URBAN CONSERVATION AREAS

INTRODUCTION

The historic and architectural character of a number of areas in Melbourne's inner suburbs is protected by provisions in the Melbourne Metropolitan Planning Scheme.

In 1983, conservation controls were introduced in areas of special significance within the municipalities of Brunswick, Collingwood, Fitzroy, Melbourne, Richmond, South Melbourne, St Kilda and Williamstown. Some of these Urban Conservation Areas have since been extended and additional areas will be included in the future.

The areas designated contain some of Melbourne's earliest and most significant residential, commercial and industrial buildings, as well as the major metropolitan parks and boulevards. The controls are not designed to stop development, but to ensure that it will add to and not detract from the character of these areas.

Within an URBAN CONSERVATION AREA NO 1, which includes areas of significant architectural and historic character, a permit is required for the demolition, external alteration or decoration of buildings and works and the construction of new buildings and works.

Within an URBAN CONSERVATION AREA NO 2, which includes the areas surrounding the boulevards and parks, and the parks themselves, a permit is required for the construction of new buildings and works to ensure that they are sympathetic to their surroundings. This strengthens Amendment 151 protection, which introduced controls over height and setback for development adjacent to the parks and boulevards, but did not require the development to be in harmony with its surroundings.

In both areas a permit is required for all advertising signs and for subdivision. The provisions do not apply to routine maintenance and repairs where these do not change the building's external appearance.

The boundaries for the areas have been based on a number of consultants' urban conservation studies, commissioned by local councils and community action groups, of the conservation areas included on the Register of the National Estate, and of areas included in Amendment 151.

Detailed maps showing these boundaries are available for inspection with the ordinance at the offices of the Ministry for Planning and Environment, The Olderfleet Buildings, 477 Collins Street, Melbourne and the offices of the municipalities concerned. Further information can be obtained from local councils.

THE EARLY SUBURBS

The development of Melbourne's inner residential areas began in 1839 with the sale of 1000 acres of Crown Land in what is now Fitzroy and Collingwood. In the decades that followed there were two phases of rapid residential development.

The first was in the 1850s, when the population of Melbourne increased enormously in a very short period of time as a result of the gold rushes. The second phase was during the land boom of the 1880s, when allotments in the inner suburbs were subdivided and sold, resubdivided and sold again in smaller lots.

Because so much of the city and its inner suburbs was built in the space of fifty years, it had a consistency of building scale and proportion which gave it an architectural harmony unusual in large cities.

As Melbourne's suburbs were built and extended, each took on a different character, depending on its proximity to the city, to industry, to transport and on other factors of time and topography. Some, like the early suburb of Richmond, developed a colourful and varied community, with a mixture of industrial, commercial and residential buildings. Others acquired a distinct aura of affluence, as in East Melbourne, where many eminent Victorians built grand villas a stroll away from Parliament House and the city's banks and business houses.

The spread and growth of Melbourne in the 1900s to 1920s can be traced through significant buildings from the early decades of the twentieth century. In many cases these buildings harmonise with the Victorian character, while in other places they form the dominant character of the area.

THE PARKS

Between this early suburban sprawl and the city centre several areas of bush and riverside land remained - a legacy from Robert Hoddle's original surveys. Both Hoddle and Governor La Trobe had envisaged a ring of parks around the city, but their vision had not been maintained by the Government or the city administrators, and some areas were lost to commercial interests, particularly in Royal Park, Albert Park and Fawkner Park, where tracts of roadside land were sold off for residential use.

The major part, however, was saved from the land-boomers to become what is probably Melbourne's most valuable inheritance from the Victorian Age - the Royal Botanic Gardens, the Domain and Alexandra Gardens, Yarra Park, Fitzroy and Treasury Gardens, Carlton Gardens, Royal Park, Princes Park, Flagstaff Gardens, Albert Park and Fawkner Park.

THE INNER AREAS TODAY

Despite the large scale demolition and redevelopment of the 1960s, the historic character of the Victorian era suburbs, parks and boulevards remains in many parts of Melbourne today, and its protection is of prime importance to the State Government, local government and the whole community.

In response to the rapid growth of public concern and involvement, the State Government has taken a number of steps to assist and encourage the conservation of urban areas of special significance, and to promote the importance of sensitive urban design.

THE AREA CONSERVATION MOVEMENT

Public interest and concern for the protection of historically and architecturally important areas of Melbourne can be traced back to the formation of the National Trust in Victoria in 1956. The Trust's early efforts heightened public awareness of the State's Victorian heritage, and alerted the community to the fact that much of the primary evidence of the past was being destroyed by redevelopment.

After the Historic Buildings Act was proclaimed in 1974, important individual buildings could be protected by inclusion on the Historic Buildings Register, but this did not prevent unsympathetic development from altering the character of whole streets and neighbourhoods.

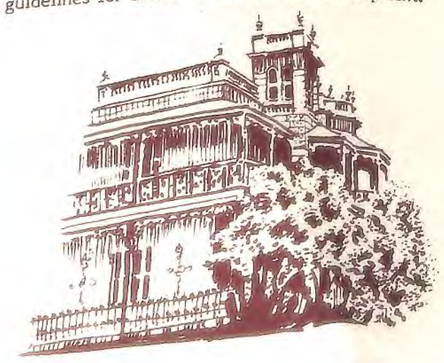
In Royal Parade, for instance, multi-storey office blocks, motels and street level car parks began to intrude on one of Melbourne's finest examples of a high quality Victorian residential area, one which had remained intact for 100 years. Because the design and scale of these new developments were totally out of harmony with the surrounding areas, they threatened to alter drastically the character of the city's most beautiful historic boulevard.

In recent years several community action groups have been formed to promote the conservation of significant areas, as well as buildings. Local councils - particularly in Melbourne's older, inner suburbs - have made a considerable contribution to the urban conservation movement, and several have undertaken streetscape restoration, established advisory residents' committees and commissioned formal consultants' conservation studies of their municipalities.

Conservation Area Studies

In some cases these studies have been assisted by the National Estate Grants Program and the Historic Buildings Council. Conservation studies have been made of individual sections of East Melbourne, South Melbourne, South Carlton, Parkville, North and South Fitzroy, Port Melbourne, St Kilda, North and West Melbourne, and North Carlton and Princes Hill. A comprehensive study for the Register of the National Estate in 1979 highlighted the importance of additional areas in North Carlton, Flemington, Williamstown and Richmond. Studies have also been carried out in Prahran, Brunswick, Northcote, Heidelberg, Flemington and Kensington, South Yarra, Richmond, Essendon, Sandringham and Williamstown. Further studies are being undertaken in Footscray, Collingwood, Kew and South Melbourne.

The conservation studies document the historical and architectural importance of specific areas and recommend appropriate actions for the responsible authorities to take for their protection. Some studies include guidelines for alteration and for new development.



