



## Parkville Precinct HO4

March 2015

**LOVELL CHEN**

ARCHITECTS & HERITAGE CONSULTANTS

LEVEL 5, 176 WELLINGTON PARADE  
EAST MELBOURNE 3002 AUSTRALIA  
TEL +61 (0)3 **9667 0800**  
FAX +61 (0)3 9416 1818  
[enquiry@lovellchen.com.au](mailto:enquiry@lovellchen.com.au)  
[www.lovellchen.com.au](http://www.lovellchen.com.au)

# Local Heritage Planning Policy Review

## Statements of Significance

Melbourne's Local Heritage Planning Policy Review project includes the preparation of statements of significance for six Heritage Overlay precincts in the municipality, located outside the Capital City Zone.

The statements of significance are intended to provide succinct and concise insights into the precincts, including the heritage values and character of the areas. They should contain sufficient information about the significance of the precincts so that it is readily understood.

# Local Heritage Planning Policy Review

## Statements of Significance

A statement of significance typically contains three parts:

- It starts with 'what is significant?'. This component includes a history and description of the precinct, with the latter including a description of the important heritage characteristics such as the valued historical development and built form characteristics.
- The statement then includes a short statement identifying the heritage values of the precinct - historical, aesthetic/architectural, social, scientific or other heritage values - under 'how is it significant?'.
- It concludes with 'why is it significant?' which is where the significance is explicitly stated and expanded on, articulating why the precinct is significant for the identified heritage values.

# Local Heritage Planning Policy Review

## **Statements of Significance**

Statements of significance are not detailed documents and they do not normally include detailed information on individual properties. However, it is important that they capture what the community values or appreciates about a precinct. This may be information about particular developments or built form characteristics.

The community might also value other attributes of a precinct, such as its public recreation spaces and facilities, street trees, historic shopping strip, or church or school complexes.

Knowing what is important about a precinct - 'why is it significant?' - enables informed planning decisions to be made in relation to the management and conservation of a precinct.

## HO4 - Parkville precinct

Parkville Precinct is a large precinct generally bounded by Royal Parade at the east, Flemington Road to the south-west, Manningham Street to the west and Park Street to the north.

Royal Park comprises the majority of the precinct area, with historic residential subdivisions located to the south, east and west of the park. Within the park are sporting facilities and the Melbourne Zoo (VHR H1074, HO364).

Royal Park is also included in the Victorian Heritage Register as H2337.

