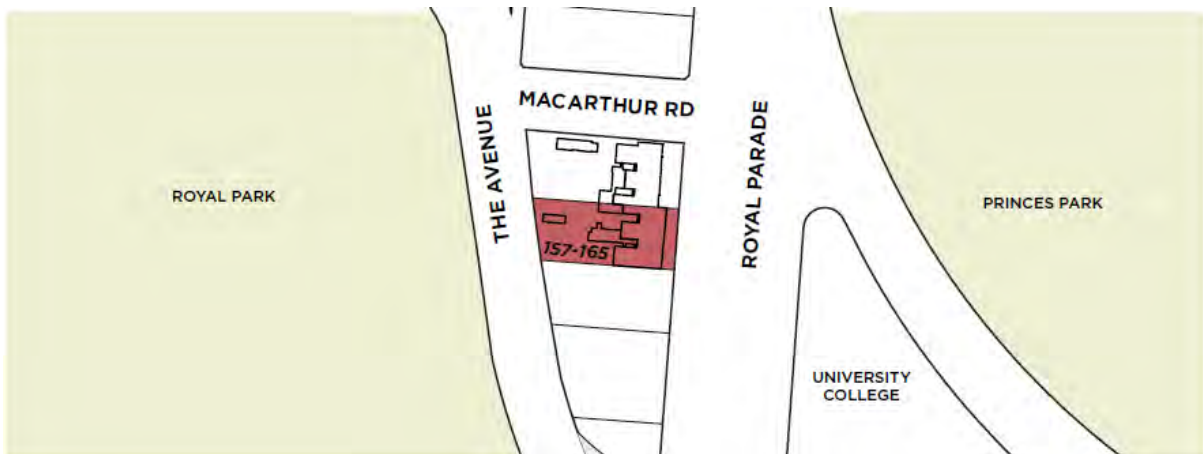
Aesthetically, Clarence Terrace is a good example of the Victorian Italianate terrace, demonstrating a high degree of external integrity and intactness, and retaining a good degree of original fabric. Although grander than typical working-class terraces seen in other suburbs, it is consistent with more modest examples of the typology within the Parkville locality. It conforms to the typical two-storey masonry construction and its design, which incorporates a shallow garden enclosed by a palisade fence, is seen in similar examples throughout the area. It has significance for its fine detailing, characteristic of the Italianate style, including the substantial chimneys with Italianate caps, and the intricate mouldings on the brackets and corbels. It also includes decorative details such as sculptural reliefs of faces, a motif seen elsewhere on Royal Parade. Clarence Terrace has particular aesthetic significance in Parkville as a later Victorian interpretation of the Italianate style, incorporating details that were uncommon to earlier versions of the style. The visibility of the roof form, emphasised by the row of decorative brackets, was a detail more common in later developments, showing the evolution of the style throughout the period. Within its immediate context, it contributes greatly to the character of Royal Parade, and through its physical integrity, and the retention of its original lots, provides an understanding of the historical character and development of the area. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Trinity Terrace, 157–165 Royal Parade (Part of 157-175 Royal Parade), Parkville (July 2023)

Heritage Place:	Trinity Terrace, 157–165 Royal Parade (Part of 157-175 Royal Parade), Parkville	PS ref no:	HO321
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What is significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, built in 1885–86, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- original external form, materials and detailing
- high level of integrity to its original design

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- pattern and size of original fenestration
- original garden setback, footpath layout and cast-iron fence.

More recent alterations and addition at the rear of the property are not significant.

How is it significant?

Trinity Terrace at 157–165 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

Trinity Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parkland in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments that specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom-style Victorian residential character of Parkville, of which Trinity Terrace is one of only a small number of surviving examples fronting Royal Parade. Trinity Terrace is of further historical interest as the land was not originally included in the 1868 subdivision but was instead retained as a small parcel of Crown land within Royal Park. It was subsequently subdivided and sold in 1879, reflecting the 1868 subdivision pattern along Royal Parade. (Criterion A)

Trinity Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers) since the late 1960s. In 1967 the Jesuit Fathers acquired Trinity Terrace and the neighbouring Park Terrace (167–175 Royal Parade), for use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area (Ridley College 1927 and Whitley College c1965), but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Trinity Terrace and Park Terrace continue to be used as the Jesuit College of Spirituality. (Criterion A)

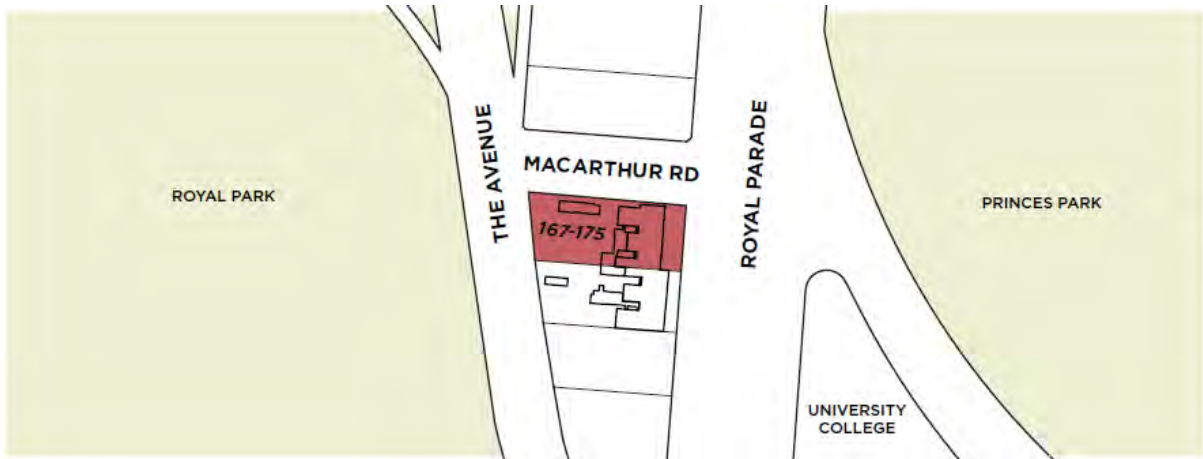
Trinity Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1885–86, likely to a design by architect Norman Hitchcock, Trinity Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style including a verandah with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Trinity Terrace features ornate decorative detailing, demonstrating the degree of applied decoration, which was prevalent in Italianate terraces in the mid to late 1880s, including details such as the prominent rendered parapet, with pediments and intricate moulded motifs and sculptural reliefs of faces. Trinity Terrace's strong rectilinear composition and deep garden setback also makes the place a prominent visual landmark along Royal Parade. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: Park Terrace, 167–175 Royal Parade (Part of 157–175 Royal Parade, Parkville) (July 2023)

Heritage Place:	Park Terrace, 167–175 Royal Parade (Part of 157–175 Royal Parade, Parkville)	PS ref no:	HO1453
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What is significant?