GOVERNMENT STEPS TOWARDS URBAN CONSERVATION

Amendment of the Town and Country Planning Act

As the conservation area studies pointed out, the Town and Country Planning Act has provided, since 1973, quite strong powers to conserve areas designated as being of special significance. In 1975 the Melbourne and Metropolitan Board of Works initiated proposals to include a number of conservation areas in the Melbourne Metropolitan Planning Scheme. Some councils were reluctant to use these powers, however, because they feared liability for compensation to owners of property in the areas of significance.

In July 1982 the Government amended the Town and Country Planning Act, clarifying that compensation was not payable in this respect.

Melbourne (Central City) Interim Development Order 1982

The Government introduced heritage controls in Melbourne's Central City in November 1982. These protect areas of special significance, controlling demolition and making any development subject to permit, with a requirement that it must be in harmony with the adjoining buildings and the area as a whole. It also produced Heritage Guidelines to accompany the IDO, which illustrate the type of sympathetic development that would be appropriate in these areas.

Review of Amendment 151

Amendment 151 to the Metropolitan Planning Scheme was introduced in 1981 to protect the parks and boulevards and their surroundings. A panel report on the Amendment pointed out that height controls and setbacks for development around the parks and boulevards were not sufficient to protect their special character; that although a proposal might conform to the requirements, it might also be quite out of harmony and detrimental to its surroundings. The subsequent review carried out by the Government emphasised the need to integrate urban conservation measures with the Amendment 151 provisions.

Amendment 224

Following these actions and in response to requests from local councils that recommendations arising from the conservation studies be given statutory effect, the Melbourne and Metropolitan Board of Works prepared an amendment to the Melbourne Metropolitan Planning Scheme to protect areas of special significance identified in conservation studies, strengthen protection for the areas surrounding the parks and boulevards, and ensure that development within the parks themselves was appropriate. These measures supplemented those already in the Metropolitan Scheme, including Amendment 151.

Ministry for Planning and Environment

In July 1985 the town planning functions of the Melbourne and Metropolitan Board of Works were transferred to the Ministry for Planning and Environment. The Ministry is now the responsible authority for town planning in the Melbourne metropolitan region.

URBAN CONSERVATION AREAS

The specific areas covered by urban conservation controls have been identified in a number of formal conservation studies. Some of the areas are listed on the Register of the National Estate. The exact boundaries of the Urban Conservation Areas are shown on the planning maps which may be consulted at the local city council offices. The descriptions in this brochure are a guide only.

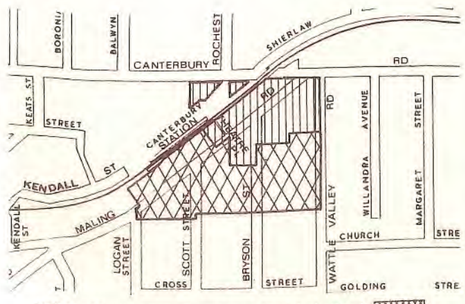
A large number of individual buildings in these areas are on the Historic Buildings Register and the Register of the National Estate, or are classified or recorded by the National Trust.

URBAN CONSERVATION ZONES

In 1977 an amendment to the Town and Country Planning Act allowed the conservation and enhancement of areas of special significance to be provided for in planning schemes. Then the Melbourne and Metropolitan Board of Works (the regional planning authority at that time) identified many inner urban areas worthy of conservation. Planning controls, however, were only introduced in those areas willing to accept liability for claims for compensation. In 1980, the first Urban Conservation-Residential Zone was introduced in the St James Park area of Hawthorn. The area is bounded by Burwood Road, the Yarra River and the railway line. The zone details land use as well as controls over the demolition, alteration and addition to buildings and works. In 1982 the first Urban Conservation-Business Zone was introduced for the Maling Road, Canterbury shopping area in the City of Camberwell. This introduced built form controls as well as use control. At the same time, the adjacent residential area was rezoned as Urban Conservation-Residential. In 1982 the question of compensation was clarified by an amendment to the Town and Country Planning Act. This allowed for the development of the concept of Urban Conservation Areas.

CITY OF CAMBERWELL

Maling Road Canterbury. The shopping centre developed in the early years of the twentieth century as an adjunct to the railway station. The area retains its small scale and intimate quality and many of the original red brick, tile fronted shops protected by cantilevered awnings and post verandahs. The shopping centre is one of the few of this era that did not develop along a tramline.

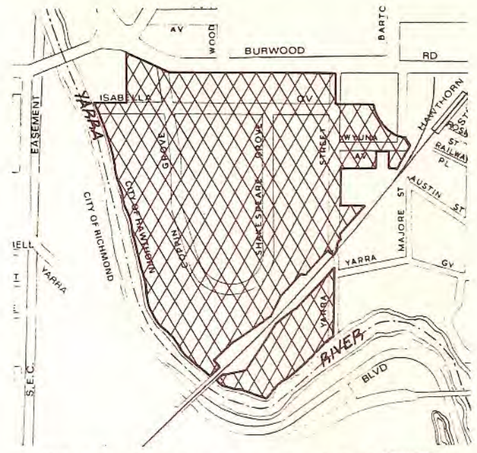


Urban Conservation - Residential No.1

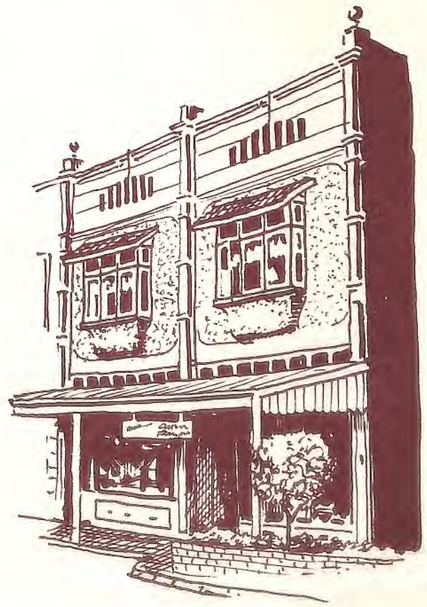
Urban Conservation - Business No.1

CITY OF HAWTHORN

St James Park. This was the estate of Dr James Palmer, an early mayor of Melbourne and the first speaker of the Legislative Council of the colony of Victoria. He sold the estate to George Coppin, a prominent theatrical entrepreneur. Coppin subdivided the area in the early 1870s. The large sites were developed into substantial Edwardian and Victorian villas surrounded by landscaped gardens. These were home to many prominent Victorians, the buildings reflecting their stature in Melbourne society. Today many of these homes and gardens survive and retain the character of a Victorian villa suburb.