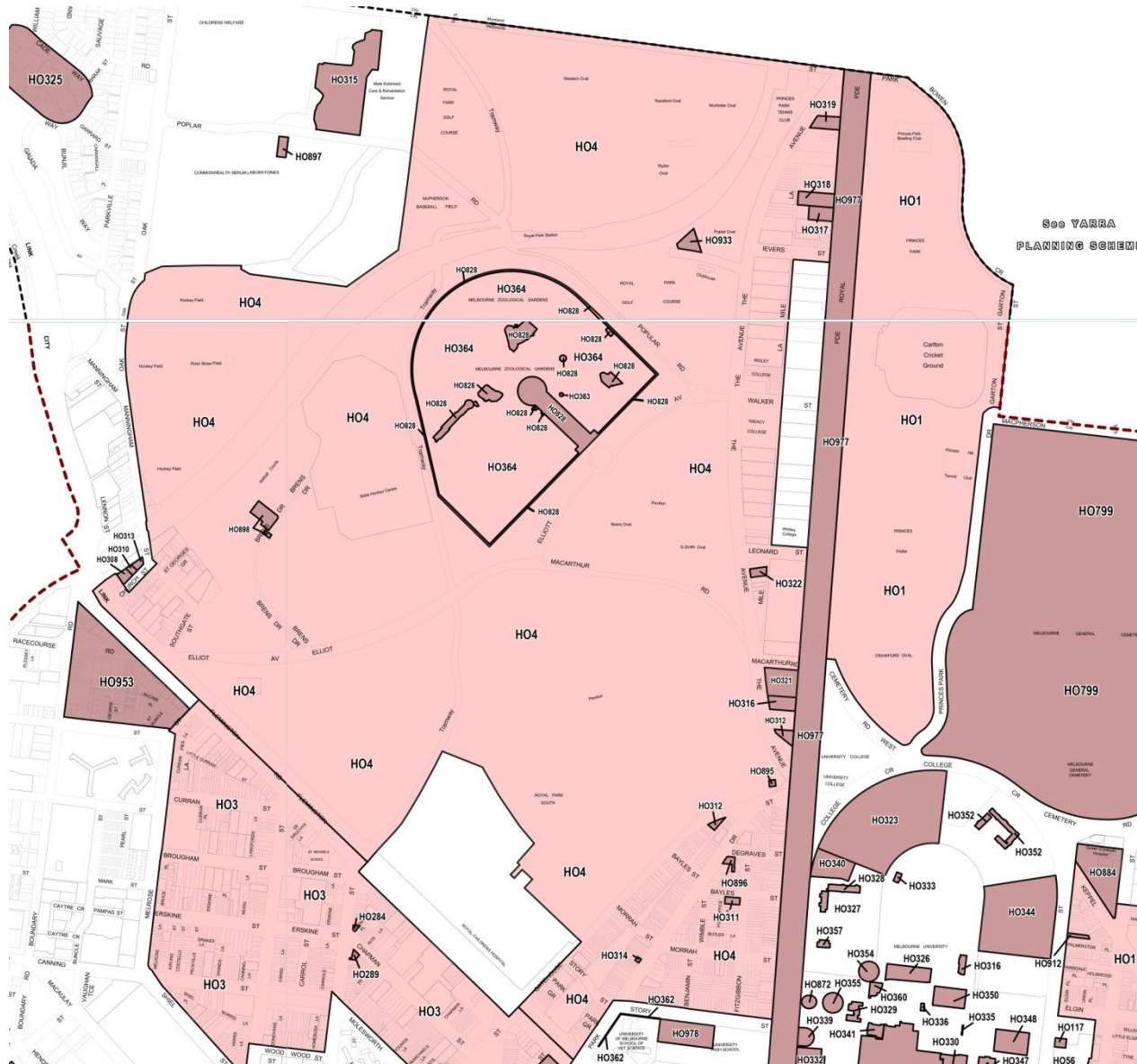
## HO4 - Parkville precinct

The residential subdivisions within the precinct vary, with The Avenue subdivision of the 1860s comprising relatively large allotments, and the southern and western areas comprising smaller allotments for villas and cottages.

The precinct has few commercial or institutional buildings.

The main period of development is late nineteenth century, with some buildings from the Federation and interwar periods.