Park Terrace at 167–175 Royal Parade, Parkville, built in 1877, is significant.

Elements that contribute to the significance of the place include, but are not limited to, the:

- original external form, materials and detailing
- high level of integrity to its original design
- pattern and size of original fenestration

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- original deep garden setback.

More recent alterations and additions at the rear of the property are not significant.

How is it significant?

Park Terrace at 167–175 Royal Parade, Parkville, is of local historical and representative significance to the City of Melbourne.

Why is it significant?

Park Terrace is of historical significance for the evidence it provides of the middle-class suburban development of Parkville in the late nineteenth century. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parklands in the City of Melbourne. Designed for middle-class housing, the subdivision provided large blocks and the Government placed a strict covenant on the allotments, which specified the construction of villas and terrace houses in stone or brick. The timing of these excisions from Royal Park shaped the predominantly Boom style Victorian residential character of Parkville, of which Park Terrace is one of only a small number of surviving examples fronting Royal Parade. Built in 1877, Park Terrace is of further historical interest as one of the earliest terrace row developments following the 1868 subdivision, and is the only 1870s terrace row which survives on Royal Parade today. (Criterion A)

Park Terrace is of historical significance for its use by the Society of Jesus (Jesuit Fathers). In 1967 the Jesuit Fathers acquired Park Terrace and the neighbouring Trinity Terrace (157–165 Royal Parade), for their use as a Jesuit seminary theological college. The location of Parkville for a Catholic theological college followed the establishment by other denominations of theological colleges in the area, but was also influenced by the proximity to the Jesuit-run Newman College (1918), and the growing numbers of Catholic students at the university in the postwar period. Park Terrace and Trinity Terrace continued to be used as the Jesuit College of Spirituality. (Criterion A)

Park Terrace is of representative significance as a fine example of the Victorian Italianate style. Built in 1877, likely to a design by architect George Brown, Park Terrace reflects remarkable uniformity in terms of composition and decorative detailing. Constructed of rendered brick, the two-storey terrace row reflects characteristics typical of the Italianate style, including verandahs with decorative cast-iron filigree, timber-framed windows with decorative mouldings, and chimneys with moulded caps. Park Terrace reflects decorative detailing prevalent during the 1870s, including a rendered parapet, with simple moulded motifs, and decorative corbels with classical Corinthian detailing. Park Terrace is particularly noteworthy for its deep garden setback, and its position at the corner of Royal Parade and MacArthur Road, which makes it a prominent visual landmark in the streetscape. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Statement of Significance: South Parkville Precinct (July 2023)

Heritage Place:	South Parkville Precinct	PS ref no:	HO4
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What is significant?

The South Parkville Precinct, including, Benjamin Street, Bayles Street, Butler Lane, Degraives Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, Royal Parade, Story Street, Wimble Street, Parkville, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) clad in

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slate, corrugated iron or terracotta tiles, intact chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, and early iron palisade fences on stone plinths

- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip, and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, levers Reserve, network of lanes, and the views to and from Royal Park along Gatehouse Street and across levers Reserve and the lanes either side
- remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the 1929 University High School building (VHR H2183), the University High School oval, 1908 Veterinary College building and 1888 remnant market brick wall (VHR H1920)
- public space elements, including the street trees, widths and shape of the asphalted footpaths and bluestone gutters and kerbs, and the bluestone lanes
- early stable/outbuildings (including night soil doors), and garages also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandahs and windows, are not significant.

Post-1945 developments and other extensively altered properties are not significant.

How is it significant?

The South Parkville Precinct is of local historical, representative, aesthetic, social and associative significance to the City of Melbourne.

Why is it significant?

The South Parkville Precinct has historical significance as a predominantly residential area established from 1868 on what had formerly been retained as Crown land (from 1844), but which was subsequently set aside for various markets (by 1856), which were managed by the Corporation of Melbourne (now the City of Melbourne). The intact nature of the Victorian-era building stock, included in the residential, commercial and former market area of the South Parkville Precinct, presents an unusual example of a late nineteenth-century suburban Melbourne landscape. (Criterion A)

The South Parkville Precinct has historical significance for its important role in the early conservation movement in Melbourne—and indeed Australia—in the 1960s and early 1970s. Local Parkville residents championed the importance of South Parkville as an intact historical area, primarily through the work of the Parkville Association, which was formed in 1967. As a result of the efforts of the Parkville Association, the Victorian branch of the National Trust of Australia classified South Parkville in 1972 as Australia's first 'urban conservation area'. This recognition generated several publications about the history and heritage of Parkville in the 1970s. (Criterion A)

The South Parkville Precinct has representative significance for its large number of highly intact Victorian-era houses designed in the Italianate style. It arguably contains the most intact collection of residences (ranging from cottages through to large two-storey villas) built in the Italianate style to be found across Victoria. The precinct also demonstrates the variation and richness of the style which was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. (Criterion D)

The South Parkville Precinct has aesthetic significance for its strong visual cohesiveness, presenting as a fine-grained area of a consistent style, scale and materiality, with a remarkably high level of

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MELBOURNE PLANNING SCHEME

intactness of its Victorian-era fabric. The area has a distinctive character with uniform streetscapes, setbacks, height levels and density, which together evoke a strong sense of physical containment. The aesthetic significance of the area is enhanced by the intactness of Victorian-era decorative elements, such as decorative cast iron to front verandahs, palisade fencing, stucco work, ornate pediments, and other forms of architectural ornamentation. Aesthetic significance is further enhanced by views afforded across the rears of properties, particularly from levers Reserve and Redpath Rise but also the network of lanes across the area. The precinct's character is enriched by its public realm elements, which include wide streets with central grassed median strips, levers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone paved lanes. Later development sits comfortably within these streetscapes and supports the prevailing nineteenth-century urban character of the area. This is achieved by being of a generally consistent building quality, height, setback, materiality (brick) and pattern of fenestration which harmonise these buildings of a different historical era and architectural style into the urban setting. (Criterion E)

