

NORTH MELBOURNE HERITAGE REVIEW

STATEMENT OF HERITAGE EVIDENCE BY KATE GRAY

For Planning Panels Victoria

April 2023

Prepared by

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Prepared for



CITY OF
MELBOURNE

NORTH MELBOURNE HERITAGE REVIEW

Background

Study Area

Scope

Exclusions

Methodology

Findings and recommendations

NORTH MELBOURNE HERITAGE REVIEW

METHODOLOGY REPORT

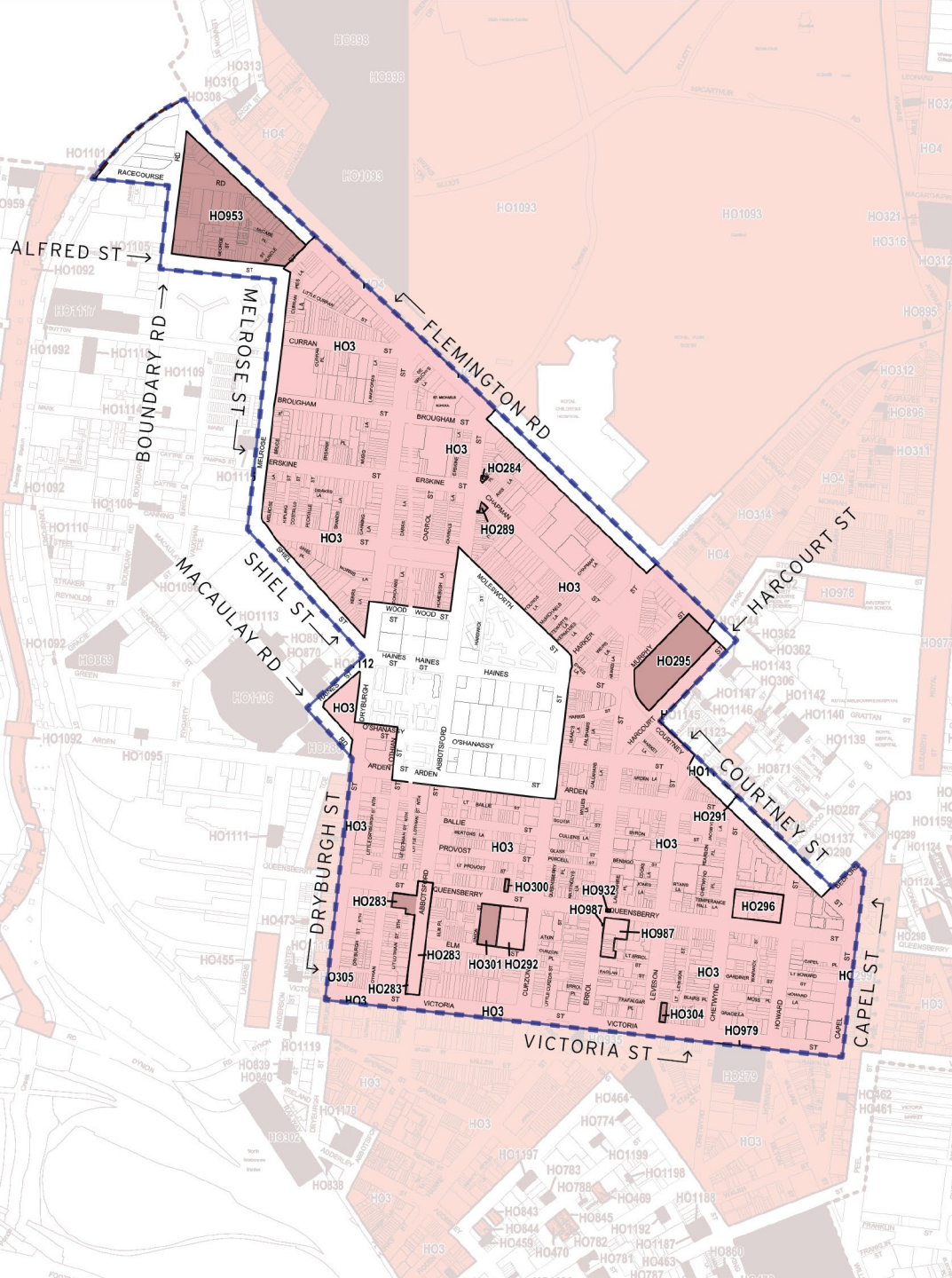
July 2022

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**STUDY
AREA**

STUDY SCOPE

Introduction and objectives

Thematic Environmental History

Review of HO controls

Exclusions and limitations

STUDY METHODOLOGY

Research and fieldwork

Community engagement and consultation

Traditional Owner consultation

Thematic Environmental History

Assessment of heritage places (existing and proposed new HOs)

