



East Melbourne Precinct HO2

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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.

HO2 – East Melbourne precinct

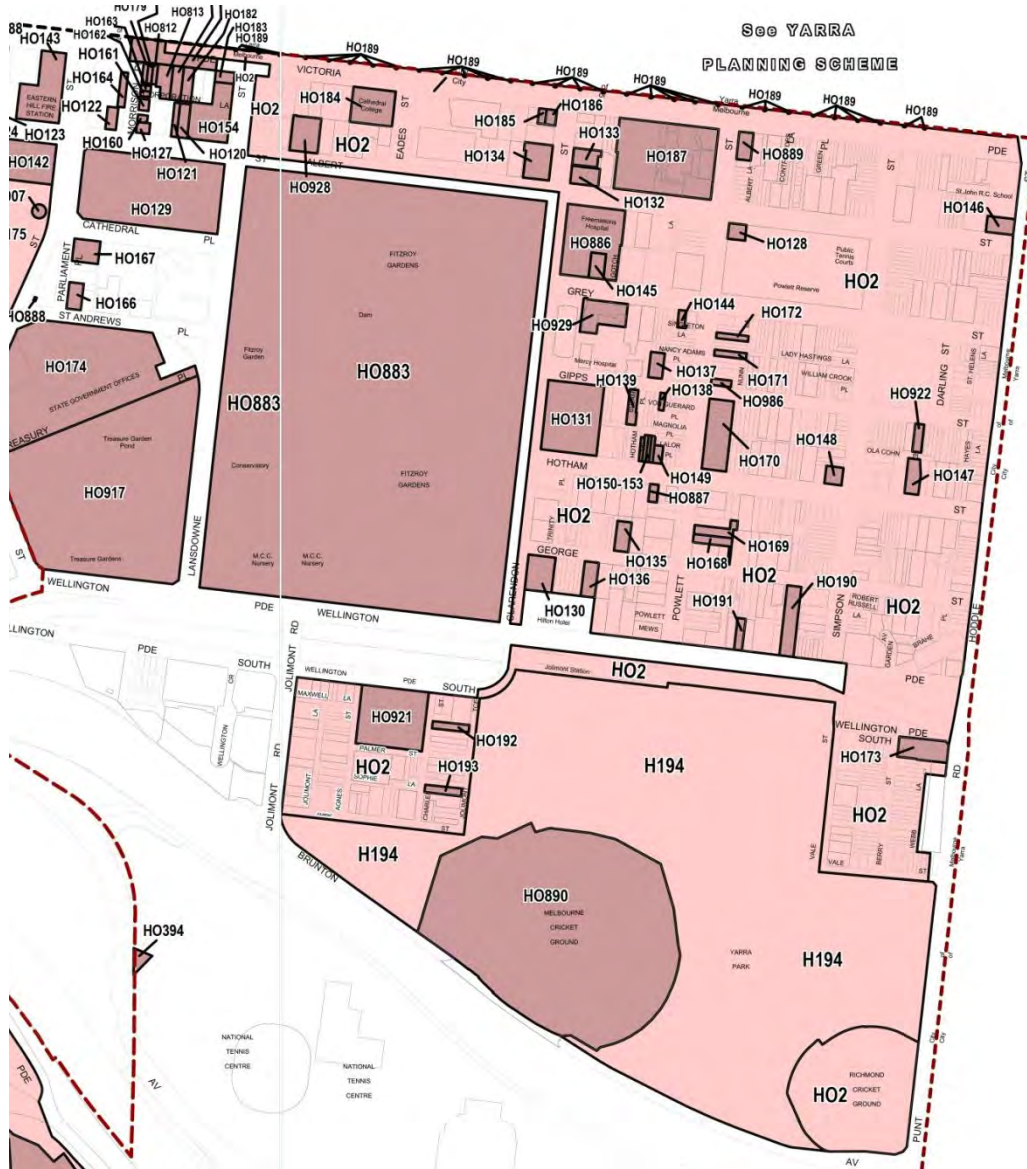
East Melbourne Precinct (including Jolimont) is generally bounded by Victoria Parade to the north, Hoddle Street to the east, Brunton Avenue to the south and Lansdowne Street and Fitzroy Gardens to the west.

Primary period of development is mid to late nineteenth century, with some Federation and interwar buildings.

Precinct is predominantly residential, albeit has some institutional development (hospitals); industrial development (Victoria Brewery); and commercial development, including shops and office buildings to Wellington Parade.