The South Parkville Precinct has social significance for its long history of community action, expressed through successful local campaigns to protect the historic character of the area. This was led by a residents' action group, known as the Parkville Association, which formed in 1967 to combat a proposal by the Hospital and Charities Commission to reclaim levers Reserve and demolish houses in its immediate vicinity. Efforts of the Parkville Association to preserve the area's built heritage continue to the present day. This work has created a long legacy of community action and contributed to a strong sense of local identity among residents. (Criteria G and H)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Street	Number	Property Name	Building Category	Significant streetscape
Bayles Street	12		Contributory	Significant
Bayles Street	14		Contributory	Significant
Bayles Street	16		Contributory	Significant
Bayles Street	18		Contributory	Significant
Bayles Street	20		Contributory	Significant
Bayles Street	22		Contributory	Significant
Bayles Street	26	Barrabool	Contributory	Significant
Bayles Street	28–30	St Carthages	Contributory	Significant
Bayles Street	32		Contributory	Significant
Bayles Street	34	Duckenfield	Contributory	Significant
Bayles Street	36		Contributory	Significant
Bayles Street	38		Contributory	Significant
Bayles Street	40–48		Contributory	Significant (applies to both frontages)
Benjamin Street	14		Contributory	Significant
Benjamin Street	16		Contributory	Significant

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Benjamin Street	18		Contributory	Significant
Benjamin Street	20		Contributory	Significant
Benjamin Street	22		Contributory	Significant
Benjamin Street	24		Contributory	Significant
Benjamin Street	26		Contributory	Significant
Benjamin Street	13		Contributory	Significant
Benjamin Street	15		Contributory	Significant
Benjamin Street	17		Contributory	Significant
Benjamin Street	19		Contributory	Significant
Benjamin Street	21	Tallengatta	Contributory	Significant
Benjamin Street	23	Corryong	Contributory	Significant
Benjamin Street	25	Avonia Cottage	Contributory	Significant
Butler Lane	18–20		Non-contributory	-
Degraves Street	12		Contributory	Significant
Degraves Street	14		Significant	Significant
Degraves Street	16		Contributory	Significant
Degraves Street	18		Contributory	Significant
Degraves Street	20		Contributory	Significant
Degraves Street	22	Stanley	Contributory	Significant
Degraves Street	24		Non-contributory	Significant
Degraves Street	33		Significant	Significant
Degraves Street	35		Significant	Significant
Degraves Street	37		Significant	Significant
Fitzgibbon Street	14		Contributory	Significant
Fitzgibbon Street	16		Contributory	Significant
Fitzgibbon Street	18–20		Contributory	Significant
Fitzgibbon Street	22–24		Contributory	Significant
Fitzgibbon Street	26		Contributory	Significant
Fitzgibbon Street	28		Contributory	Significant
Fitzgibbon Street	46		Contributory	Significant
Fitzgibbon Street	48		Contributory	Significant
Fitzgibbon Street	50		Contributory	Significant

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Fitzgibbon Street	52		Contributory	Significant
Fitzgibbon Street	54		Contributory	Significant
Fitzgibbon Street	56	Camden House	Contributory	Significant
Fitzgibbon Street	58	Maude Villa	Contributory	Significant
Fitzgibbon Street	60	Clara Cottage	Contributory	Significant
Fitzgibbon Street	62	Sunbank	Contributory	Significant
Fitzgibbon Street	64		Contributory	Significant
Fitzgibbon Street	66		Contributory	Significant
Fitzgibbon Street	68		Contributory	Significant
Fitzgibbon Street	70		Contributory	Significant
Fitzgibbon Street	72		Contributory	Significant
Fitzgibbon Street	74		Contributory	Significant
Fitzgibbon Street	86		Contributory	Significant
Fitzgibbon Street	88		Contributory	Significant
Fitzgibbon Street	90		Contributory	Significant
Fitzgibbon Street	92		Contributory	Significant
Fitzgibbon Street	94		Contributory	Significant
Fitzgibbon Street	96		Contributory	Significant
Fitzgibbon Street	11	Whytcross	Contributory	Significant
Fitzgibbon Street	13	Llorrac	Contributory	Significant
Fitzgibbon Street	15		Contributory	Significant
Fitzgibbon Street	17		Contributory	Significant
Fitzgibbon Street	19	Copthall Cottage	Contributory	Significant
Fitzgibbon Street	21		Contributory	Significant
Fitzgibbon Street	23		Contributory	Significant
Fitzgibbon Street	Unit 2, 49		Contributory	Significant
Fitzgibbon Street	51	Ellim Atta	Contributory	Significant
Fitzgibbon Street	53–55		Contributory	Significant
Fitzgibbon Street	57		Contributory	Significant
Fitzgibbon Street	59	Buchanan Villa	Contributory	Significant
Fitzgibbon Street	61		Contributory	Significant
Fitzgibbon Street	63		Contributory	Significant

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Fitzgibbon Street	65		Contributory	Significant
Fitzgibbon Street	67		Contributory	Significant
Flemington Road	30–36 (Part)		Significant (Lecture Hall 1908 (Building 403))	-
Flemington Road	40		Contributory	-
Flemington Road	42	Ievers Reserve	Significant	-
Gatehouse Street	2–4	William Buckland House	Non-contributory	Significant
Gatehouse Street	6	Sydenham	Contributory	Significant
Gatehouse Street	8	Sydenham	Contributory	Significant
Gatehouse Street	10	Sydenham	Contributory	Significant
Gatehouse Street	12	Sydenham	Contributory	Significant
Gatehouse Street	14–18	Parkville House Inc; Sydenham Terrace	Contributory	Significant
Gatehouse Street	22–24	Parkville House Inc	Contributory	Significant
Gatehouse Street	26–32		Contributory	Significant
Gatehouse Street	34–36		Significant (Stable building at rear) Contributory (34–36 Gatehouse Street)	Significant
Gatehouse Street	42–48		Non-contributory	Significant
Gatehouse Street	50	Seymour House	Contributory	Significant
Gatehouse Street	52	Murchison House	Contributory	Significant
Gatehouse Street	54–56	Shepparton House	Contributory	Significant
Gatehouse Street	58		Contributory	Significant
Gatehouse Street	60	Bowen House	Contributory	Significant
Gatehouse Street	62		Contributory	Significant
Gatehouse Street	64	Osman House	Contributory	Significant
Gatehouse Street	66	Otrando House	Contributory	Significant
Gatehouse Street	68		Contributory	Significant
Gatehouse Street	70		Contributory	Significant
Gatehouse Street	72		Contributory	Significant
Gatehouse Street	74		Contributory	Significant
Gatehouse Street	76		Contributory	Significant