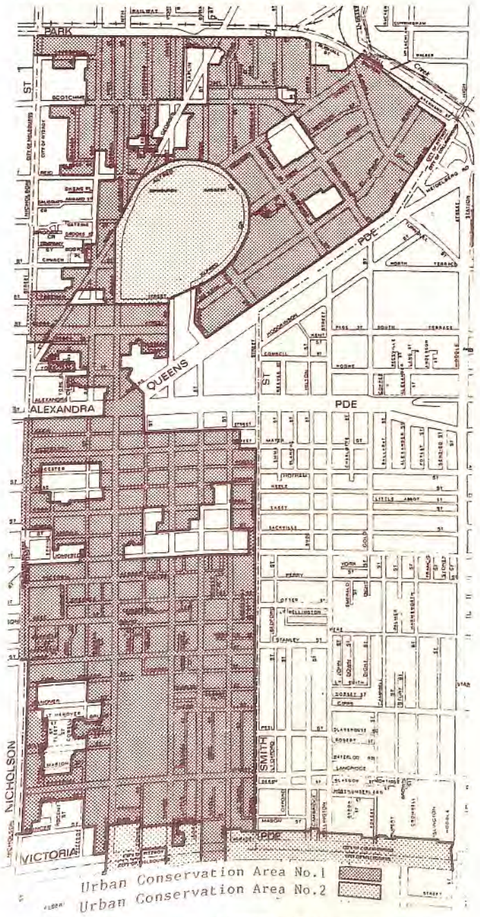
Urban Conservation - Residential No.1



URBAN CONSERVATION AREAS

CITY OF FITZROY

The character of Fitzroy, the first Melbourne suburb, is reflected in the following precincts which are part of the Urban Conservation Areas.

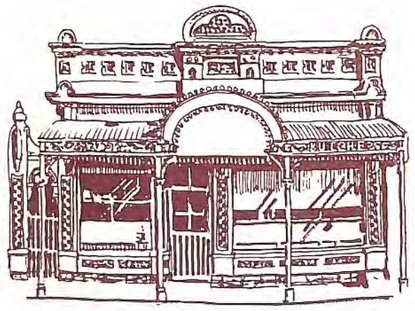


Brunswick and Gertrude Streets. This was the first subdivision of Newtown (later part of Fitzroy and Melbourne's first suburb). The area was originally developed with villas for the wealthy, and redeveloped for closer settlement from the 1850s onwards. Substantial residences were built along Nicholson Street, Gertrude Street, and Brunswick Street, and more modest dwellings in the smaller streets behind.

Nicholson Street. The elaborate and substantial houses built on the early subdivision to the south were continued along Nicholson Street later in the nineteenth century and provided a substantial face to the Carlton Gardens opposite.

King William to Victoria Street. This area is notable for the substantial number of Victorian single and double storey terrace houses. The consistent building stock creates vistas and environments reminiscent of the Victorian era.

Greeves Street - Mahoney Street. An outstanding collection of single and two storey houses was built here by David Mahoney and Arthur Lowe. It displays a unified approach to nineteenth century speculative housing on an intimate and consistent scale.



Brunswick Street between Exhibition and Kerr Streets. The significance of this area derives from the large number of substantially intact, high quality Victorian and Edwardian commercial buildings.

Gore Street, Napier Street, George Street. This collection of Victorian two storey, high quality residences is notable for detailing and original cast iron fences.

Rushall Park Old Colonists' Home. The Old Colonists Association was formed by the theatrical entrepreneur George Coppin in 1869. In the following year it was granted this area on the banks of the Merri Creek. The settlement had no master plan but has evolved in an extraordinarily orderly and functional manner. The picturesque cottages have been built from 1870 to recent times, each privately donated and marked by a memorial stone. They are unified by the superb gardens.

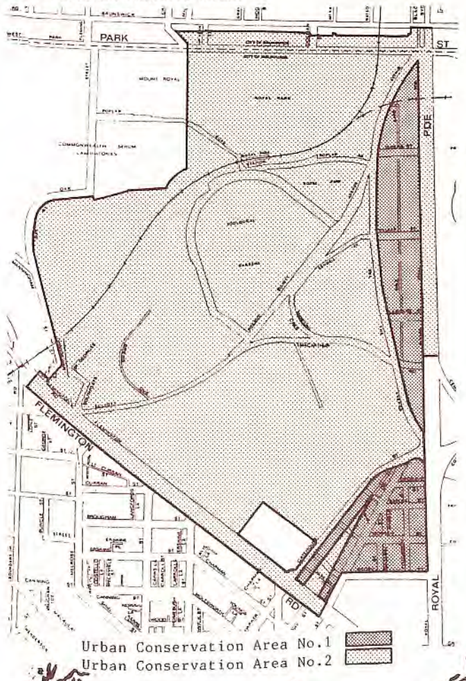
Edinburgh Gardens and Alfred Crescent. The large open space of the Edinburgh Gardens with its established trees and garden furniture is enclosed by the curve of Alfred Crescent. The surrounding streets contain a substantial number of significant individual buildings, including single and two storey terraces, detached houses, churches, a school, shops and other commercial buildings. The close relationship of these buildings to the curved form of the established park and cricket ground give the area its unique character.

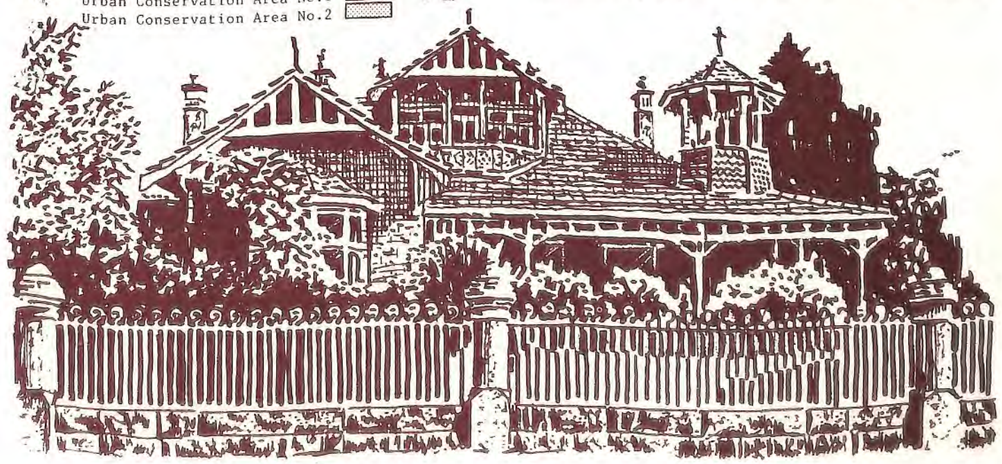
Queens Parade. This area is defined by the dominant bank buildings to the east and west in Queens Parade, which frame the predominantly two storeyed Victorian style shops. The area displays consistency of height, setback, building form and materials while still displaying a diversity of 19th and early 20th century design in the facades above the verandah line. This intact Victorian character is enhanced by the remaining cast iron post verandahs and the established street trees.