Contains extensive parks and gardens, including Fitzroy Gardens to west, smaller 'squares' in Powlett Reserve and Darling Square, and the expansive Yarra Park with MCG to south.

East Melbourne precinct



Heritage Overlay map of HO2 – East Melbourne Precinct

History

- 1830s East Melbourne surveyed by Robert Hoddle, and divided into allotments on north-south and east-west axes. In 1839, Governor Charles La Trobe's cottage, Jolimont, constructed in the Government paddock in the south of East Melbourne.
- 1840s Eastern Hill established as a location for major civic, ecclesiastical and institutional buildings from the 1840s. Sites reserved for St Peter's and the Lutheran Church. Site of Bishops court selected in 1848.
- 1850s First Crown land sales of allotments in East Melbourne in 1852. With its relatively large allotments and elevated position, East Melbourne attracted affluent residents from Melbourne's professional and business classes, as well as government officials.

History

- 1850s (cont.) In 1854, La Trobe's land was subdivided, with the suburb named Jolimont. Australian Rules Football first played in the parklands of Yarra Park 1858.
- 1860s Early buildings in East Melbourne subject to the Melbourne Building Act of 1849, with few timber buildings constructed. Basic plan of Fitzroy Gardens laid out. Yarra Park, adjacent to the Police Magistrate's Paddock, reserved in 1864.
- 1870s Considerable development of suburb during 1870s and 1880s.
- 1890s East Melbourne and Jolimont substantially developed by this time.
- 1920s East Melbourne fell from favour in preference of eastern suburbs including Hawthorn and Brighton. Many substantial houses in the suburb were used as boarding houses, and other properties redeveloped as flat blocks.

