

**A REVIEW OF THE BOUNDARIES OF URBAN
CONSERVATION ZONES IN ASCOT VALE AND
FLEMINGTON IN THE LIGHT OF MUNICIPAL
RESTRUCTURE**

VUT BA HONOURS THESIS 1994

DAVID HYDON

VICTORIA UNIVERSITY OF TECHNOLOGY



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**HONOURS THESIS
1994**



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RESTRUCTURE***

**Supervisor: Dr Chris McConville
Date Due: Friday, 16 December 1994**

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SYNOPSIS

This thesis attempts to address the problem within heritage areas that has arisen as a result of the widespread municipal amalgamations across Victoria over recent months. The problem is one of inconsistency in the heritage quality of buildings that come under heritage control. This inconsistency occurs when local government boundaries are altered so that two areas, formerly under the control of two different local governments, are joined to be administered by the same municipality. A situation is therefore created whereby different urban conservation zones within the same local government area have been established at various times, for different reasons, and as a result of contrasting conservation studies. Taking Ascot Vale and Flemington as an example of a heritage area where these inconsistencies have surfaced as a result of a municipal boundary change, this problem has been tackled by following a systematic methodology. After a visual survey of the area, detailed identification forms, notes and maps were completed, while photographs were taken of the built form. From this research, statements of significance were drafted. Based on these statements, suggestions were made to extend current urban conservation zones and to create new zones so as to include significant precincts outside existing zones.

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1.0 INTRODUCTION

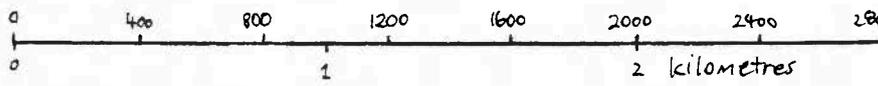
1.1 Basis for Thesis – The Issue That Has Been Investigated and the Background to the Municipal Boundary Change