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Gatehouse Street	78–80		Contributory	Significant
Gatehouse Street	82		Contributory	Significant
Gatehouse Street	84		Contributory	Significant
Gatehouse Street	86–88		Contributory	Significant
Gatehouse Street	96	Ormond House	Contributory	Significant
Gatehouse Street	98	Otway House	Contributory	Significant
Gatehouse Street	100		Contributory	Significant
Gatehouse Street	106	Landing Pads Accommodation Pty Ltd	Contributory	Significant
Gatehouse Street	108		Contributory	Significant
Gatehouse Street	110	Davina	Contributory	Significant
Gatehouse Street	110A		Significant	-
Gatehouse Street	112	Ritual And Remedy Pty Ltd	Contributory	Significant
Gatehouse Street	114	Underburrow	Contributory	Significant
Gatehouse Street	116	Campsie	Contributory	Significant
Gatehouse Street	118	Kelving Grove	Contributory	Significant
Gatehouse Street	120–122	Yathong	Contributory	Significant
Gatehouse Street	124		Contributory	Significant
Gatehouse Street	126		Contributory	Significant
Gatehouse Street	128–130		Contributory	Significant
Gatehouse Street	132–134		Contributory	Significant
Gatehouse Street	136–138	Hatfield House	Contributory	Significant
Gatehouse Street	140–142		Contributory	Significant
Gatehouse Street	144		Contributory	Significant
Gatehouse Street	146	Roslea	Contributory	Significant
Gatehouse Street	148–150		Contributory	Significant
Gatehouse Street	154		Contributory	Significant
Gatehouse Street	156		Contributory	Significant
Gatehouse Street	158		Contributory	Significant
Gatehouse Street	160		Contributory	Significant
Gatehouse Street	162		Contributory	Significant
Gatehouse Street	164–166		Contributory	Significant
Gatehouse Street	168		Contributory	Significant

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Gatehouse Street	170		Contributory	Significant
Gatehouse Street	172		Contributory	Significant
Gatehouse Street	174		Contributory	Significant
Gatehouse Street	176		Contributory	Significant
Gatehouse Street	178		Significant	Significant
Gatehouse Street	180		Significant	Significant
Gatehouse Street	182–186		Contributory	Significant
Gatehouse Street	188–198		Significant	Significant
Morrah Street	14	Julia Cottage	Contributory	Significant
Morrah Street	16		Contributory	Significant
Morrah Street	18	Tara Gonyah	Contributory	Significant
Morrah Street	20	Ebenezer House	Contributory	Significant
Morrah Street	22		Contributory	Significant
Morrah Street	26–30		Significant	Significant (applies to both frontages)
Morrah Street	32		Contributory	Significant
Morrah Street	34		Contributory	Significant
Morrah Street	36		Contributory	Significant
Morrah Street	38–40		Contributory	Significant
Morrah Street	42	Stalywood House	Contributory	Significant (applies to both frontages)
Morrah Street	44		Significant	Significant
Morrah Street	46	Hampton	Contributory	Significant
Morrah Street	48		Significant	Significant
Morrah Street	52	Parkville Store	Significant	Significant
Morrah Street	54		Contributory	Significant
Morrah Street	56		Contributory	Significant
Morrah Street	58		Contributory	Significant
Morrah Street	60		Contributory	Significant
Morrah Street	62		Contributory	Significant
Morrah Street	64–66		Contributory	Significant
Morrah Street	68–70		Contributory	Significant (applies only to Park Drive frontage)
Morrah Street	15		Contributory	Significant

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MELBOURNE PLANNING SCHEME

Morrah Street	17		Contributory	Significant
Morrah Street	19		Contributory	Significant
Morrah Street	21	Cartown House	Contributory	Significant
Morrah Street	27	MRM101	Contributory	Significant
Morrah Street	29	Rothsay	Contributory	Significant
Morrah Street	31	Charlesville	Contributory	Significant
Morrah Street	33	Bischoff Cottage	Contributory	Significant
Morrah Street	35–37	Angaston	Contributory	Significant
Morrah Street	39–41	Angaston	Contributory	Significant
Morrah Street	43	Parkville	Contributory	Significant
Morrah Street	45	Aston Ville	Contributory	Significant
Morrah Street	47	Glenferrie	Contributory	Significant
Morrah Street	49	Waverley	Contributory	Significant
Morrah Street	51	Avenel	Contributory	Significant
Morrah Street	53		Contributory	Significant
Morrah Street	55		Contributory	Significant
Morrah Street	57		Contributory	Significant
Morrah Street	61–63		Contributory	Significant
Morrah Street	65		Contributory	Significant
Morrah Street	67	Fern House	Contributory	Significant
Morrah Street	69	Albert House	Contributory	Significant
Morrah Street	71	Victoria House	Contributory	Significant
Morrah Street	73	Park House	Contributory	Significant
Park Drive	20–24		Contributory	Significant
Park Drive	26–30	Park Terrace	Non-contributory	Significant
Park Drive	32		Non-contributory	Significant
Park Drive	34	Tasma	Contributory	Significant
Park Drive	36		Contributory	Significant
Park Drive	38–40		Contributory	Significant
Park Drive	42–44	Weston Court	Significant	Significant (applies to both frontages)
Park Drive	54–58		Contributory	Significant
Park Drive	62		Contributory	Significant

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MELBOURNE PLANNING SCHEME

Park Drive	64		Contributory	Significant
Park Drive	66		Contributory	Significant
Park Drive	68		Contributory	Significant
Park Drive	70	Castleblane	Contributory	Significant
Park Drive	72		Contributory	Significant
Park Drive	74		Contributory	Significant
Park Drive	76		Contributory	Significant
Park Drive	78–80		Contributory	Significant
Park Drive	104–108		Contributory	Significant
Park Drive	110		Contributory	Significant
Park Drive	112		Contributory	Significant
Park Drive	122–124		Contributory	Significant
Park Drive	134–140		Significant	Significant
Park Drive	142	Salisbury	Contributory	Significant
Park Drive	144		Contributory	Significant
Park Drive	146		Contributory	Significant
Park Drive	148		Contributory	Significant
Park Drive	150		Contributory	Significant
Park Drive	152		Contributory	Significant
Park Drive	154	Surridge	Contributory	Significant
Park Drive	1–9		Significant	Significant
Park Drive	11		Contributory	Significant
Park Drive	13	St Elmo	Significant	Significant
Park Drive	15	Valetta	Significant	Significant
Park Drive	17		Contributory	Significant
Park Drive	19–21		Significant	Significant
Park Drive	23	Twickenham House	Contributory	Significant
Park Drive	25	Bolinda Vale House	Contributory	Significant
Park Drive	27	Avoca House	Contributory	Significant
Park Drive	29	Colac House	Contributory	Significant
Park Drive	31		Contributory	Significant
Park Drive	33		Contributory	Significant

