



North & West Melbourne Precinct H03

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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.

HO3 – North & West Melbourne Precinct

North & West Melbourne Precinct is a very large precinct generally bounded by Flemington Road to the north; Melrose and Dryburgh streets and Stawell Tce to the west; Peel and Elizabeth streets to the east; and Railway Place, and Roden and Dudley streets to the south.

It comprises properties in the suburbs of North Melbourne and West Melbourne.

The topography is more elevated in the north and centre of the precinct, and around Hotham Hill, then slopes down to the south to what was the West Melbourne Swamp (now Victoria Harbour).

HO3 – North & West Melbourne Precinct

Precinct is predominantly residential, but includes commercial and institutional development, particularly around Errol, Queensberry and Victoria streets.

There is industrial development in the south and scattered through the centre of the precinct.

The main period of development is the mid-late nineteenth century.

History

1840s Site chosen for Benevolent Asylum in 1849.

1850s Extension of boundary of Melbourne north from Latrobe Street, forming suburbs of North Melbourne, Carlton and West Melbourne. Flemington Road followed line of an early track to Geelong with a crossing at the Saltwater (Maribyrnong) River. Early intentions for the north of the new suburb included London-style circuses and squares addressing Royal Park. Closer to the city, the Hoddle subdivision comprised streets on north-south and east-west axes. Allotments sold from 1852. By 1857, a commercial and civic precinct had developed in North Melbourne, centred on Queensberry, Errol and Leveson streets. Borough of Hotham separated from City of Melbourne in 1859.