Documentation of heritage places

Mapping and curtilage

Review of places in the Heritage Places Inventory



Benevolent Asylum, c. 1870
Source: State Library of Victoria



ASSESSMENT OF HERITAGE PLACES

Existing and proposed new HO
places

Assessment criteria

Comparative analysis and
'thresholding' places

Documentation and mapping

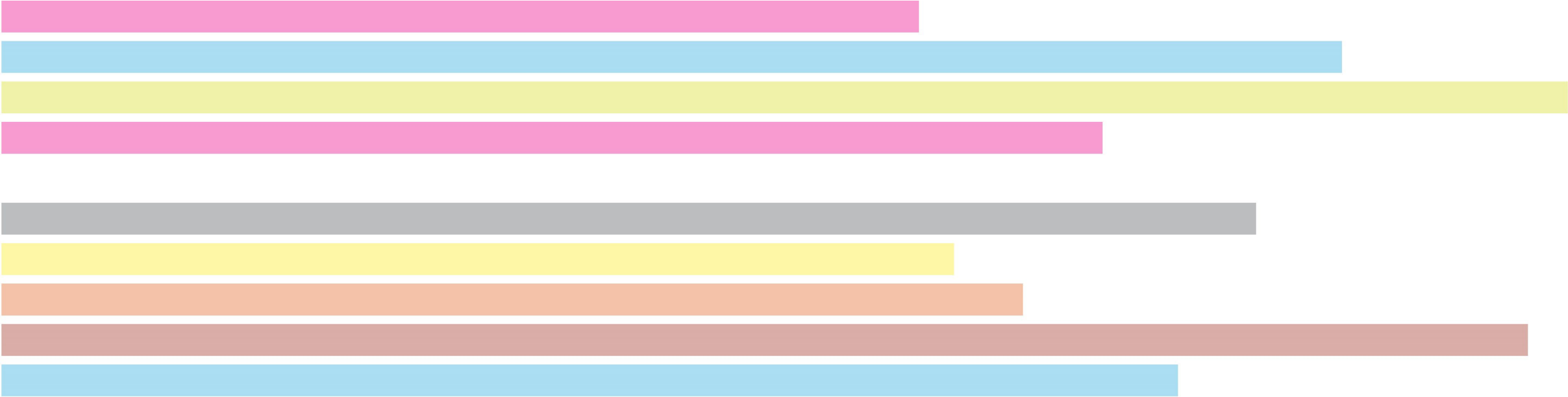
REVIEW OF PLACE CATEGORIES IN THE HERITAGE PLACES INVENTORY

Grading system and definitions

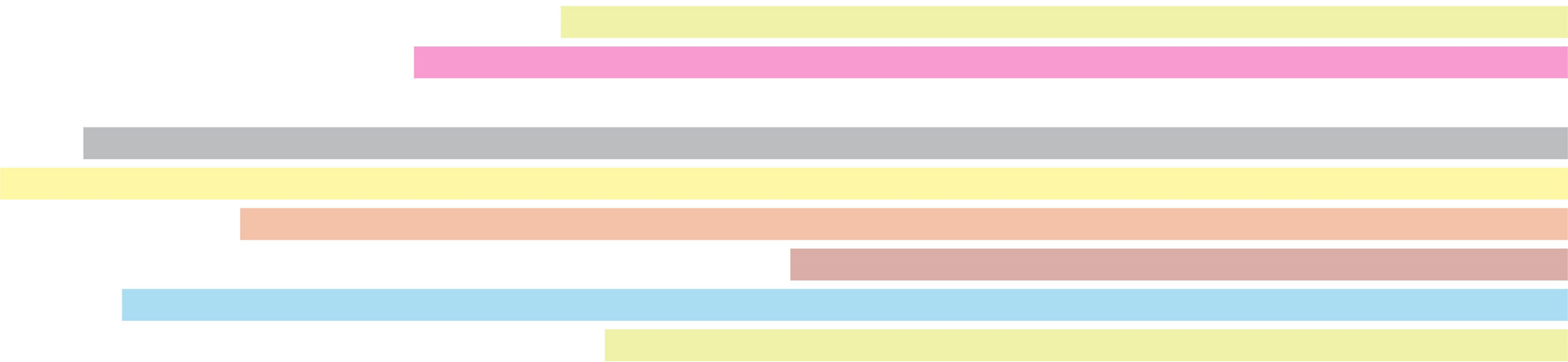
Scope and approach

Examples of category reviews:

- Upgrade from Non-Contributory to Significant
 - Upgrade from Contributory to Significant
 - Upgrade from Non-contributory to Contributory
 - Downgrade from Contributory to Non-contributory
-



EXAMPLES OF GRADING CHANGES



UPGRADE FROM NON-CONTRIBUTORY TO SIGNIFICANT



UPGRADE FROM CONTRIBUTORY TO SIGNIFICANT



UPGRADE FROM CONTRIBUTORY TO SIGNIFICANT



UPGRADE FROM NON-CONTRIBUTORY TO SIGNIFICANT



12 Baillie Street (2023)



458-460 Abbotsford Street (2023)



1 Curran Street (2023)

**INTERWAR PLACES
UPGRADED FROM
NON-CONTRIBUTORY
TO CONTRIBUTORY**



INTERWAR PLACES UPGRADED FROM NON-CONTRIBUTORY TO CONTRIBUTORY



DOWNGRADED FROM CONTRIBUTORY TO NON-CONTRIBUTORY



27 Little Leveson Street 2023



604-606 Queensberry Street (2023)



STUDY FINDINGS AND RECOMMENDATIONS

Thematic Environmental History

Changes to H03

Statement of significance and
heritage citations (new and existing
HO places)

THEMATIC ENVIRONMENTAL HISTORY

All themes incorporate input from Traditional Owner engagement process, support identification of related places

Pre-colonial environment: North Melbourne's original inhabitants

Building North Melbourne: phases and patterns of development from mid-19th century and consolidation in the twentieth century, influence of topography, demolition of the Benevolent Asylum and impact of slum clearance

Peopling North Melbourne: Traditional Owners, nineteenth century arrivals, twentieth century changes, including historical working class character)

North Melbourne's industry and workforce: manufacturing, working, retail

Governing North Melbourne: the formative years of municipal government, law and order

Connecting North Melbourne: pre-colonial routes, linking North Melbourne by road, public transport, postal service

Community life: religion and places of worship, welfare, education, women's and children's welfare, hotels and temperance

Shaping North Melbourne's political , cultural and creative life: struggles for political rights, sports and recreation, gathering, socialising, entertainment and performance