History

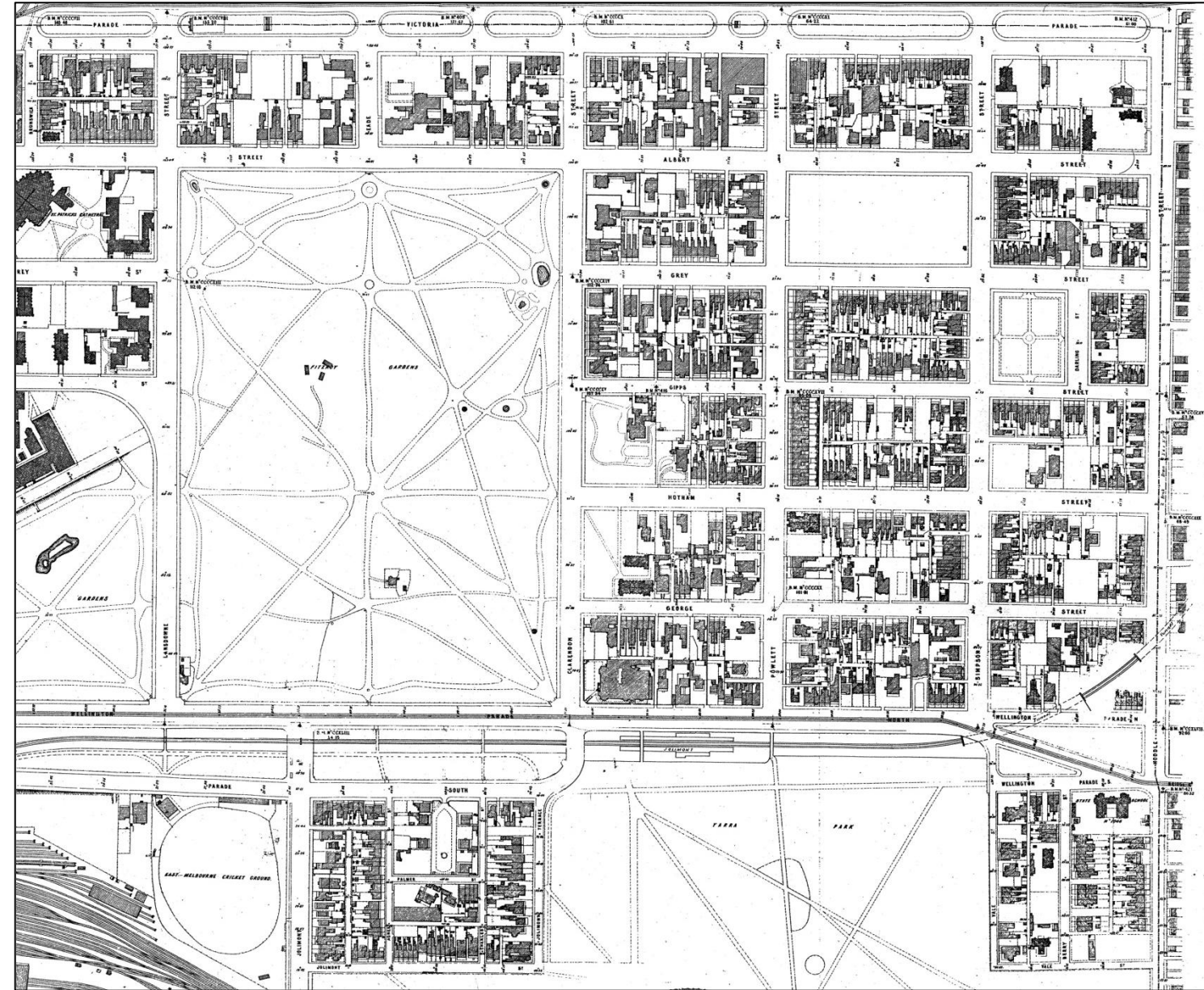


1855 Kearney map showing comparative lack of development in East Melbourne

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History



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MMBW 160': 1" map, 1896 showing buildings and parks in East Melbourne

History



1945 Airspy oblique aerial of East Melbourne

Precinct characteristics

- Highly intact residential precinct
- Predominantly Victorian, with some Federation and interwar buildings
- Predominantly brick buildings, with examples of stone
- Institutional buildings around perimeter of precinct, particularly hospitals and medical facilities
- Regular grid subdivision pattern
- Parkland to south and west sides, and park squares within precinct
- Views into and out from parklands to residential areas

Precinct characteristics

- Major boulevards on north (Victoria Parade) and east (Hoddle Street) boundaries of precinct, with Wellington Parade through centre of precinct
- Taller building forms to Clarendon Street, and Victoria and Wellington parades
- High quality architecture with some substantial and often elaborate mansions and detached houses, terraces in pairs and rows, and interwar flat blocks
- Has some of Melbourne's finest substantial early residences
- Generally consistent one and two storey building heights, with some three storey examples.
- Wide streets with central medians and street plantings

Precinct characteristics

- Jolimont has a strong connection to Yarra Park, with some substantial dwellings addressing the park from Vale Street and Jolimont Terrace
- Larger allotment sizes in west of precinct, with smaller allotment subdivisions in east
- Cast iron verandahs and fences
- Garden settings for residences
- Laneways
- Very limited industry (Victoria Brewery)
- Bluestone kerbing, channelling and laneways



Three-storey rendered Victorian mansion, Vale Street



Substantial Victorian dwellings, Jolimont Terrace



Queen Bess Row, corner Simpson and Hotham streets (VHR 0602)



Two-storey parapeted rendered brick Victorian terraces, Hotham Street



Two-storey rendered early Victorian terraces, Powlett Street



Intact row of single-storey brick Victorian terraces ('Elizabeth Terrace'),
Simpson Street



Two-storey Victorian terrace rows and central median, Powlett Street



Two-storey Victorian house (Little Parndon), terrace rows and central median, Gipps Street



Single storey Federation era residences, Vale Street



Interwar flat block (Castle Coombe), Hotham Street



Interwar subdivision, Garden Avenue



Chapel in Jolimont Square, Wellington Street



Powlett Reserve



Yarra Park and modern development on Wellington Parade



Fitzroy Gardens

Significance

Intact and historically rich precinct (historical/aesthetic)

Very high proportion of individual properties included in the Victorian Heritage Register (historical/aesthetic)

Relationship between residential development and parklands, demonstrating La Trobe's intent for a city surrounded by parklands (historical/aesthetic)

Melbourne's earliest 'dormitory' suburb for middle and professional classes, attracted by proximity to the city.

Association with Governor La Trobe in subdivision of his land in Jolimont (historical)

Significance

Highly intact streetscapes of well designed Victorian one and two-storey terrace rows and detached dwellings (aesthetic/architectural)

Association with Yarra Park and the development of Australian Rules football (historical/social)

Open landform and topography, views into Fitzroy Gardens and Yarra Park and to the city (aesthetic)

Original subdivision patterns are still evident, with limited further subdivision having occurred, or replacement of first dwellings (historic)

Association with prominent nineteenth and early twentieth century Melbourne identities

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.