# Parkville precinct



Heritage Overlay map of HO4 – Parkville Precinct

# History

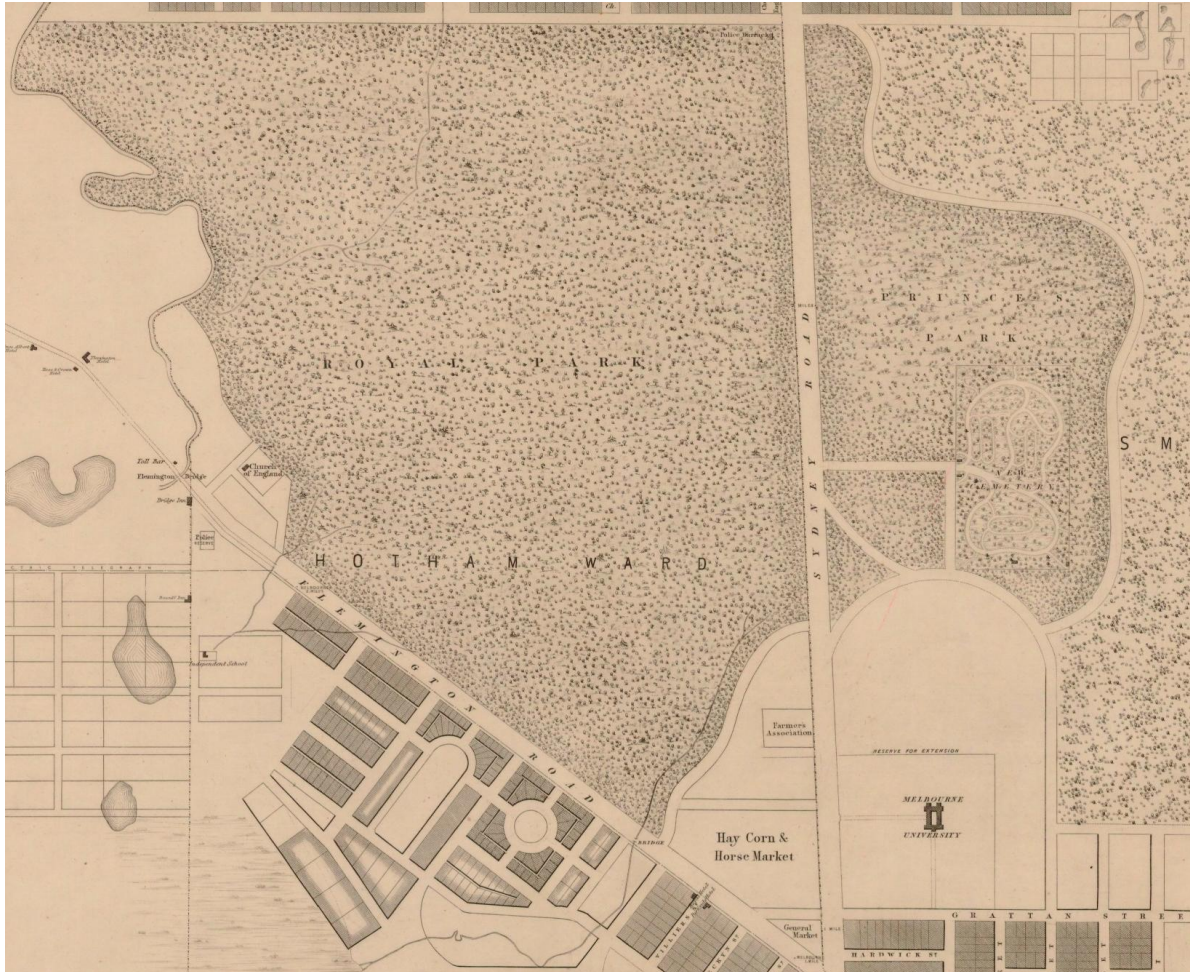
- 1850s Royal Park reserved and line of Royal Parade (Sydney Road) formalised. Small subdivision at west of Royal Park created by 1855 which included a Church of England. Markets also established at south of (outside) precinct by this time. University of Melbourne founded.
- 1860s Part of Royal Park reserved for zoological purposes. The Avenue created as part of subdivision from east of Royal Park in 1864. Drives created within the park boundary. Institutions including Experimental Farm, Industrial School and a contagious diseases hospital established to north-east of the park (outside the precinct). The ill-fated Burke and Wills expedition departed Royal Park in August 1860.
- 1870s Residential subdivision to north of markets created Morrah, Bayles, Degraives, Fitzgibbons and Wimble streets in 1868, with residential development primarily occurring in the 1870s and 1880s.



# History

- 1880s Residential subdivision of slightly smaller allotments between Morrah and Story streets in c. 1879, with development from 1880s onwards. Railway line constructed through Royal Park.
- 1910s Royal Park used as a military camp.
- 1920s Electric tram line established through Royal Park. University High School constructed on former market site in 1929.
- 1940s Royal Park used as a World War Two military camp. Royal Children's Hospital moved to south of park.
- 2000 State Netball and Hocket Centre constructed for 2006 Commonwealth Games in Royal Park.