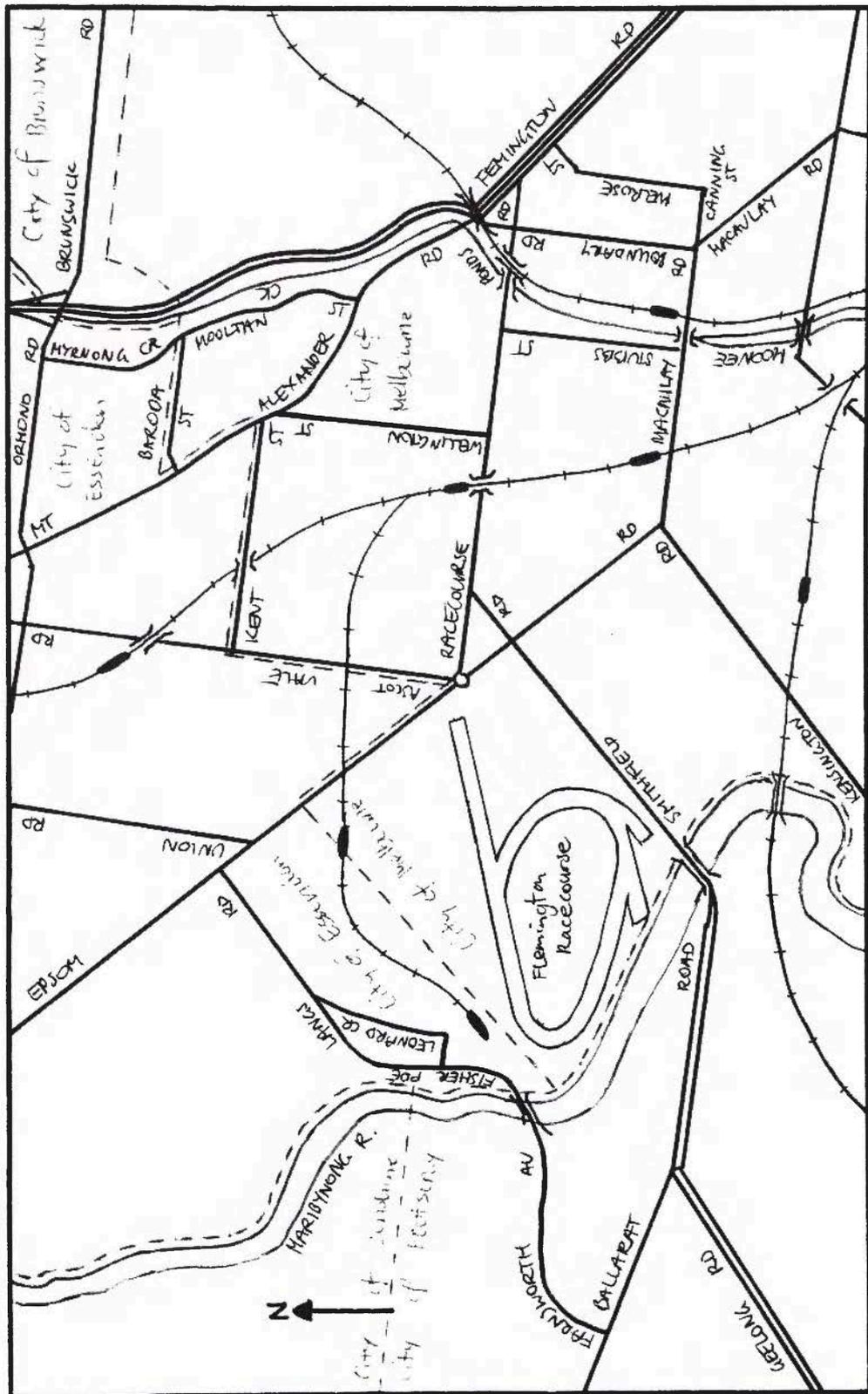
The study area contains a section of the City of Essendon. Prior to November 1993, however, the streets inside the study area fell within the boundaries of the cities of Essendon and Melbourne. At this time the Essendon/Melbourne boundary (see map 1 on page 4) followed Ascot Vale Road, Kent Street, Mt Alexander Road and in a straight line along the rear of properties facing the northern side of Baroda Street between Mt Alexander Road and the Moonee Ponds Creek. North of this line was the City of Essendon, while the City of Melbourne was situated south of this line. Under the City of Melbourne Act of November 1993, the boundary dividing the two municipalities was altered to follow Epsom Road, Macauley Road, Canning Street, Melrose Street, Flemington Road and the Moonee Ponds Creek. This new boundary can be seen on map 2 on page 5.

The implications of this municipal boundary change on the heritage of Ascot Vale and Flemington are significant. Prior to the City of Melbourne Act Ascot Vale and Flemington were administered by two very different local governments and had been for many years. Each municipality's assessment of the heritage significance of streets within their boundaries was carried out at different times with no regard for what lay outside their boundaries. Each assessment (i.e. the Essendon Conservation Study and the Flemington and Kensington Conservation Study) was completed for a different reason, with a different priority, process and level of funding. As a result, the protection of areas of heritage significance on opposite sides of the former boundaries was handled differently with different outcomes.

Now that the streets covered in the study area are all under the responsibility of the City of Essendon, there needs to be a reassessment of the area to ensure that there is a consistency in the heritage quality of buildings that are subject to urban conservation zones.