CHANGES TO HO3

Boundary changes

Identification of sub-areas

Statement of significance and heritage citation

Gradings changes

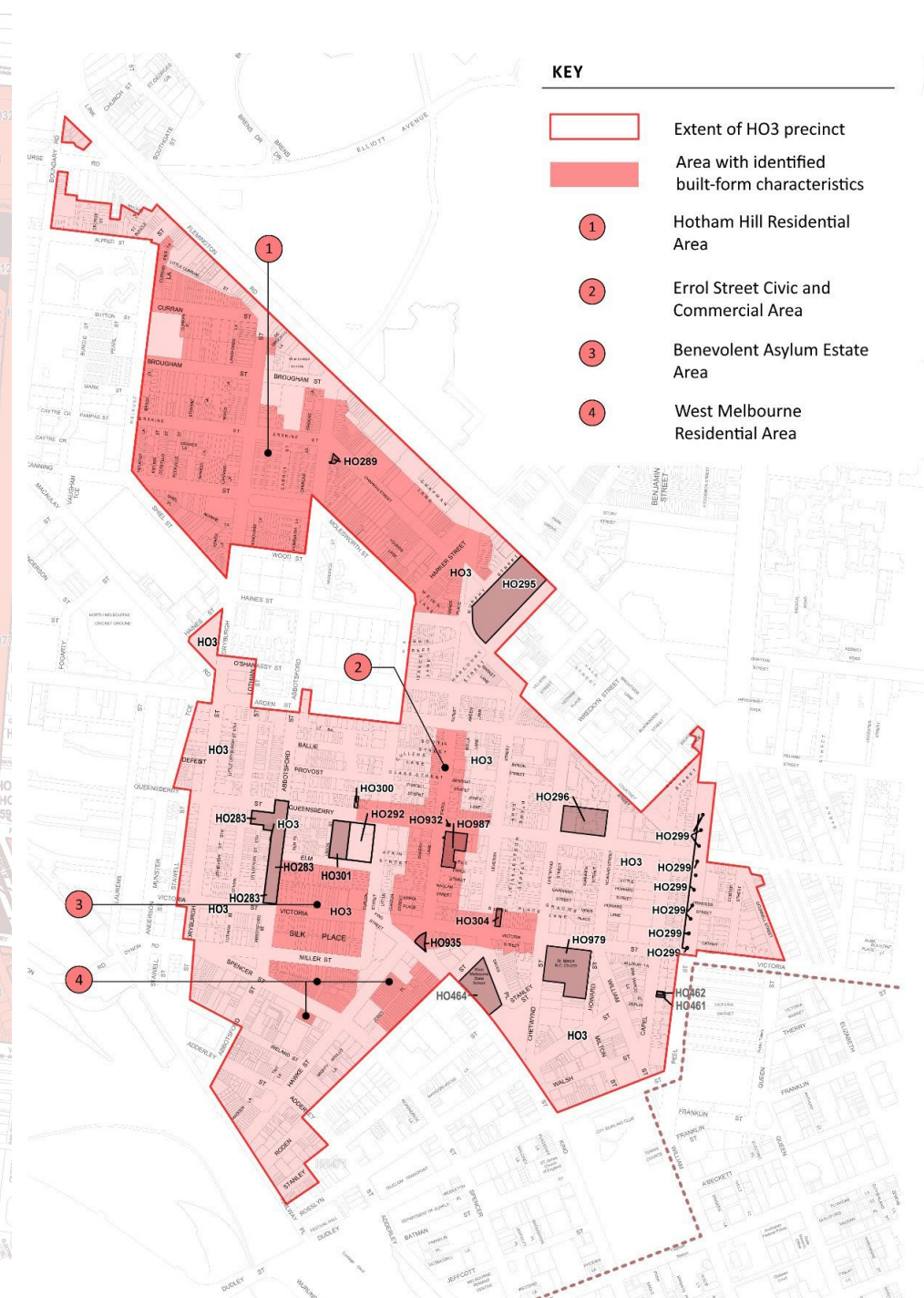
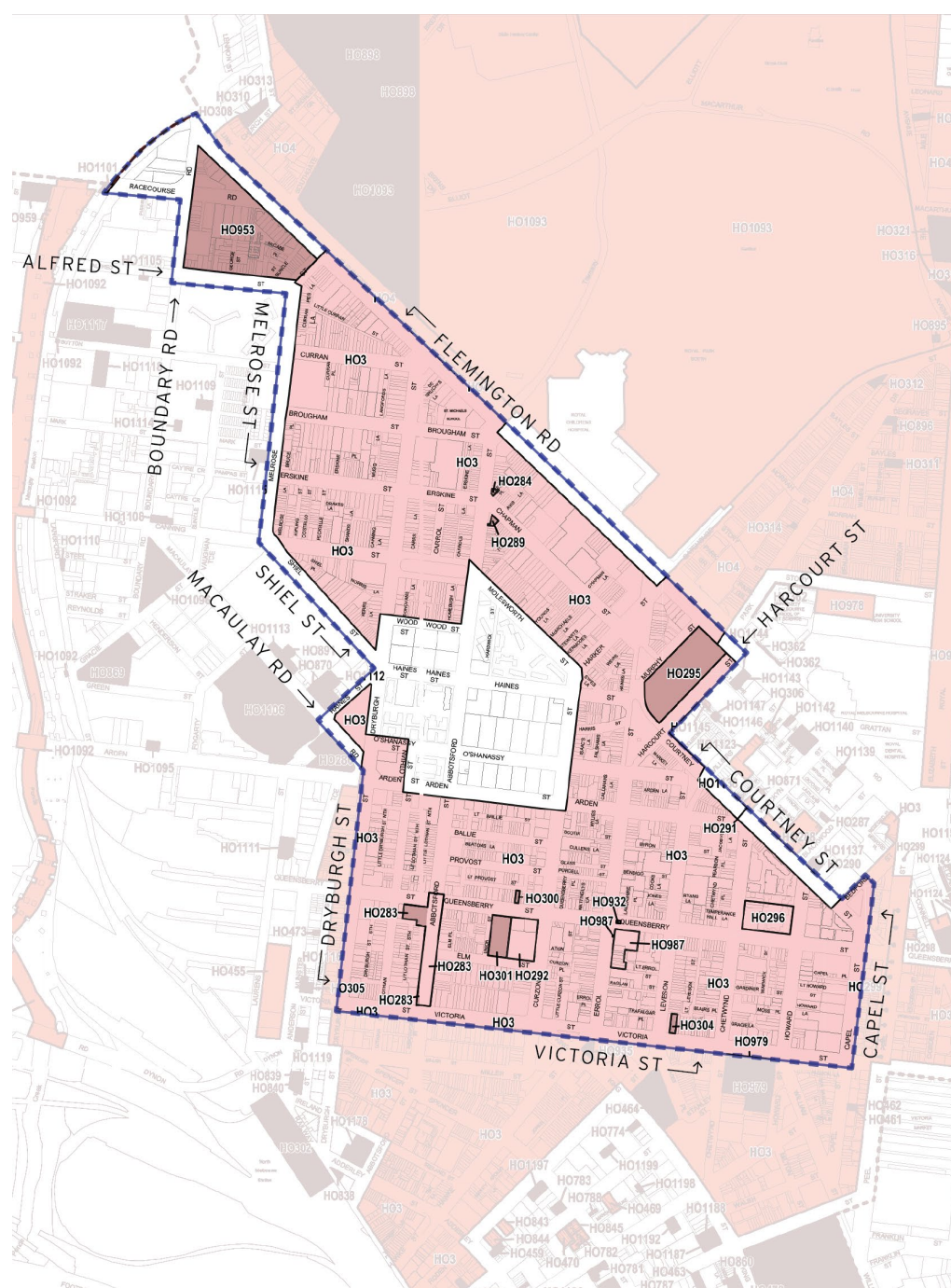
Complex places