# History



Kearney map of Melbourne, 1855, showing lack of residential development in precinct at this time

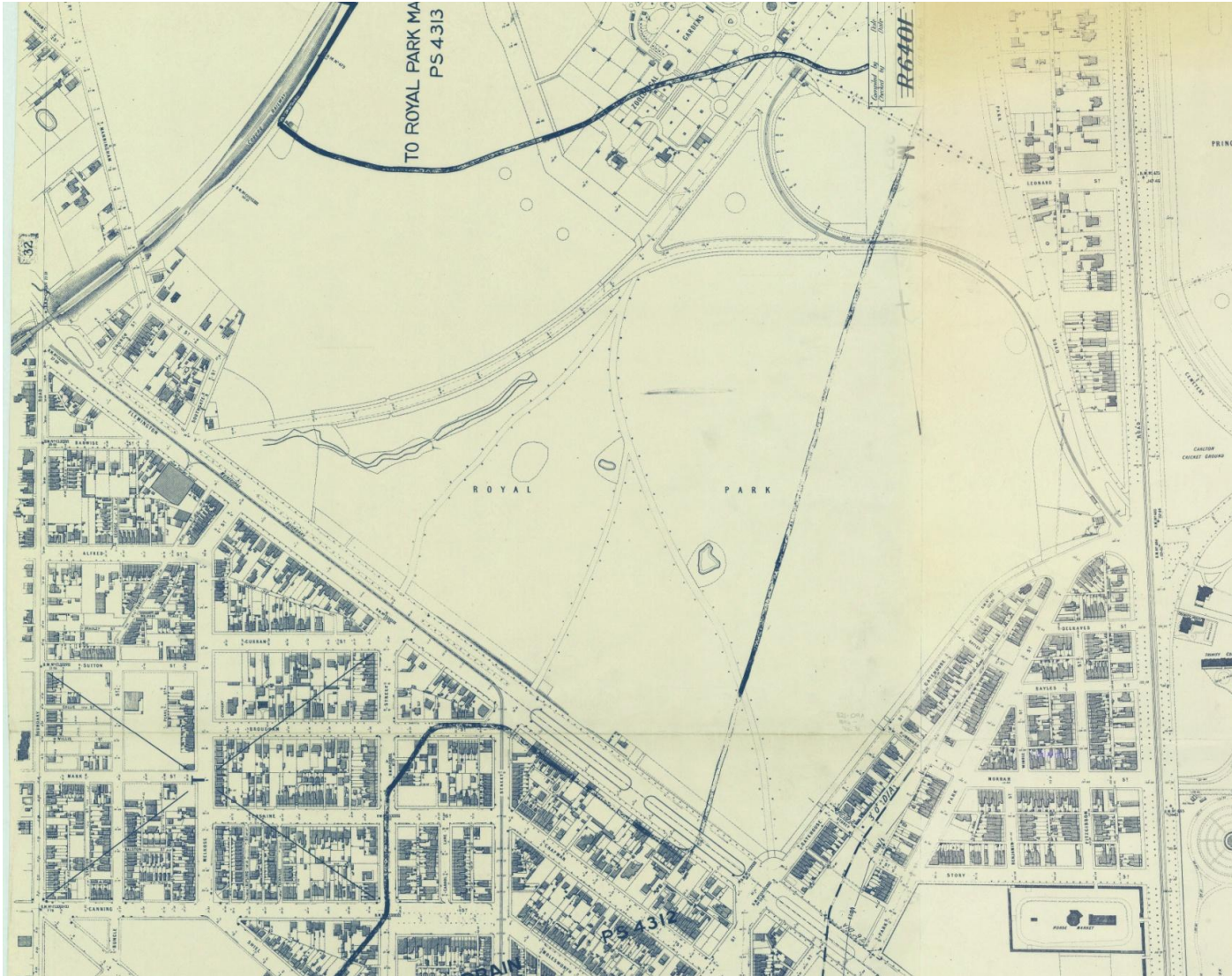
# History



1872 map showing increasing residential subdivision in Parkville



# History



MMBW 160':1' plans showing development in Parkville by 1896

# Precinct characteristics

- Highly intact precinct, with limited modern development and visible additions
- Strong sense of being in, and experiencing, an historic area
- Streetscapes of consistent scale and character, but also some with greater diversity, e.g. Royal Parade
- High quality brick residences
- Surviving original elements such as iron palisade fencing, cast iron verandah work, tessellated tiling and intricate detailing to building facades and parapets
- Dwellings include one and two-storey Victorian terraces, in pairs and rows; some Federation and interwar buildings; and larger more substantial villas

# Precinct characteristics

- Substantial buildings and larger allotments along The Avenue
- More modest allotments and dwellings in south and west of precinct
- Wide and treed streets, with wide footpaths, and later grassed medians
- Stone pitched ROWs/rear laneways
- Views to rears of properties
- Few commercial or ecclesiastical buildings. Small number of institutional (university college buildings) and civic buildings (school, post office) in east and south of precinct

# Precinct characteristics

- Dominance of Royal Park in the precinct context, with the zoo and recreational facilities, including views into and out of the park
- Prominence of Royal Parade as an important historic thoroughfare
- Residences with lower ground floors or half-basement levels, reflecting topography along Park Drive and Gatehouse Street
- Some large and prominent corner buildings
- Historical association with university and academics





Two-storey parapeted brick Victorian terraces, Gatehouse Street





Two-storey bi-chrome brick Victorian terraces, Park Drive



Consistent row of single-storey parapeted brick Victorian cottages,  
Benjamin Street





Detached Federation-era residences, Park Drive



Quirky Federation villa, Flemington Road





Interwar flats, corner Park Drive and Morrah Street



Interwar development in St Georges Grove





Wide street and central median, Park Street



levers Reserve, between Park Drive and Gatehouse Street





Jageurs Lane off Degraes Street





Parkville Post Office, Fitzgibbon Street, included in VHR