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Park Drive	35		Contributory	Significant
Park Drive	39	Beauford	Contributory	Significant
Park Drive	41		Contributory	Significant
Park Drive	43		Contributory	Significant
Park Drive	45		Contributory	Significant
Park Drive	47–49		Contributory	Significant
Park Drive	51	Lomondhouse	Contributory	Significant
Park Drive	53	Roseneath	Contributory	Significant
Park Drive	55		Contributory	Significant
Park Drive	57		Contributory	Significant
Park Drive	59–63		Non-contributory	Significant
Park Drive	65–67		Contributory	Significant
Park Drive	69		Contributory	Significant
Park Drive	71		Contributory	Significant
Park Drive	73		Contributory	Significant
Park Drive	75		Contributory	Significant
Park Drive	77	Teviot Cottage	Contributory	Significant
Park Drive	79	Learmonth Cottage	Contributory	Significant
Park Drive	85	Como Terrace	Contributory	Significant
Park Drive	87	Como Terrace	Contributory	Significant
Park Drive	89	Como Terrace	Contributory	Significant
Park Drive	91	Como Terrace	Contributory	Significant
Park Drive	93		Contributory	Significant
Park Drive	95		Contributory	Significant
Park Drive	97–99		Contributory	Significant
Park Drive	103	Omuna	Contributory	Significant
Park Drive	105	Nuaro	Contributory	Significant
Park Drive	107	Torra	Contributory	Significant
Park Drive	109	Nydia	Contributory	Significant
Park Drive	111–119		Contributory	Significant
Park Drive	121		Contributory	Significant
Park Drive	123		Contributory	Significant

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Park Drive	125		Contributory	Significant
Park Drive	127–129		Contributory	Significant
Park Drive	131		Contributory	Significant
Park Drive	133		Contributory	Significant
Park Drive	135	Mallow	Contributory	Significant
Park Drive	137		Contributory	Significant
Park Drive	139		Contributory	Significant
Park Drive	141		Contributory	Significant
Park Drive	143		Significant	Significant
Park Drive	145	Brampton House	Significant	Significant
Park Drive	147		Significant	Significant
Park Drive	149		Significant	Significant
Park Drive	151		Significant	Significant
Park Drive	153		Significant	Significant
Park Drive	155		Significant	Significant
Park Drive	157	Sherwood	Significant	Significant
Park Drive	159		Significant	Significant
Park Drive	169	Eire	Significant	Significant
Park Drive	171		Contributory	Significant
Park Drive	173		Significant	Significant
Park Drive	175		Significant	Significant
Park Drive	177		Contributory	Significant
Park Drive	179	Beaconsfield Terrace	Contributory	Significant
Park Drive	181	Beaconsfield Terrace	Contributory	Significant
Park Drive	183	Beaconsfield Terrace	Contributory	Significant
Park Drive	185		Significant	Significant
Park Drive	187		Significant	Significant
Park Drive	189–195		Contributory	Significant
Park Drive	197		Contributory	Significant
Park Drive	199		Contributory	Significant
Park Drive	201		Contributory	Significant
Park Drive	203		Contributory	Significant

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Park Drive	205		Contributory	Significant (applies to all of Park Drive frontage)
Royal Parade	1		Contributory	Significant
Royal Parade	3		Contributory	Significant
Royal Parade	5	Bristol House	Contributory	Significant
Royal Parade	7–13		Contributory	Significant
Royal Parade	15	Tasma	Contributory	Significant
Royal Parade	17		Contributory	Significant
Royal Parade	19	Campford House	Contributory	Significant
Royal Parade	21		Significant	Significant
Royal Parade	23		Significant	Significant
Royal Parade	25		Contributory	Significant
Royal Parade	27		Significant	Significant
Royal Parade	29–31		Contributory	Significant
Royal Parade	33		Significant	Significant
Royal Parade	35–39	Hardcourt	Significant	Significant (applies to both frontages)
Royal Parade	43–49	Naughton's Parkville Hotel	Significant	Significant (applies to both frontages)
Royal Parade	51		Significant	Significant
Royal Parade	53		Significant	Significant
Royal Parade	55		Significant	Significant
Royal Parade	57	Hever	Contributory	Significant
Royal Parade	59		Contributory	Significant
Royal Parade	61		Contributory	Significant
Royal Parade	63–65		Significant	Significant
Royal Parade	67		Contributory	Significant
Royal Parade	69		Contributory	Significant
Royal Parade	71	Elizabeth House	Significant	Significant
Royal Parade	73		Contributory	Significant
Royal Parade	75	Grasmere	Contributory	Significant
Royal Parade	77–83	Elbon	Significant	Significant
Royal Parade	87		Contributory	Significant
Royal Parade	89		Contributory	Significant

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MELBOURNE PLANNING SCHEME

Royal Parade	91	Inisfail	Contributory	Significant
Royal Parade	93–97		Contributory	Significant
Royal Parade	99		Contributory	Significant
Royal Parade	101		Contributory	Significant
Royal Parade	103	Shannonville	Contributory	Significant
Royal Parade	105	Shannonville	Contributory	Significant
Royal Parade	107		Significant	Significant
Royal Parade	113–115	Los Angeles	Significant	Significant (applies to both frontages)
Royal Parade	117	Ormond Villa	Contributory	Significant
Royal Parade	119	Louth Villa	Contributory	Significant
Royal Parade	127		Contributory	Significant
Royal Parade	129–133		Contributory	Significant
Royal Parade	135–137		Contributory	Significant
Royal Parade	139	Marist	Non-contributory	Significant
Royal Parade	141	St Andrews House	Contributory	Significant
Royal Parade	143		Non-contributory	Significant
Story Street	24–26		Contributory	Significant
Story Street	28		Contributory	Significant
Story Street	30		Contributory	Significant
Story Street	32		Contributory	Significant
Story Street	34	Milford	Contributory	Significant
Story Street	36		Contributory	Significant
Story Street	38		Contributory	Significant
Story Street	40	Centennial House	Contributory	Significant
Story Street	42	Roxborough House	Contributory	Significant
Story Street	44	Laurels	Contributory	Significant
Story Street	46		Contributory	Significant
Story Street	48		Contributory	Significant
Story Street	50	Clement Villa	Contributory	Significant
Story Street	52		Contributory	Significant
Story Street	54	Lillverton	Significant	Significant
Story Street	58		Contributory	Significant