CITY OF MELBOURNE

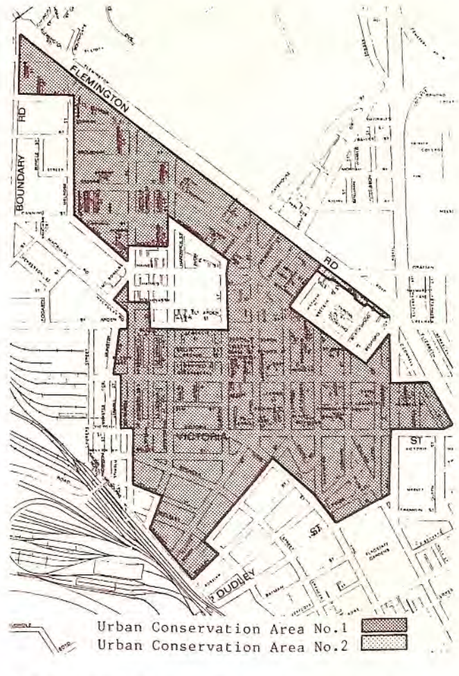
North Parkville. Bounded by The Avenue and Royal Parade, this area consists predominantly of large detached villas on the original 99ft frontages, and isolated groups of terrace houses. Redevelopment in the 1960s and 70s reduced the consistency of architectural quality, but Royal Parade is still Melbourne's most significant boulevard in terms of urban design and landscape quality.

South Parkville. The residential area bounded by Gatehouse Street, Royal Parade, Storey and Park Streets and Flemington Road contains probably the best group of Victorian and Edwardian terrace houses and free standing villas in the inner city area. This neighbourhood was classified by the National Trust in 1972 as an Historic Area.





North and West Melbourne. This area developed to accommodate the influx of immigrants during the gold rushes of the 1850s. Later in the century industries of considerable significance to the city established in North and West Melbourne, and cottages to house the local workforce were built continuously until the early 1900s. The integration of home and work in the area's history is shown by the mixture of single and two storey row housing and commercial and industrial buildings.



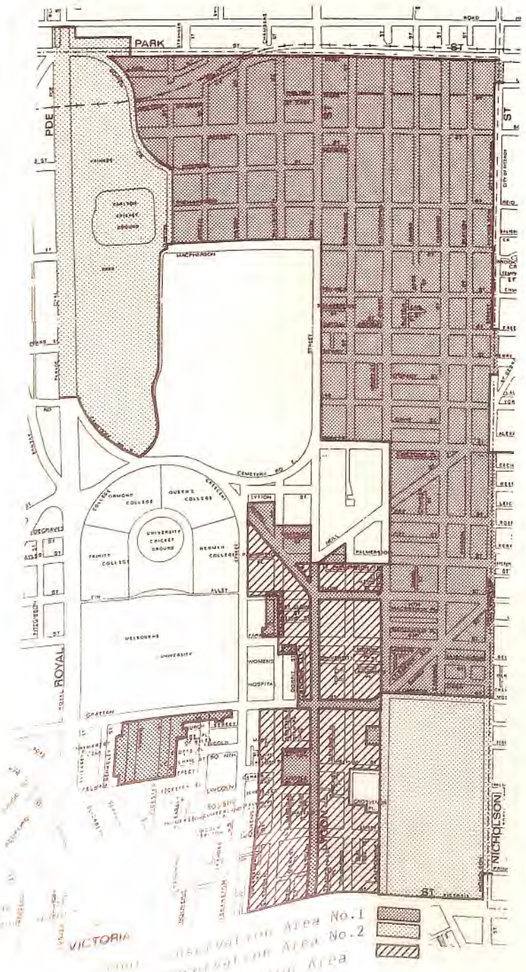
North Carlton. Remarkably consistent streetscapes containing both terraces and free standing buildings of one or two storeys make up the area bounded by Nicholson, Lygon, Princes and Park Streets. It contains

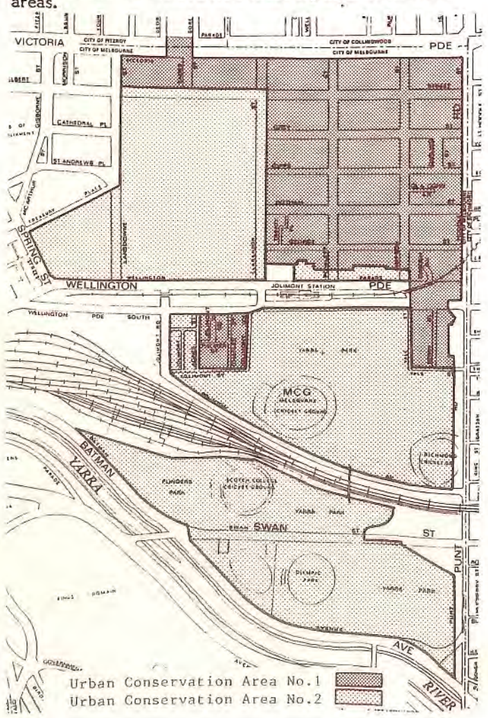
an interesting mixture of shops and houses in commercial areas, and a number of corner shops and hotels in the residential areas.

South Carlton. This area is of major historical and architectural significance, containing some of the oldest suburban residences and most important Victorian streetscapes in Melbourne. The area also includes the Carlton Gardens. It features substantial terraces, Victorian shops and offices in Lygon Street and several institutional buildings such as the Trades Hall and a number of churches. The South Drummond Street area is one of the most coherent areas of nineteenth century terrace housing in Melbourne.

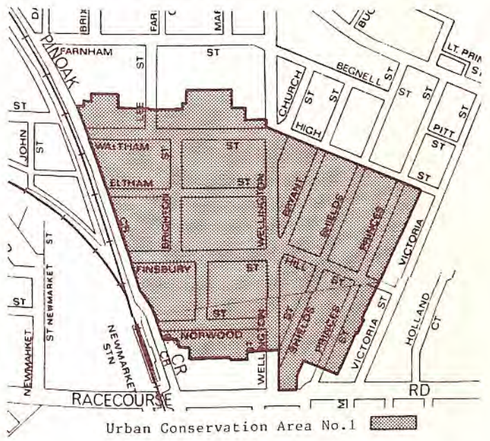
Princes Hill. This area was not subdivided until the late 1870s. It then developed rapidly until World War I. This has resulted in a consistency of building stock along the broad streets laid out in a grid pattern with generous laneways between. The area's character derives from streetscapes of intact late Victorian and Edwardian housing.