Statements of significance for two places within HO3

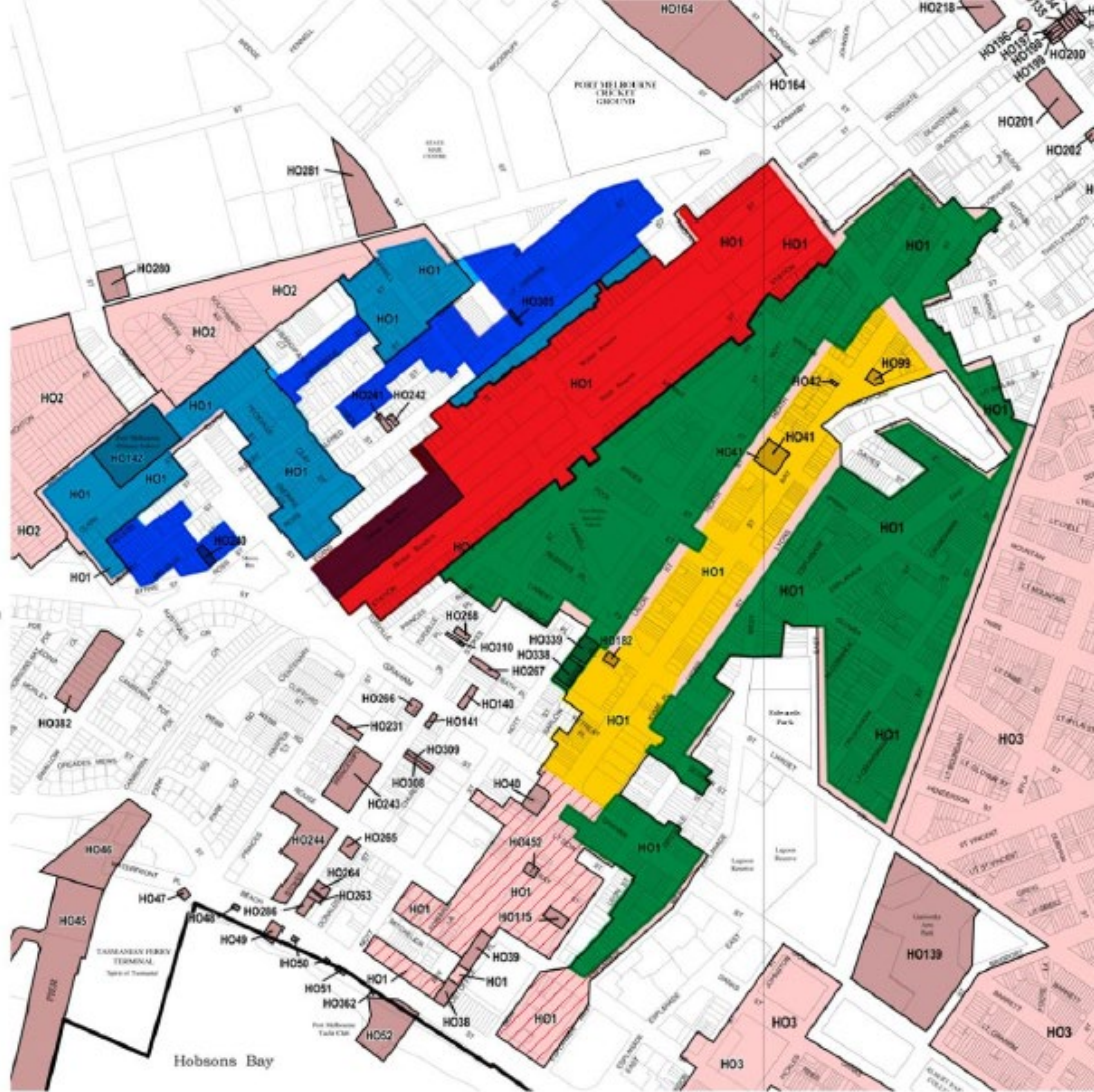


Changes to H03

- Boundary changes
- Sub-areas



SUB-AREAS PRECEDENT EXAMPLE:
H01 PORT PHILLIP



KEY TO SUB-PRECINCTS

- Port Melbourne West
- Port Melbourne Railway Reserve
- Port Melbourne East
- Bay Street Commercial
- Area proposed to be excised from H01