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Story Street	60		Contributory	Significant
Story Street	62		Contributory	Significant
Story Street	64		Contributory	Significant
Story Street	66		Contributory	Significant
Story Street	68	Ewart	Contributory	Significant
Story Street	70	Glendale	Contributory	Significant
Story Street	72		Contributory	Significant
Story Street	74		Contributory	Significant
Story Street	76		Non-contributory	Significant
Story Street	78		Contributory	Significant
Story Street	80		Contributory	Significant
Story Street	82	Douglas Terrace	Contributory	Significant
Story Street	84	Douglas Terrace	Contributory	Significant
Story Street	86	Douglas Terrace	Contributory	Significant
Story Street	88	Douglas Terrace	Contributory	Significant
Story Street	90	Waverley	Contributory	Significant
Story Street	92	Othello	Contributory	Significant
Story Street	1		Contributory	Significant
Story Street	3		Non-contributory	Significant
Story Street	5	Polector	Contributory	Significant
Story Street	77		Significant (University High School) Significant (University High School Oval) Non-contributory (remainder of site)	-
Wimble Street	16	Donagh House	Contributory	Significant
Wimble Street	18	Wimble Street Child Care Co-Operative Ltd	Contributory	Significant
Wimble Street	20		Contributory	Significant
Wimble Street	22		Contributory	Significant
Wimble Street	24		Contributory	Significant
Wimble Street	26–28		Contributory	Significant
Wimble Street	30	York Terrace	Contributory	Significant

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Wimble Street	32		Contributory	Significant
Wimble Street	34		Contributory	Significant
Wimble Street	13		Contributory	Significant
Wimble Street	15		Contributory	Significant

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Statement of Significance: West Parkville Precinct (July 2023)

Heritage Place:	West Parkville Precinct	PS ref no:	HO1432
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What is significant?

The West Parkville Precinct in Parkville, developed from the mid-1850s, 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street, is significant.

Elements that contribute to the significance of the precinct include (but are not limited to) the:

- low-scale external form of the buildings, typically single-storey with some double-storey examples
- buildings' original materials and detailing
- pattern and size of original fenestration
- buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments and building setbacks
- public space elements, including the street trees, widths and shape of the asphalted footpaths, and bluestone kerbing and guttering.

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More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1945 developments are not significant.

How is it significant?

The West Parkville Precinct is of historical and representative significance to the City of Melbourne.

Why is it significant?

The West Parkville Precinct is of local historical significance as an area in the City of Melbourne that was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville Precinct derives from the earliest residential subdivision in Parkville. The area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road and took in part of North Melbourne. Subsequent development through the latter nineteenth century, and through to the interwar period, retained a degree of modesty that was atypical for residential precincts in Parkville, and reflects a closer association with the neighbouring suburb of North Melbourne with its strong working-class character. (Criterion A)

The West Parkville Precinct is of local representative significance as a residential precinct that developed primarily in the Victorian and Federation periods with some interwar development, representing the principal phases of residential development in the City of Melbourne. The precinct reflects an eclectic collection of architectural styles from the Victorian through to the interwar period, yet demonstrates uniformity through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. The West Parkville Precinct reflects a distinctive urban character, demonstrated through its more irregular subdivision pattern. This is likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct, including Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Street	Number	Property Name	Building Category	Significant streetscape
Church Street	2–4	Marion	Contributory	Significant
Church Street	6–8		Contributory	Significant
Church Street	10–12		Contributory	Significant
Church Street	14		Contributory	Significant
Church Street	16		Contributory	Significant
Church Street	18		Contributory	Significant
Church Street	20		Contributory	Significant
Church Street	22		Contributory	Significant
Church Street	24		Contributory	Significant
Church Street	26		Contributory	Significant

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Church Street	28		Contributory	Significant
Church Street	30		Contributory	Significant
Church Street	32		Contributory	Significant
Church Street	1-7		Significant	Significant (applies to both frontages)
Church Street	9		Contributory	Significant
Church Street	11-15		Contributory	Significant
Church Street	17	Ormond	Contributory	Significant
Church Street	19	Ethel Cottage	Contributory	Significant
Church Street	21-25		Contributory	Significant
Flemington Road	72		Contributory	Significant
Flemington Road	72A		Contributory	Significant
Flemington Road	74	Anchorage	Contributory	Significant
Flemington Road	76	Glendenning	Contributory	Significant
Flemington Road	78	Mooranda	Contributory	Significant
Flemington Road	80-84		Contributory	Significant
Flemington Road	86-94	Park Squire Motor Inn and Serviced Apartments	Non-contributory	-
Flemington Road	96		Non-contributory	-
Flemington Road	98 (includes 98 and 98A)		Contributory	Significant
Flemington Road	100-102		Contributory	Significant
Flemington Road	122-124		Contributory	Significant
Flemington Road	126		Significant	Significant
Flemington Road	128		Contributory	Significant
Flemington Road	130-132		Contributory	Significant
Manningham Street	1		Contributory	Significant
Manningham Street	3		Contributory	Significant
Manningham Street	5-11		Non-contributory	-
Manningham Street	21-25		Significant	Significant