East Melbourne and Jolimont. The area bounded by Victoria Parade, Hoddle Street, Wellington Parade, Spring Street, Treasury Place, Lansdowne Street and incorporating the Fitzroy and Treasury Gardens and East and West Jolimont developed as an affluent residential area from the middle to late nineteenth century and included the residences of many eminent Victorians. The oldest remaining one is "Bishopscourt", built in 1853. Parts of East Melbourne are already designated in the Central City Interim Development Order. The whole area is included on the Register of the National Estate as one of Melbourne's most significant historic areas.

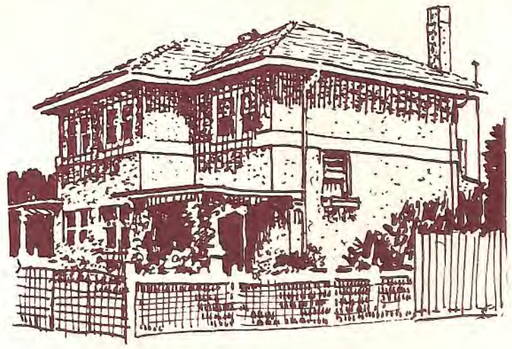




Flemington Hill. This includes the area roughly bounded by Railway Place, Waltham Street, High Street, Princes Street and Racecourse Road. The area was closely settled in the 1880s and is an example of a late Victorian well-to-do working class suburb with few intrusive elements. It is dominated by the post office (built 1888) and court house (1889). The surrounding residential streets contain a variety of unusual single-storey terraces and large detached villas with small corner shops and mature trees.

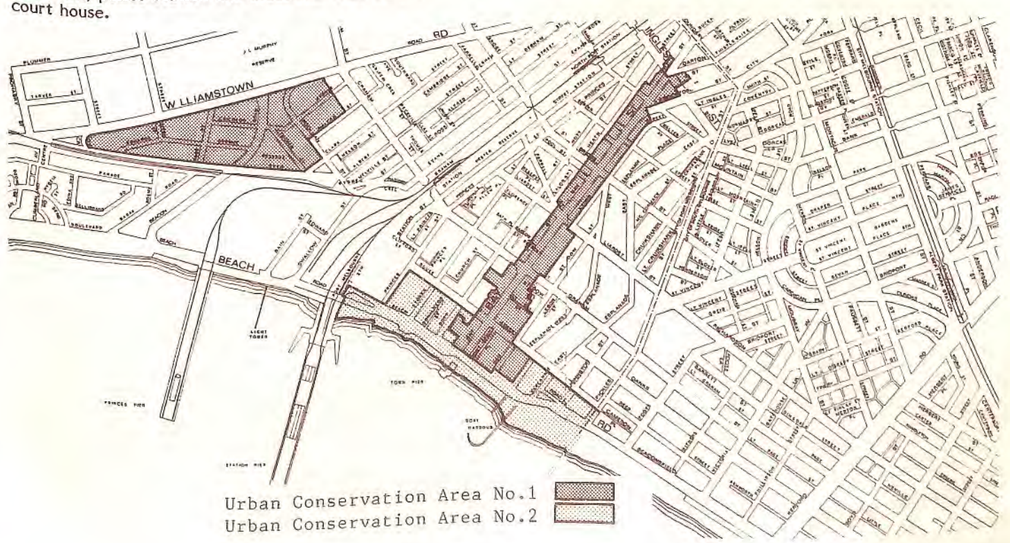


Garden City. The Garden City Estate was developed by the State Savings Bank during the 1920s on 45 acres of sandy wasteland at Fisherman's Bend, as "the best method of supplying low income families with dwellings". The estate shows the Garden City principles of design and contains 183 houses of six separate designs, grouped to avoid monotony. It is a unique example of residential town planning.



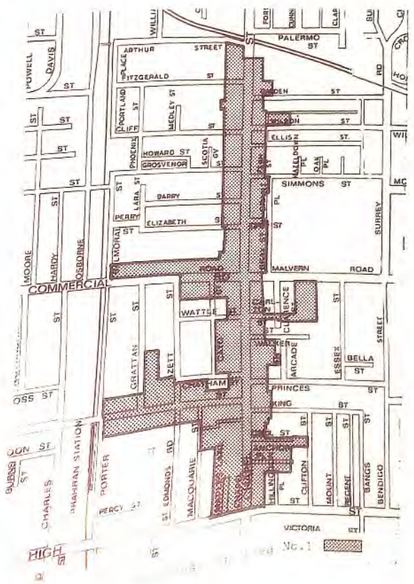
CITY OF PORT MELBOURNE

Port Melbourne shopping centre. This includes land on both sides of Bay Street between Inglis Street and Beach Street and incorporates land adjacent to Beach Street between Nott Street and the Esplanade West. Primarily a series of Victorian commercial and public buildings which make up the shopping centre, it was developed between 1860 and 1890, and includes the town hall, police station and bluestone lock-up and court house.

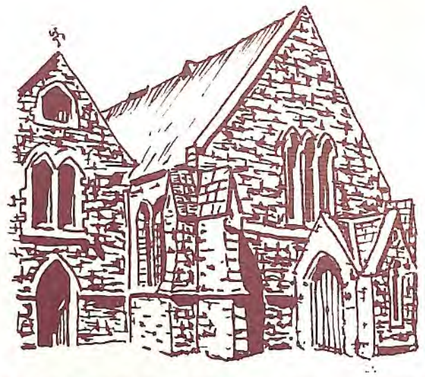


CITY OF PRAHRAN

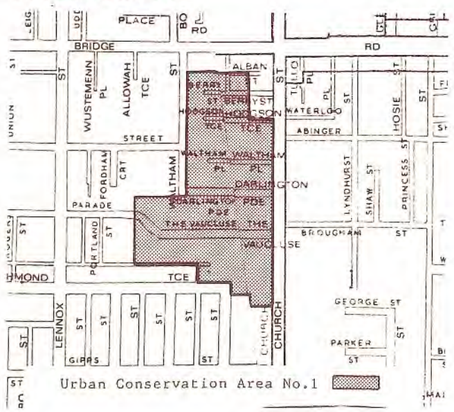
Chapel Street. By the time of World War I Chapel Street rivalled Melbourne's central business district as a shopping centre, and the development of the large emporiums such as Moore's Store and The Colosseum, was unrivalled elsewhere in Melbourne. No other area in Melbourne so clearly demonstrates this pre-World War I retail boom and the buildings, especially on the west side of Chapel Street between High Street and Commercial Road, are an intact and evocative reminder of this phase of Melbourne's development. These Edwardian commercial boom buildings are juxtaposed upon a tight knit streetscape of predominantly two storey Victorian shops which support the character of the bustling shopping precinct.