Figure 2 Map of Port Melbourne Heritage overlay precinct H01

UPDATED H03 PRECINCT STATEMENT - ATTACHMENT E

- Refined and updated
- Traditional owners and community inputs
- Mapping and additional key attributes related to sub-areas
- DELWP format requirements

GRADING CHANGES - ATTACHMENT F

- Limited number of adjustments to address anomalies and new themes
- Complex places (St Aloysius College, St Michael's Primary School, St Joseph's College – see Attachment G)
- Amendment C396 changes completed

STATEMENTS OF SIGNIFICANCE FOR PLACES WITHIN H03 - ATTACHMENT D



HERITAGE CITATIONS (EXISTING AND PROPOSED NEW HO PLACES)

North Melbourne Primary School (HO295)

Albion Hotel (proposed new HO)

Hotham Gardens Stage 1 (proposed new HO)

Harris Street Plane Tree Avenue (proposed new HO)

Flemington Bridge Railway Station (proposed new HO)





North Melbourne Primary School, 2020



Albion Hotel, 2020



Hotham Gardens Stage 1, 2020



Hotham Gardens Stage 1, Nearmap 2020



Harris Street Plane Tree Avenue



Harris Street Plane Tree Avenue



Flemington Bridge Railway Station

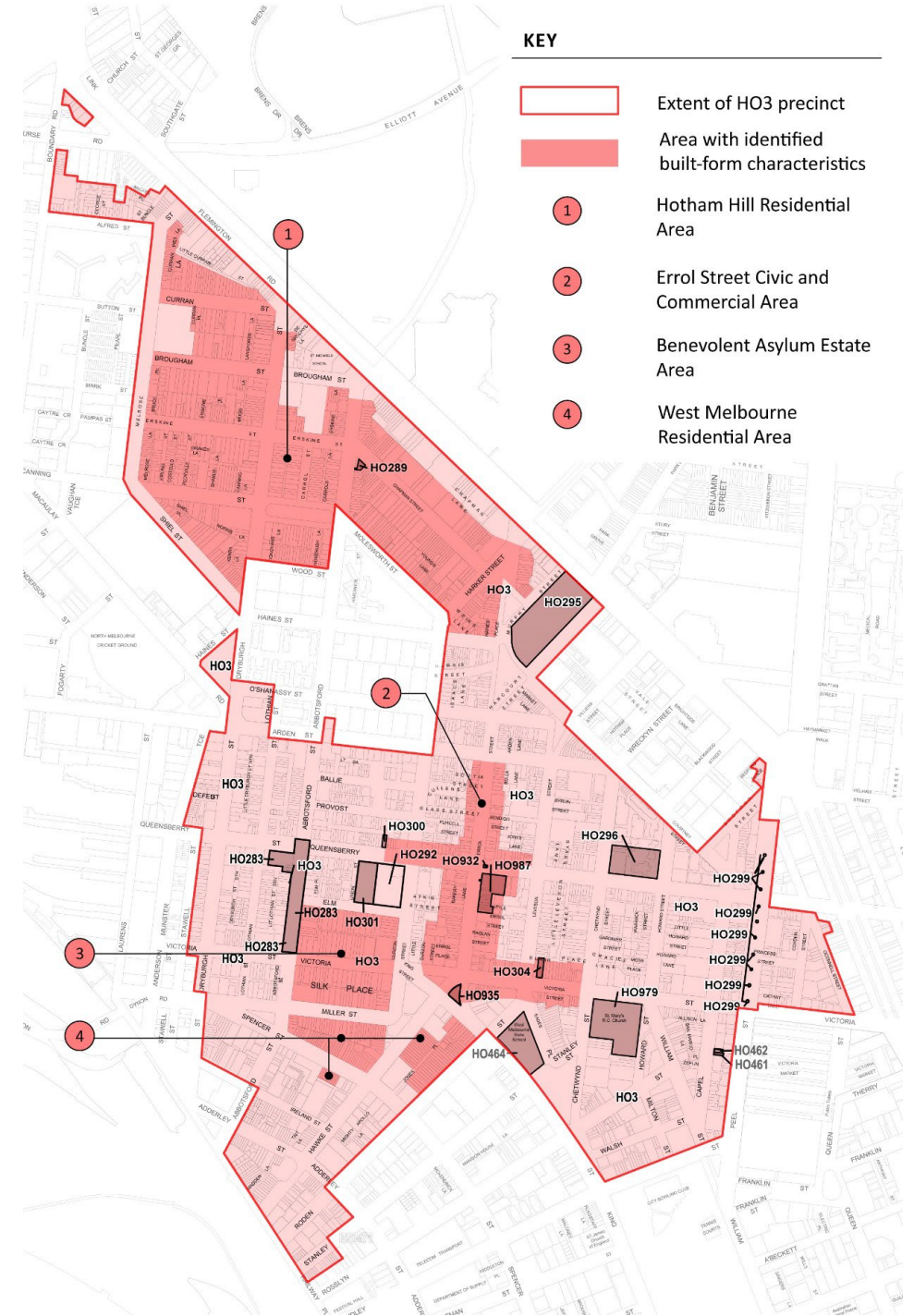
AMENDMENT C403MELB

Exhibited version

Post-exhibition changes - Council-
preferred version

Submissions in support
Adequacy of documentation
Gradings system
North and West Melbourne Precinct (HO3) precinct-wide issues <ul style="list-style-type: none">• Boundary changes• Statement of significance• Bluestone lanes
Gradings (individual properties)
Planning scheme provisions
Submissions in relation to specific properties