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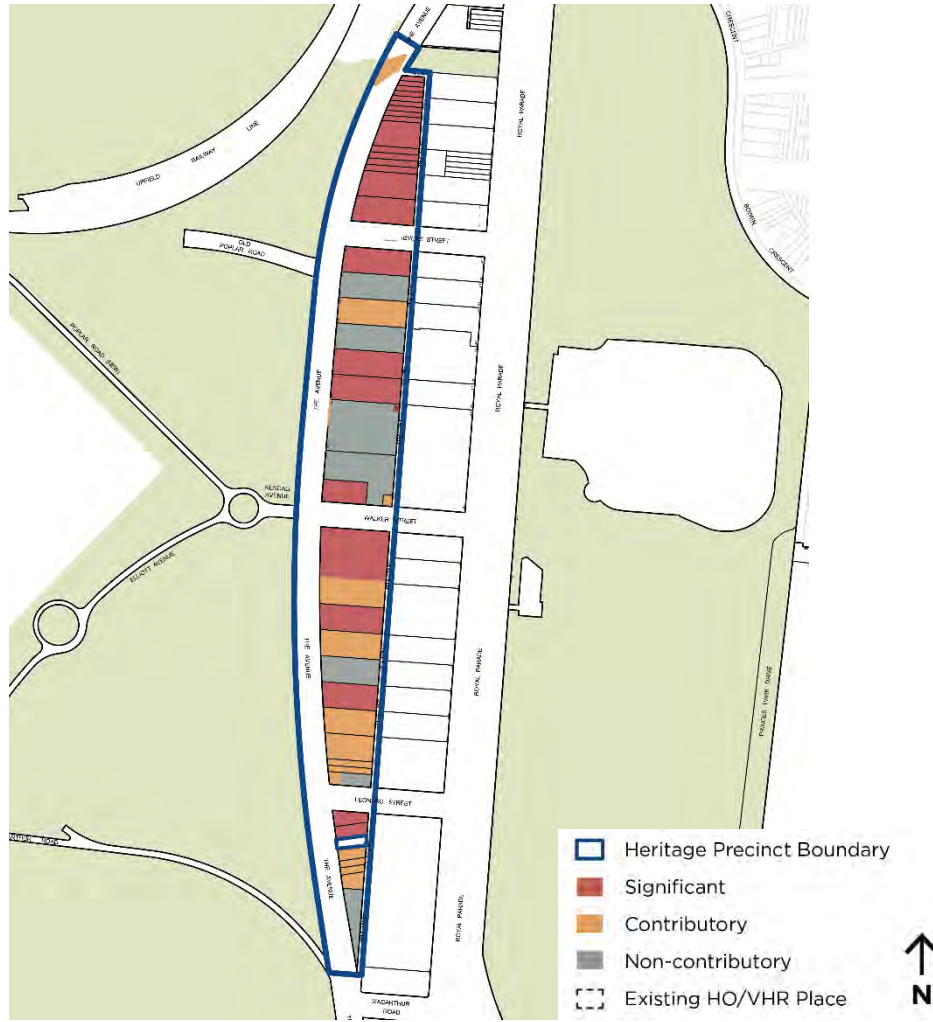
MELBOURNE PLANNING SCHEME

Manningham Street	27-31		Contributory (27-31 Manningham Street) Non-contributory (22-28 Emu Lane)	
Manningham Street	35		Contributory	Significant
Manningham Street	39		Contributory	Significant
Southgate Street	1-9	Monaro	Significant	Significant (applies to both frontages)
Southgate Street	13		Contributory	-
Southgate Street	15-19		Non-contributory	-
Southgate Street	21-23		Non-contributory	-
Southgate Street	25-29	Ahaura	Contributory	-

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Statement of Significance: The Avenue Precinct (July 2023)

Heritage Place:	The Avenue Precinct	PS ref no:	HO1433
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What is significant?

The Avenue Precinct, including 36–54 Leonard Street, 8–20, 24–310 The Avenue, 30 Walker Street and Railway Bridge, Parkville developed from 1868 to 1983, is significant.

Elements that contribute to the significance of the place include (but are not limited to):

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) of slate, corrugated iron or terracotta tiles and intact early chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, early iron palisade fences on stone plinths and early timber picket fences
- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes

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- the external form of post-1945 buildings (with varying heights), which typically have: masonry and concrete construction and finishes; original hipped, gabled and flat roof forms (sometimes with parapets); early chimneys; the pattern and size of original fenestration; stylistically consistent detailing; and early fences and landscaping (including masonry or stone fences, garden edging, garden beds or retaining walls)
- significant buildings' high level of integrity to their original design
- early subdivision pattern, including the size of allotments, the setbacks of park-fronting properties, Mile Lane, the brick, bluestone and steel railway bridge on The Avenue that crosses the Inner Circle Rail Trail, and the views to and from Royal Park
- public space elements, including the street trees, width and shape of the asphalted footpaths and bluestone gutters in The Avenue and the bluestone paving and open central drainage line of Mile Lane
- early fences and landscaping contribute to the significance of the precinct
- early stable/outbuildings, garages and outdoor toilets (including openings for the collection of nightsoil) at 292, 260–270, 182–190, 172, 116–156 (corner Mile Lane and Walker Street), 14 The Avenue and 30 Walker Street (corner Mile Lane), also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandah and windows, are not significant.

Post-1984 developments and other extensively altered properties are not significant.

How is it significant?

The Avenue Precinct, Parkville, is of local historical and aesthetic significance to the City of Melbourne.

Why is it significant?

The Avenue Precinct in Parkville is of historical significance as part of a residential subdivision of land that was formerly part of Royal Park. Land between Royal Parade and The Avenue was excised from Royal Park in 1868, as part of wider action by the Victorian Government to raise revenue by selling areas of public parklands in the City of Melbourne. The curve of The Avenue follows a former pathway or carriage drive within Royal Park. Designed for middle-class housing, the subdivision provided large blocks with frontages to both Royal Parade and The Avenue. Reducing the area of public parkland to enable residential development of the eastern strip of Royal Park drew strong public opposition. This was an important factor in the imposition of strict building regulations, which were likely partly an attempt to compensate for the loss of public space. A restrictive covenant on allotments specified the construction of specified villas and terrace houses in stone or brick, thereby to an extent determining the built form characteristics of early houses built in the precinct. This strict development code, and the relatively complete take-up of the blocks for housing by c1910, resulted in a unified residential strip on The Avenue of high-quality homes on large allotments, dating largely to the period 1873–1900. Many residences were designed by architects including Norman Hitchcock, Lloyd Tayler, and Charles Webb & Sons. Many original Victorian-era residences have been retained, although several have subsequently been altered and some have had their original holdings reduced. Mile Lane, a bluestone laneway which runs between the two roads, also survives; this provided access to the night soil man and rear access to stables, coach houses and early outbuildings including evidence of previous night soil collection points where extant. A number of residences have been adapted for other uses, particularly for educational and religious purposes. (Criterion A)

The Avenue Precinct in Parkville is of historical significance for its interwar and postwar residential development. This occurred as a response to the demand for higher-density housing in the City of Melbourne and was facilitated by the large building allotments available in the precinct and responded to the demands for housing close to the University of Melbourne and the hospitals. Consistent with the earlier development of The Avenue, this later phase involved high-quality, architect-designed development that took advantage of available views over Royal Park. This included several blocks of flats built in the mid to late 1930s, and two high-rise towers built to the design of architect Ermin Smrekar. (Criterion A)