CITY OF RICHMOND

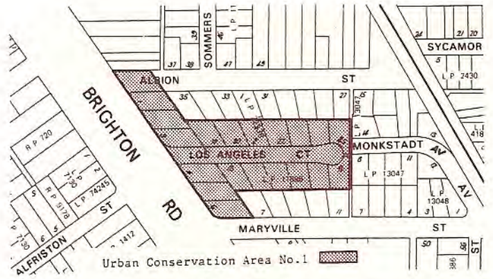


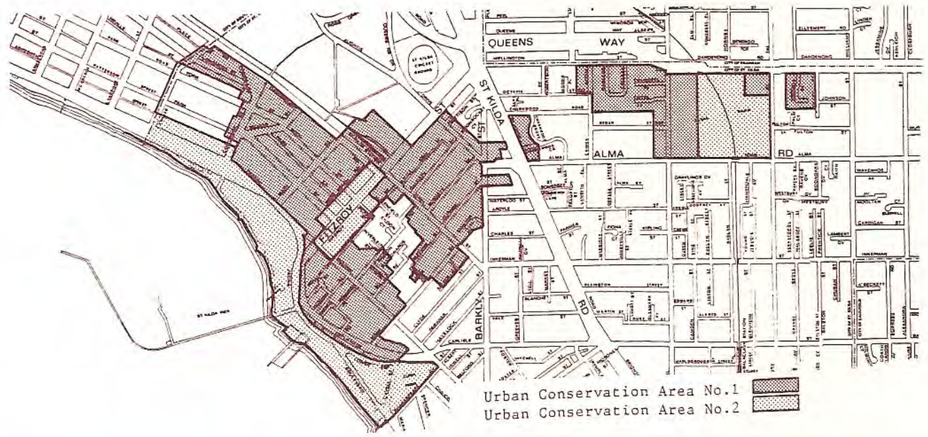
The Vaucluse and land bounded by Church and Waltham Streets to the north and south of the property are included in this area. It consists of a mixed collection of largely Victorian buildings, ranging from the dominating St Ignatius Catholic Church and substantial residences along Church Street, to the modest cottages around Berry Street. One of the oldest suburbs, Richmond developed rapidly after the gold rushes because land was cheap and it was exempt from the strict Melbourne Municipal Building Codes. It is a colourful mixture of nineteenth century industrial, commercial and residential buildings, many in near original condition. The area is on the Register of the National Estate.



CITY OF ST KILDA

Los Angeles Court. The closure of Brunnings Plant Nursery allowed the late subdivision of this land which resulted in a homogenous development of the very latest and most fashionable in town planning and architectural styles of the 1920s. The cul-de-sac street layout, complete with pedestrian link to Monkstadt Avenue, is an innovation of the early twentieth century. The substantial, high quality buildings demonstrate the interest in different architectural styles that was a feature of the late 1920s.





The Upper and Lower Esplanade. This is bounded by Port Phillip Bay, Shakespeare Grove, Acland Street, Alfred Square and Beaconsfield Parade and takes in the entertainment area surrounding the esplanades and the nineteenth and twentieth century residential areas. The Esplanade was built in the second half of the nineteenth century. The introduction of a cable tram service in 1888 brought flocks of excursionists to St Kilda.

St Kilda Hill area is roughly bounded by St Kilda Road, Princes, Fitzroy, Grey and Neptune Streets, Neptune Lane, Alfred Place and Barkly Street. It includes St Kilda Station and a range of architecturally superior late nineteenth and early twentieth century residential development.

Chapel Street - Alma Park. The area adjoining Alma Park is one of the key areas of architectural and historical significance in St Kilda. A series of church buildings on the eastern side of Chapel Street face substantial residential buildings on the western side.

West St Kilda. The area contains a large number of intact Victorian and Edwardian residences, including a notable sequence along Canterbury Road. Mary Street has fine rows of Edwardian terrace houses and in Cowderoy Street there are well detailed flats of the 1930s and 1940s. The streetscapes are enhanced by avenue tree planting, bluestone kerbs and channels.

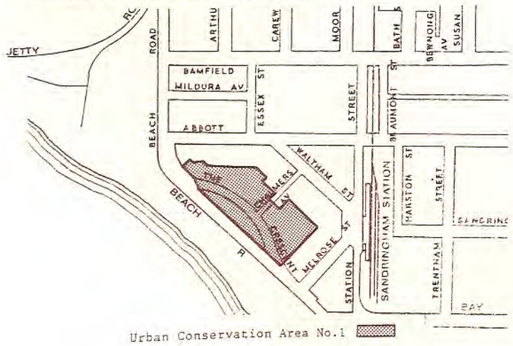
St Kilda Road near Charnwood Crescent. This streetscape of intact double storey Victorian shops was part of the busy shopping centre that existed at St Kilda Junction before the road-widening.

Marlton Crescent Area. The focus of this area is the large Victorian mansion that is now St Michael's School. Marlton Crescent, whose shape derives from the mansion's original driveway, is surrounded by intact Victorian houses.

Ardoch Avenue Area. Ardoch flats consist of ten two-storey buildings constructed in the 1920s around the original residence which was built in the later half of the nineteenth century. The buildings are grouped around a square and show the design influence of the Californian bungalow style. This is a rare example of early cluster development.

CITY OF SANDRINGHAM

The Crescent. The substantially intact residences ranging in style from the late Victorian era to 1930s vernacular revival form one of the few intact early twentieth century precincts in this part of the bayside. The streetscape is consistent in scale, form and use of materials, and is enhanced by its curved form and its relationship to the park with its hedged planting, mature banksias, axial layout and war memorial.



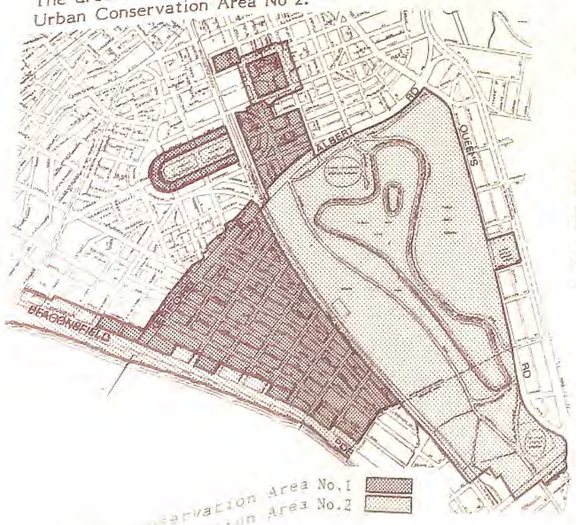
Urban Conservation Area No.1

CITY OF SOUTH MELBOURNE

Ward Street Area. This area contains finely detailed Victorian buildings and mature street trees. The Dorcas Street Primary School is within its boundaries.