Submissions in support
Adequacy of documentation
Gradings system
North and West Melbourne Precinct (HO3) precinct-wide issues <ul style="list-style-type: none">• Boundary changes• Statement of significance• Bluestone lanes
Gradings (individual properties)
Planning scheme provisions
Submissions in relation to specific properties



**SUBMISSION 6:
ST ALOYSIUS COLLEGE**





View from Melrose Street – High School 1903



View from Brougham Street, Convent on left and Chapel on right



View of the 1940 classrooms building from Curran Street



View from Melrose Street to the west

SUBMISSIONS 10 AND 21: FLEMINGTON BRIDGE RAILWAY STATION



Ramp on the up side of the station (2020)



View of the station looking south-west (2020)



View of the station building within the proposed HO (2022)

SUBMISSION 14: 25-27 LEVESON STREET



Main façade to Leveson Street

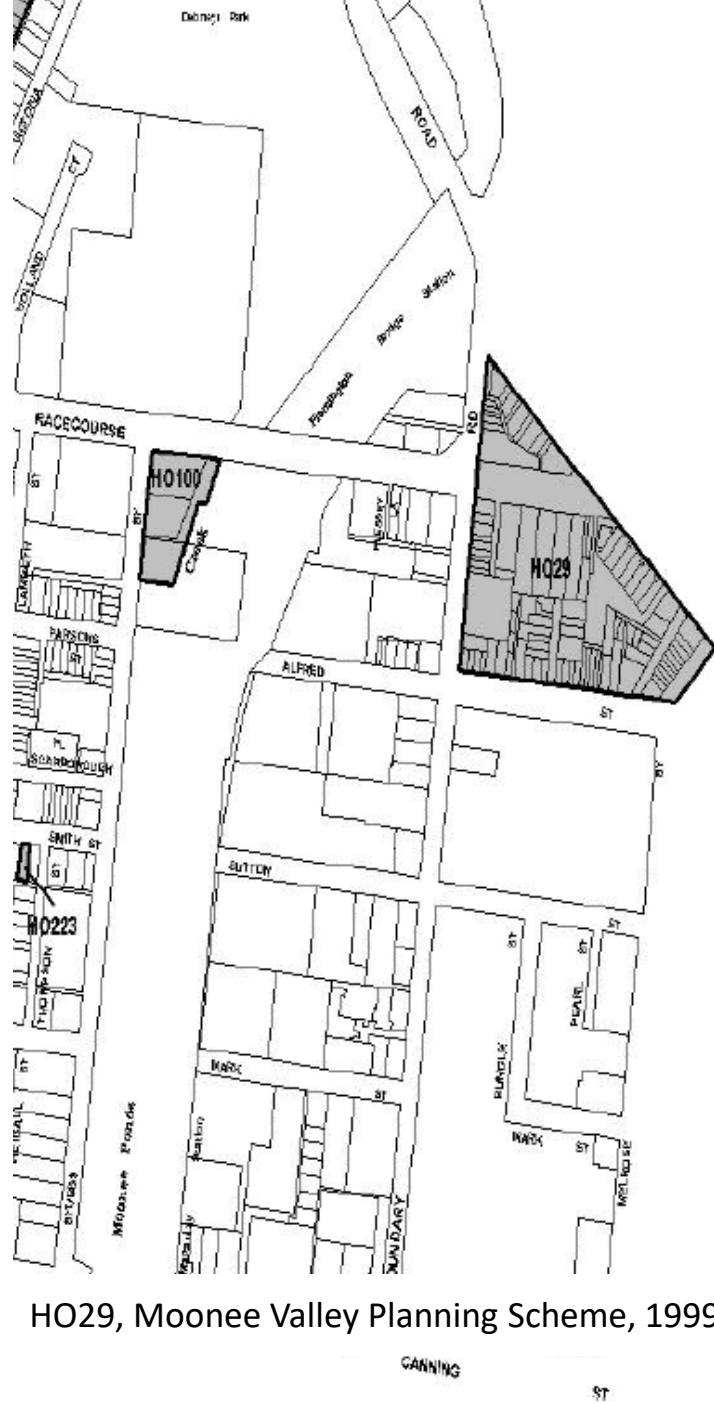


View of the north elevation

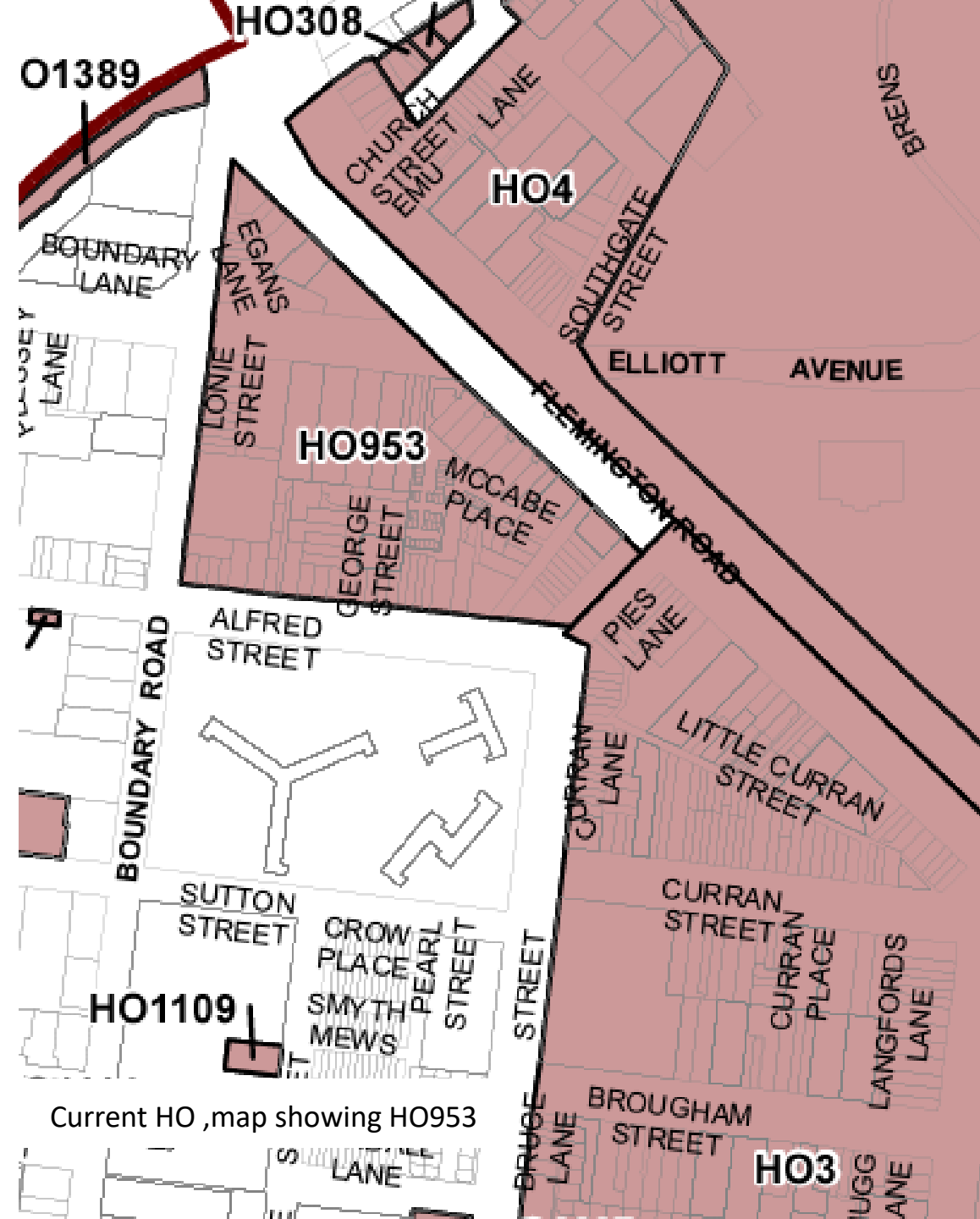
SUBMISSION 20:

210-212 BOUNDARY ROAD AND 435-447 FLEMINGTON ROAD ROAD



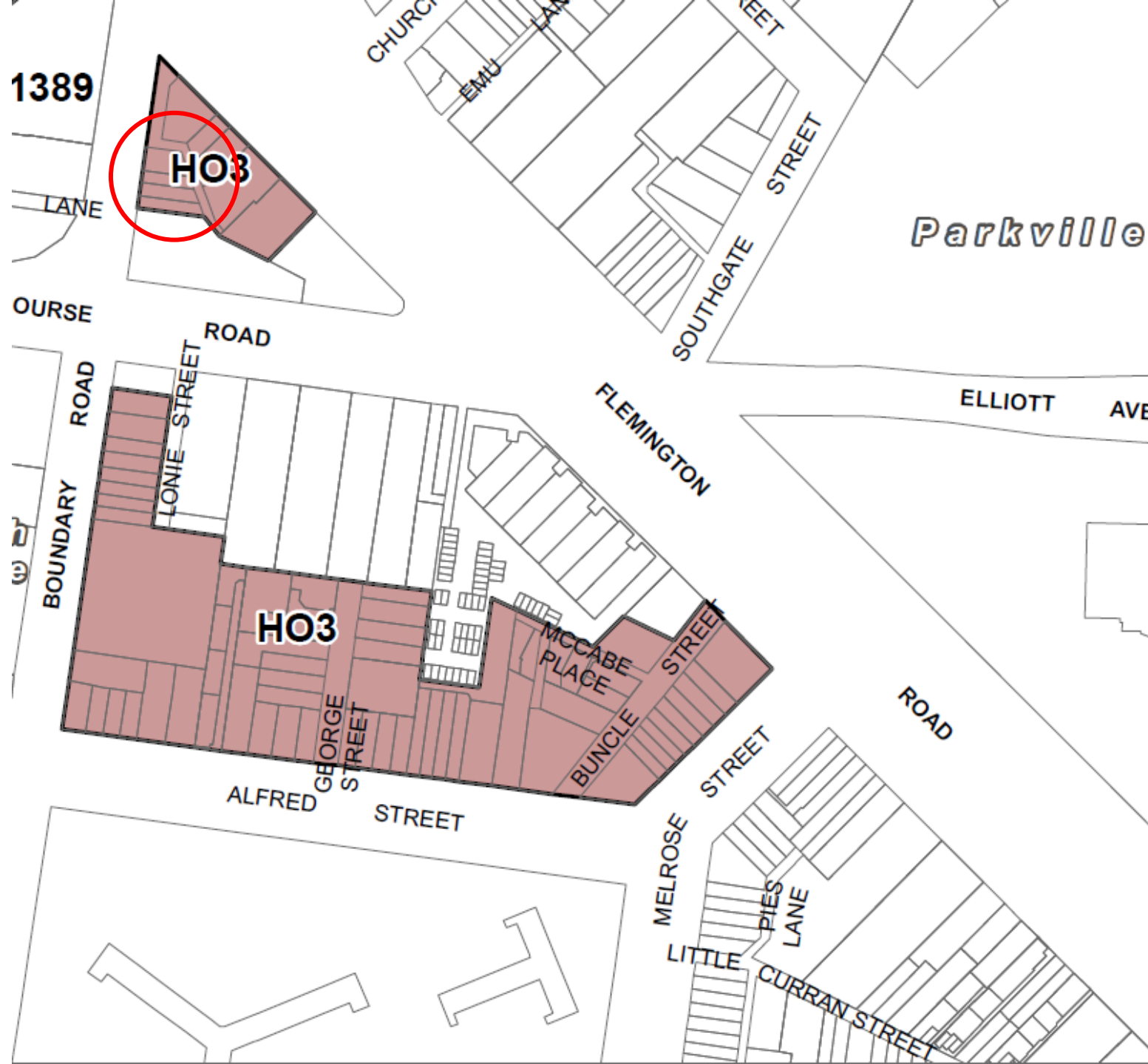


HO29, Moonee Valley Planning Scheme, 1999

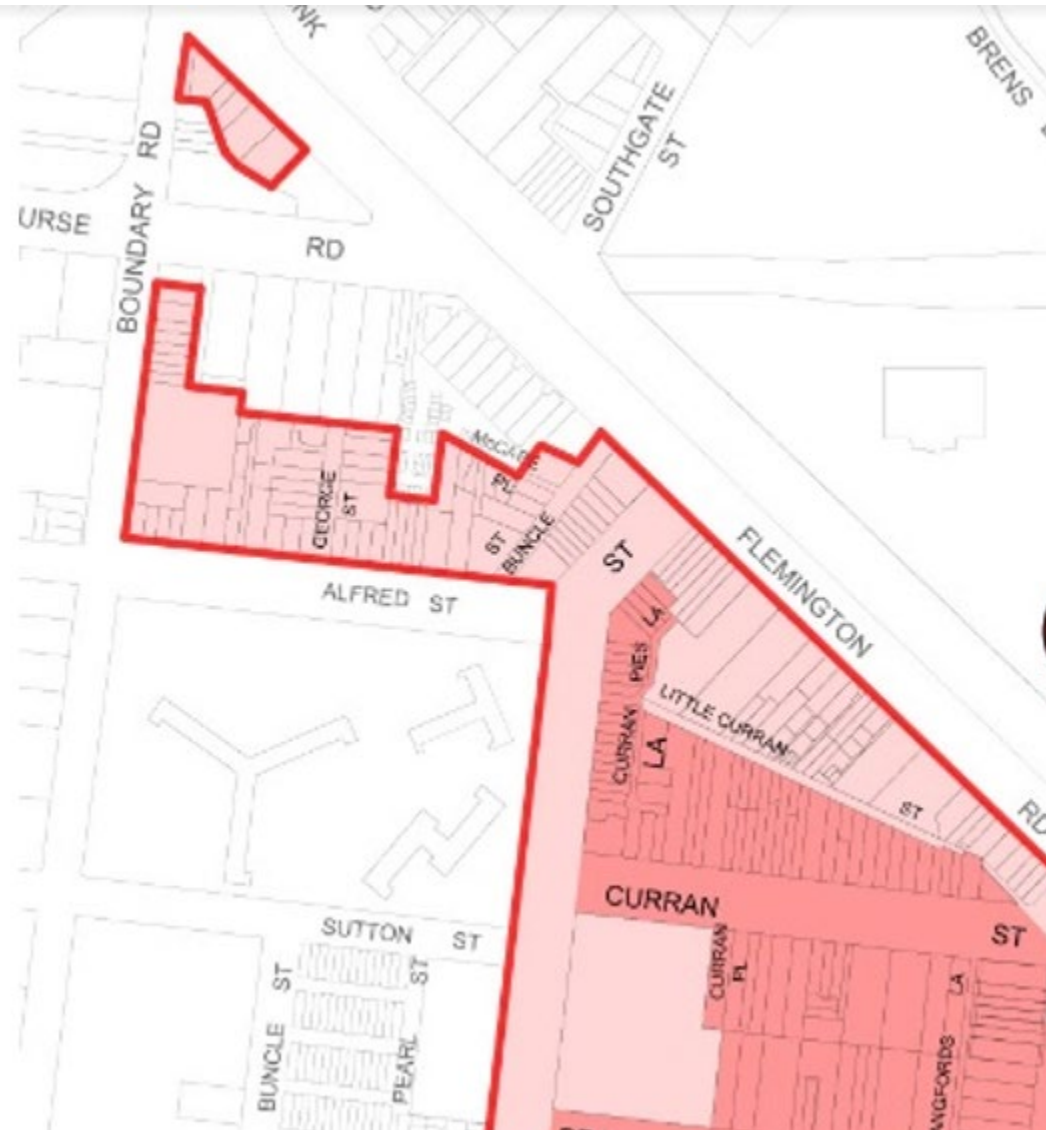


Current HO ,map showing HO953

**EXHIBITED HO MAPPING
UNDER C403MELB**



REVISED HO MAPPING POST-EXHIBITION





(left to right) 210-212, 208 and 206
Boundary Road



(left to right) 210-212, 208 and
206 Boundary Road in 1983
Source: Photo by Graeme Butler



435-437 Flemington Road



435-437 Flemington Road



441-437 Flemington Road



443 Flemington Road



445 Flemington Road



447 Flemington Road

CONCLUSIONS AND RECOMMENDATIONS



Errol Street in 1964

Source: State Library of Victoria

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