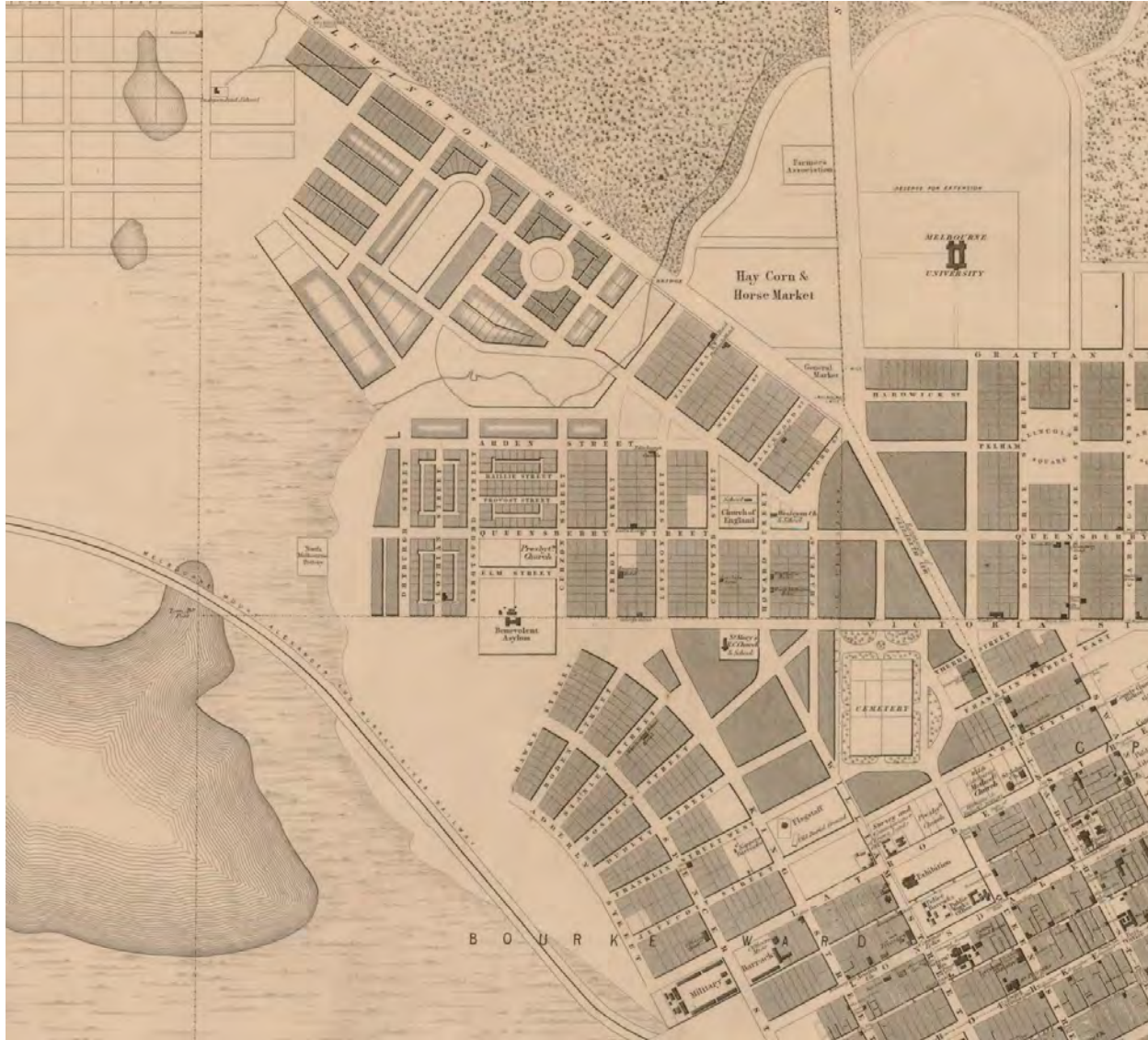
History

- 1850s (cont.) Queen Victoria Market established in 1854. Sale of allotments in the radial subdivision west of the city grid occurred in 1850s, forming West Melbourne. Area west of Adderley Street was the West Melbourne swamp until the 1890s.
- 1860s Subdivision and sale of 'Hotham Hill' north of Canning Street, superseding the 1850s layout. This subdivision had larger allotments than the earlier subdivision centred around Queensberry Street.
- 1870s Hotham Town Hall constructed in 1875-6 to a design by George Johnson.
- 1880s Name of municipality changed to North Melbourne.

History

- 1890s St Mary's Star of the Sea Catholic Church constructed. By end of the 19th century, industry had developed on the fringes of the precinct, particularly in the south and west close to the docks and railway.
- 1905 North Melbourne unified with City of Melbourne.
- 1910s Benevolent Asylum demolished, resulting in residential subdivision and development of site.
- 1940s Houses demolished in North Melbourne as part of city-wide 'slum clearance' program.

History



1855 Kearney plan showing subdivisions and proposed subdivisions in precinct

History



1869 de Gruchy plan showing subdivision of North and West Melbourne

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History



MMBW 160':1" plan of North Melbourne, north of Victoria Street

Precinct characteristics

- Mix of intact streetscapes and less intact streetscapes
- Mixed use streets of residential and commercial, residential and industrial development
- Numerous examples of adaptation and conversion of former commercial and industrial buildings (warehouses)
- Topography of precinct, sloping down from Hotham hill, influenced development including elevated buildings
- Commercial and municipal buildings concentrated around Errol, Queensberry and Victoria streets

Precinct characteristics

- Schools and churches located in predominantly residential areas to south and north of town hall
- Wide streets with central medians and European tree and eucalypt plantations
- Rows of modest and plainly decorated Victorian cottages
- Two-storey terraces and detached houses more common in northern half of precinct and closer to city
- Mostly brick buildings, some timber and stone

Precinct characteristics

- Commercial buildings retain original or early verandah awnings and posts
- Small or limited front gardens to dwellings
- Federation era development on former Benevolent Asylum site in block bounded by Miller, Elm, Errol and Abbotsford streets
- Corner shops and hotels
- Bluestone kerbing, channelling and laneways
- Named laneways, 'little' streets and interconnected rights-of-way



Terrace row of cottages, Errol Street



Modest workers' cottages, Chetwynd Street



Snaresbrook Terrace, Canning Street, opposite Pleasance Gardens



Detached one and two-storey Victorian and Federation era houses,
Chapman Street



Victorian two-storey arcaded terrace houses, Queensberry Street



Row of ten Victorian two-storey terrace houses, Capel Street



Row of warehouse buildings, O'Connell Street, West Melbourne



Wide street and median plantings, Brougham Street



Lancashire Lane, off Queensberry Street, and Haddow's Lane



Federation era subdivision of former Benevolent Asylum site, Elm Street



Victorian era commercial buildings with awnings, Errol Street



North Melbourne Town Hall, corner Queensberry and Errol streets
(VHR 2224)



St Mary Star of the Sea church complex, Victoria and Howard streets, West Melbourne (VHR 2182)

Significance

Very diverse development in the precinct, including residential development; demonstrates diverse demographics and different development histories of the two suburbs (historical/architectural)

Comparatively intact and significant commercial and civic streetscapes in Errol, Queensberry, Victoria and Leveson streets (historical/architectural)

Relationship with industry is important, as is the association with Melbourne's markets (Queen Victoria and Meat Market) and transport routes (historical)

Associations with significant developments outside precinct, including Royal Park and North Melbourne Football Ground (historical)

Significance

North Melbourne Town Hall as a significant example of imposing Classical style town hall building with associated civic development, prominently sited in centre of the suburb (historical/architectural/aesthetic)

Extensive intact examples of modest workers' housing (historical/architectural)

Relatively cohesive streetscapes of Federation-era development on former Benevolent Asylum site (historical/architectural)

Network of laneways, rights-of-ways and 'little' streets demonstrating subdivision patterns and intense use of land close to the city following the gold rush (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.