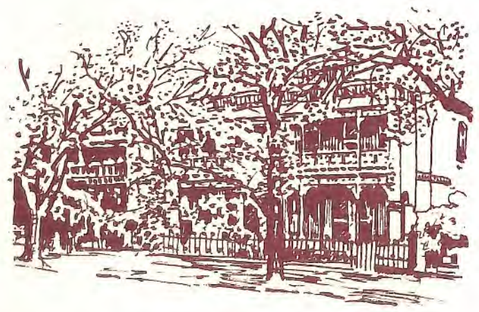
Emerald Hill. A low rise between Melbourne and the Bay, Emerald Hill is bounded by Clarendon Street, Park, Cecil and Dorcas Streets. It is a fine precinct of intact late nineteenth century buildings centred around the South Melbourne Town Hall and includes the former Patross Knitting Mills, the Post Office, Court House and shops and the Emerald Hill Estate, recently regenerated by the Victorian Ministry for Housing. The whole area is on the Register of the National Estate.

The area surrounding Emerald Hill is protected as an Urban Conservation Area No 2.



Middle Park. This residential area is made up of Edwardian villas, Victorian terrace houses and more modest dwellings. It is roughly bounded by Kerferd Road, Canterbury Road, Fraser Street and Beaconsfield Parade. Features of the area include the quantity of intact Edwardian buildings, mature trees, bluestone kerbs and the Kerferd Road Pier. It is included on the Register of the National Estate.

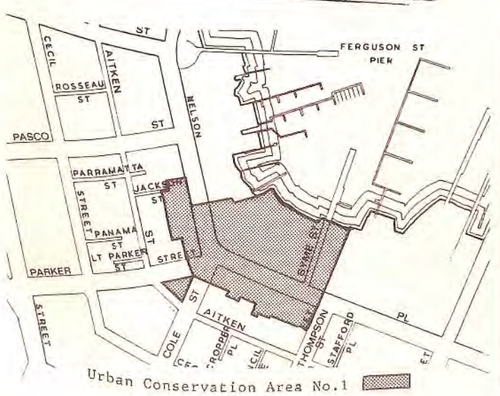
St Vincent Place is bounded by Ferrars Street, Bevan, Brooke and Draper Streets. This is Melbourne's grandest residential square, reflecting the strong influence of London's garden square style of development with some magnificent late nineteenth century terraces and villas surrounding St Vincent Gardens, many in original condition. It is included on the Register of the National Estate.



Howe and Bridport Streets. Howe Street is the curved termination of the St Vincent Gardens circus. It contains many large and well designed Victorian buildings. The area across to Bridport and Albert Streets reflects the social mix of Victorian times, with large and imposing houses lining the main roads and cottages in the small side streets.

CITY OF WILLIAMSTOWN

Nelson Place. The area bounded by the Bay, Syme Street, Thompson Street, Aitken and Jackson Streets, includes a range of Victorian commercial, institutional, residential and ecclesiastical buildings which constituted the core of the Williamstown village. The area has a distinctive maritime character and is included on the Register of the National Estate.



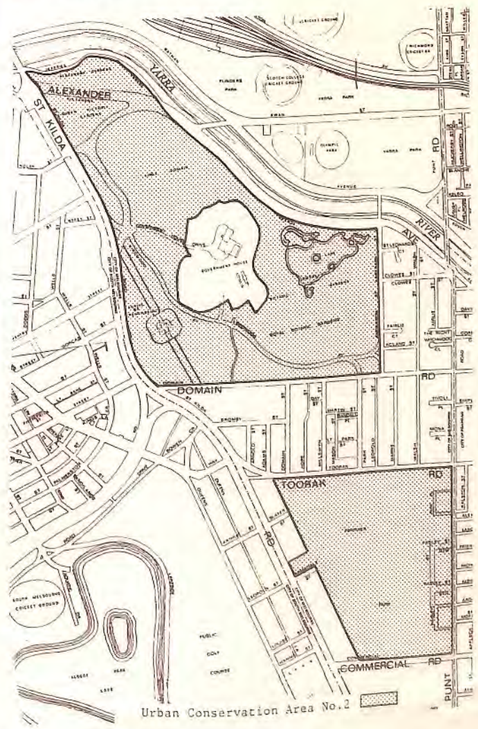
Urban Conservation Area No.1

THE PARKS AND BOULEVARDS

Amendment No 224 introduced additional controls over the major inner urban parks created during the early development of Melbourne and over the main approaches to the city - the boulevards. In most cases the boulevards adjoin the parks or other areas included in Urban Conservation Area No 1.

THE PARKS

Reservation of land for parks was initially a result of the efforts of La Trobe and Hoddle. One of La Trobe's early actions was to reserve the site for the Royal Botanic Gardens in 1846. In the early fifties, Royal Park and Princes Park were reserved, and in 1855 the City Council was made responsible for Fitzroy Gardens and Carlton Gardens. Fawkner Park and Albert Park were both temporarily reserved in 1862, and Yarra Park was reserved in 1864. The Alexandra Gardens and Kings Domain were reserved from the earliest times and their proximity to the Botanic Gardens undoubtedly assisted their development. Areas such as Edinburgh Gardens and St Vincents Gardens clearly developed as part of the local subdivision pattern, while the parklands on the St Kilda Esplanade were developed in the late nineteenth century in association with the attraction of the beach and amusement facilities.



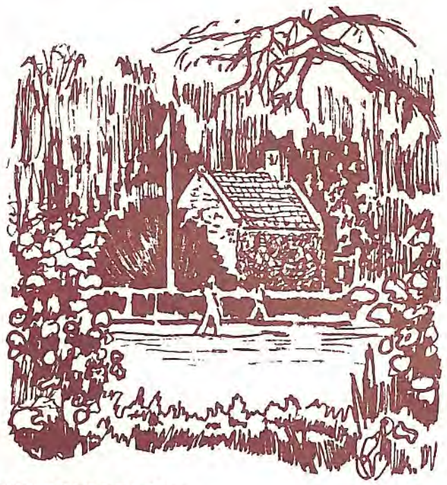
Urban Conservation Area No.2

These gardens provide striking contrasts in approach to landscape design, from the carefully contrived spaces of the Botanic Gardens to the broad open acres of Royal Park. The distinct nineteenth century design, plantings and structures of parks such as Treasury Gardens, Fitzroy Gardens, Carlton Gardens, Kings Domain and Alexandra Gardens are a vital component of Melbourne's Victorian character. The less formal areas of Yarra Park, Albert Park, Fawkner Park and Royal Park support important public recreation facilities. It is important that in maintaining these facilities the history of alienation of parklands which caused so many difficulties during the late nineteenth century is not repeated and that the landscape character of all the parks and their accessibility to the public be maintained. They remain a major feature of the urban form of the city and their importance in that context is seen as crucial.