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The Avenue Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1870s through to the present day. This layering of development has resulted in the area having a rich combined architectural and streetscape character. This mixed character is unified by a general consistency in building quality, two to four storey height, uniform setbacks that generally follow the curve of The Avenue, materiality (predominantly brick), and a pattern of fenestration that harmonises buildings of different historical eras and architectural styles within a cohesive urban setting. The precinct's character is enriched by its public realm elements, which include the gentle curve of The Avenue that follows an early carriage drive of Royal Park, mature and semi-mature deciduous and evergreen trees, bluestone kerbs and guttering, asphalt footpaths and the bluestone-paved Mile Lane. Residential development is bookended by the 1888 brick, bluestone and steel rail bridge at its northern end and by a wedge-shaped landscape reserve set aside as part of the original 1868 subdivision. Throughout the precinct, oblique views are possible due to the generous side and front setbacks of many buildings. This allows buildings to be viewed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets. The aesthetic quality of the precinct is further enhanced by its proximity to parklands, being bounded by Royal Park to its west. (Criterion E)

Aesthetically, the mixed-era precinct is significant for its high concentration of refined architect-designed buildings from across all development periods. This diverse building stock ranges from substantial single and two-storey Victorian Italianate villas and terrace rows, luxury interwar and postwar blocks of flats and townhouses, and postwar high-rise apartments. This, coupled with the general high quality of architectural design and materiality across the precinct, provides an unusually rich aesthetic quality to the precinct. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Street	Number	Property Name	Building Category	Significant streetscape
Leonard Street	36–54	Kenley Close	Contributory (36–38 The Avenue) Non-contributory (remainder of site)	Significant
The Avenue	8	Clunies Ross Reserve	Non-contributory	-
The Avenue	10–12	Chuzzlewit	Contributory	Significant
The Avenue	14	Yateley	Contributory	Significant
The Avenue	16		Contributory	Significant
The Avenue	18–20	Park Manor	Contributory	Significant
The Avenue	24–26	Lyndale	Significant	Significant
The Avenue	28–32	Sorella	Significant	Significant
The Avenue	40	St Finbar	Contributory	Significant
The Avenue	42	St Finbar	Contributory	Significant
The Avenue	44–52	Whitley College	Contributory	Significant

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The Avenue	54–66	Park Lodge	Contributory	-
The Avenue	68–78		Significant	-
The Avenue	80–90		Non-contributory	-
The Avenue	92–102		Contributory	-
The Avenue	104–114	Kennethwood	Significant	-
The Avenue	116–156	Treacy Conference Centre	Significant (156 The Avenue) Contributory (116 The Avenue)	Significant (applies to both buildings)
The Avenue	160–162	Cumnock House	Significant	Significant (applies to both frontages)
The Avenue	164–166A	Ridley Terraces	Non-contributory	-
The Avenue	168–180		Significant (Stable building facing Mile Lane) Contributory (Low stone fence along The Avenue frontage) Non-contributory (Remainder of site)	-
The Avenue	182–190	Wannaeeue	Significant	Significant
The Avenue	192–198		Significant	Significant
The Avenue	200–210		Non-contributory	-
The Avenue	212–222		Contributory	-
The Avenue	224–234	Arcadia	Non-contributory	-
The Avenue	236–246	Park Avenue Towers	Significant	Significant
The Avenue	248–258		Significant	Significant
The Avenue	260–270		Significant	Significant
The Avenue	272	Oxford	Significant	Significant
The Avenue	274	Chelsea	Significant	Significant
The Avenue	276	Pimlico	Significant	Significant
The Avenue	278	Cambridge	Significant	Significant
The Avenue	280–292	Brentwood Court	Significant	Significant
The Avenue	294		Significant	Significant
The Avenue	296		Significant	Significant
The Avenue	298		Significant	Significant
The Avenue	300		Significant	Significant
The Avenue	302		Significant	Significant

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The Avenue	304		Significant	Significant
The Avenue	306		Significant	Significant
The Avenue	308		Significant	Significant
The Avenue	310	Carinya	Significant	Significant
The Avenue	Railway Bridge	Railway Bridge	Contributory	-
Walker Street	30		Contributory	-

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Statement of Significance: St George's Church Precinct (July 2023)

Heritage Place:	St George's Church Precinct	PS ref no:	HO1434
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What is significant?

St George's Church Precinct in Parkville, comprising 1–5, 7 and 9, and 4–10 St Georges Grove and 20–24, 26–28, 30–32 and 34–40 Manningham Street, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the:

- houses, flats and maisonettes constructed between 1929 and 1951, as shown on the precinct map
- expression of individual detailing and architectural styles across the group, which includes rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and all extant chimneys
- consistent street setbacks
- fences at 20–24, 26–28 and 30–32 Manningham Street
- the double bay garages at 34–40 and 30–32 Manningham Street (fronting St Georges Grove), and 20–24 and 26–28 Manningham Street.

Non-original alterations and additions to the contributory buildings, including the carports at 1–5 and 7 St Georges Grove, Parkville, are not significant.

How is it significant?

St George's Church Precinct is of local historical and representative significance to the City of Melbourne.

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Why is it significant?

The St George's Church Precinct is of historical significance as evidence of a period of concentrated interwar and postwar residential development, associated with the subdivision of the former St George's Church (reserved in 1854). Following the subdivision in 1929, most residences were built by 1937, with the remaining undeveloped land built on following the Second World War, from 1946 to 1959. The St George's Church Precinct is distinctive within Parkville as the only example of an interwar residential subdivision. It is distinguished from the broader pattern of residential development in the locality, where interwar and postwar infill developments have been made within the established nineteenth-century residential precincts. (Criterion A)

The St George's Church Precinct is of representative significance as an intact group of dwellings that represent typical domestic architectural styling popular during the 1930s through to the early 1950s. While the residences express a lively sense of individuality through their mixed architectural style (Spanish Mission, Old English, Moderne, postwar vernacular aesthetic), and built form (single-storey houses, maisonettes, and double-storey flats), they share features typical of the era including hipped roof forms, rendered brick walls, face brick detailing, tiled roofs, timber-framed windows and chimneys (all of which are extant). The distinctive character of the precinct is enhanced by the retention of the consistent setback pattern, original car garages and fences. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, 2023)

Street	Number	Property Name	Building Category	Significant streetscape
Manningham Street	20–24		Contributory	Significant
Manningham Street	26–28		Contributory	Significant
Manningham Street	30–32		Contributory	Significant
Manningham Street	34–40		Contributory	Significant (applies to both frontages)
St Georges Grove	4–10	St. Georges Close	Contributory	Significant
St Georges Grove	1–5	Devon	Contributory	Significant
St Georges Grove	7		Contributory	Significant
St Georges Grove	9		Contributory	Significant