# Royal Park





# Royal Park



# Significance

Highly intact and historically rich precinct (historical/aesthetic)

Relationship between residential development and Royal Park, particularly demonstrated in more substantial dwellings in The Avenue (historical/aesthetic)

Historical association with Royal Parade and the main Melbourne to Sydney road, also reflected in some diverse and substantial development (historical/aesthetic)

Highly intact streetscapes of brick Victorian one and two-storey terrace rows (aesthetic/architectural)

# Significance

Royal Park as an example of La Trobe's plan for the inclusion of parks in Melbourne, and as the departure location for Burke and Wills expedition (historical)

The open landform and topography, views into Royal Park and to the city (aesthetic)

Historical association with University of Melbourne (historical)

# Local heritage planning policies

Two local planning policies are being reviewed and revised as part of this project – Clause 22.04 Heritage Places within the Capital City Zone, and Clause 22.05 Heritage Places outside the Capital City Zone.

These policies are key planning tools to manage the thousands of heritage properties and places currently identified within the Schedule to the Heritage Overlay.

# Local heritage planning policies

The revised policies will cover topics and issues which are important considerations in managing heritage places such as individual properties, streetscapes and precincts. They will have regard for the contemporary heritage policies of other metropolitan municipalities, and for the issues raised in 2014 during the preliminary review of the local heritage policies.

A wide range of matters are currently being considered in the policy review, including demolition, changes to shopfronts, signage, restoration, new development, additions to heritage buildings, management of precincts in the Capital City Zone, rooftop additions, corner properties, street infrastructure and laneways through to use of the Burra Charter and the role of Conservation Management Plans.



# Local heritage planning policies

The City of Melbourne has commenced the process of reviewing the policies. Draft versions of the policies will be reviewed internally by Council officers, externally by experts and then by the Department of Environment, Land, Water and Planning before progressing to public exhibition.

At that stage, there will be opportunity for members of the public and interested residents and community groups to review and comment on the draft policies before they are adopted by Council.