Parks in Urban Conservation Areas are:

Royal Park
Princes Park
Yarra Park
Royal Botanic Gardens
Kings Domain
Albert Park
Lower Esplanade
Foreshore, St Kilda
Fawkner Park
Alma Park
Carlton Gardens
Edinburgh Gardens
Fitzroy Gardens
Treasury Gardens

The parks themselves are mainly Crown Land. By declaring them as areas of special significance the government has demonstrated its commitment to sensitive development in these important areas.



THE BOULEVARDS

From the early days of settlement there was pressure on the authorities to create large and open boulevards. Robert Hoddle set out, wherever possible, to create major thoroughfares of three chain width. These boulevards were subsequently graced with plantings of mature deciduous trees (elms, plane trees, etc.) and have continued to serve as great arteries feeding the central city as well as providing a relief between the central business area and the intensive development of the first ring of suburbs. Their important character is drawn largely from their width, median strips, trees and adjacent parklands and is greatly complemented by the form of development facing them. Royal Parade and parts of Victoria Parade retain high quality early building stock. In boulevards like Flemington Road and Beaconsfield Parade, where the quality of the existing building stock is of lesser scale, the size, form and appearance of buildings remains a significant factor in maintaining their important character.

Boulevards in Urban Conservation Area No 2 are:

Victoria Parade
Flemington Road
Beaconsfield Parade
Royal Parade
Park Street Brunswick

Note: St Kilda Road, Albert Road and Queens Road are obvious omissions from these proposals. Although they were covered by Amendment 151, and their importance is recognised, the task of refining the present planning controls is particularly complex because of the changes that have already occurred in the built form in these areas. It is therefore intended to exhibit proposals for St Kilda Road, Albert Road and Queens Road at a later stage.

CONSERVATION STUDIES

HISTORIC AREA CONSERVATION STUDY
Meldrum Burrows and Partners
September 1979

NORTH FITZROY CONSERVATION STUDY
Jacobs Lewis Vines Architects in conjunction with Fitzroy Urban Planning Office July 1978

SOUTH FITZROY CONSERVATION STUDY
Jacobs Lewis Vines Architects in conjunction with Dr M B Lewis and Fitzroy Planning Office March 1979

DRUMMOND STREET SOUTH CARLTON HISTORIC AREA CONSERVATION STUDY
Daryl Jackson Evan Walker Architects Pty Ltd December 1975

EAST MELBOURNE CONSERVATION STUDY
Ashton Wilson December 1975

CARLTON, NORTH CARLTON AND PRINCES HILL ACTION PLAN STUDIES
Carlton, North Carlton and Princes Hill Community Planning Group January 1979

PARKVILLE HISTORIC AREA STUDY
Jacobs Lewis Vines Architects April 1979

ROYAL PARADE PARKVILLE
Wilson Sayer Pty Ltd September 1980

ROYAL PARADE
National Trust of Australia (Victoria)
October 1980

NORTH AND WEST MELBOURNE CONSERVATION STUDY FOR MELBOURNE CITY COUNCIL
Graeme Butler 1984

CARLTON, NORTH CARLTON AND PRINCES HILL CONSERVATION STUDY FOR MELBOURNE CITY COUNCIL
Nigel Lewis and Associates 1984

LYGON STREET ACTION PLAN DEVELOPMENT GUIDELINES
Nigel Lewis and Associates and Daryl Jackson Pty Ltd 1984

PORT MELBOURNE CONSERVATION STUDY
Jacobs Lewis Vines Architects July 1979

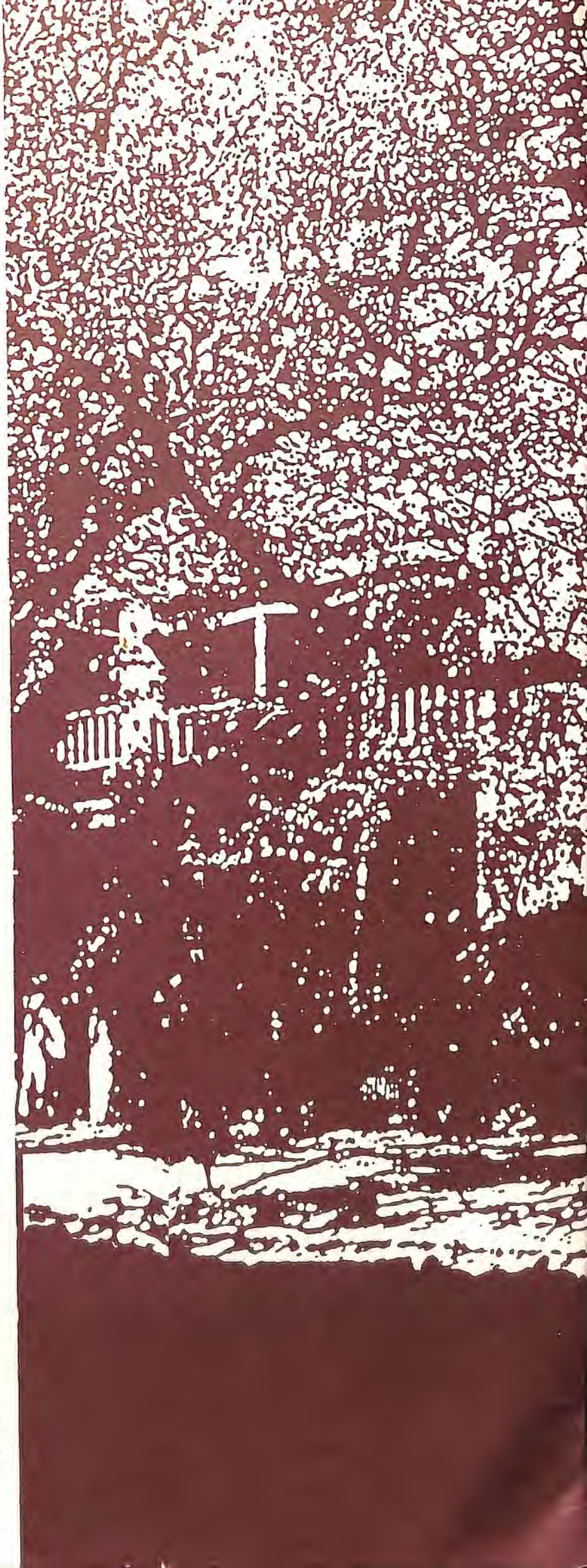
PRAHRAN CONSERVATION STUDY
Nigel Lewis and Associates 1983

ST KILDA CONSERVATION STUDY AREA ONE
Nigel Lewis and Associates September 1982

ST KILDA CONSERVATION STUDY AREA TWO
David Bick in conjunction with Wilson Sayer Core Pty Ltd 1984

THE CRESCENT CONSERVATION STUDY
Nigel Lewis and Associates 1985

SOUTH MELBOURNE CONSERVATION STUDY
Yuncken Freeman Ashton Wilson June 1975



AUGUST 1986

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