MAP 1 - THE FORMER BOUNDARY BETWEEN ESSENDON AND MELBOURNE

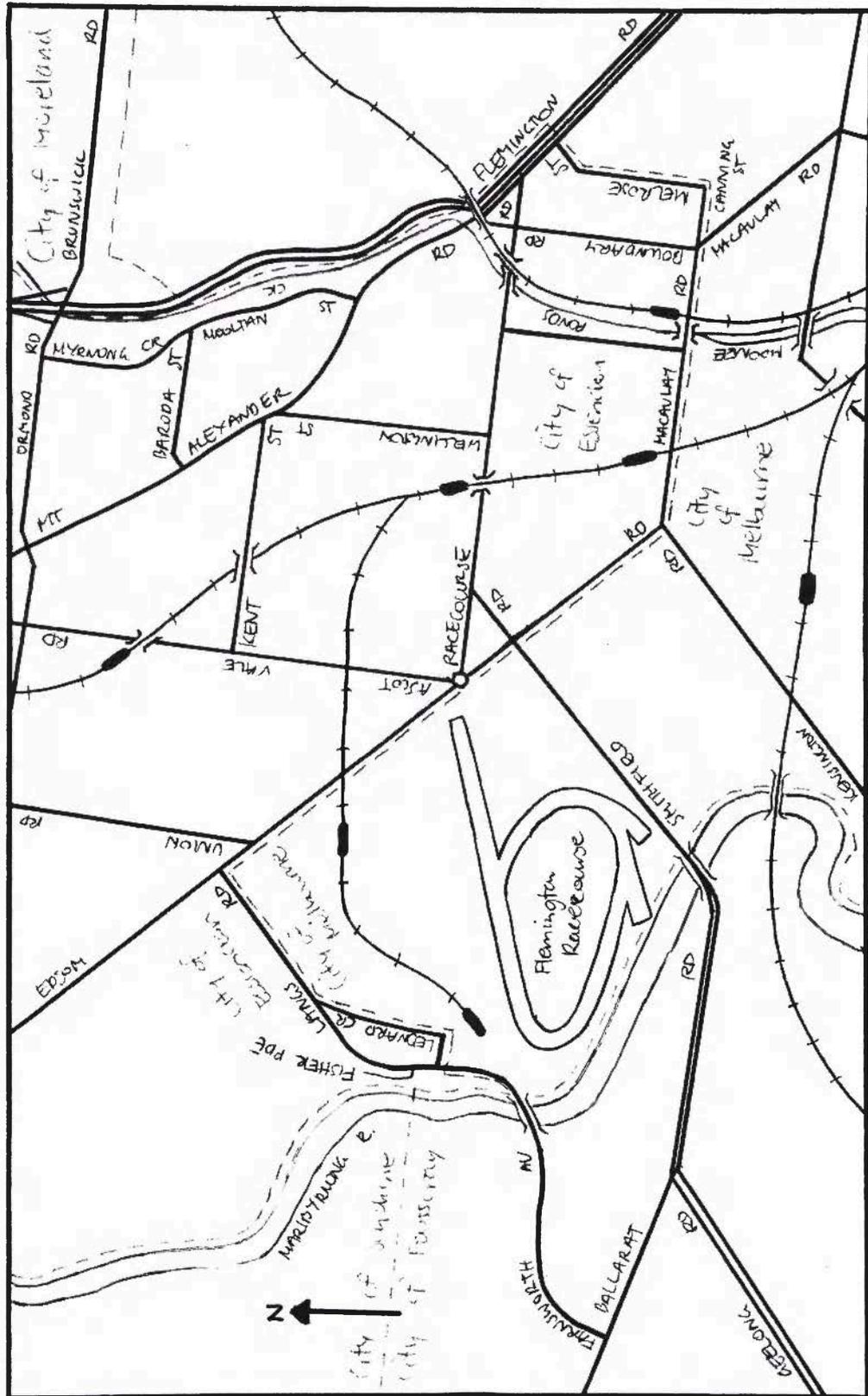
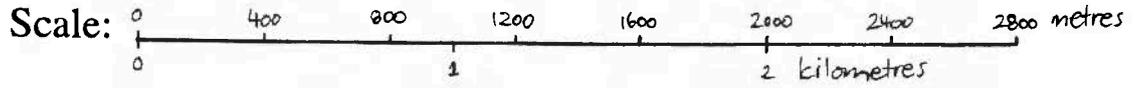
Scale:  0 400 800 1200 1600 2000 2400 2800 metres
0 1 2 kilometres



source: Melway

Key: — road  rivers
 +++ railway line - - - municipal boundary (former)

MAP 2 - THE CURRENT BOUNDARY BETWEEN ESSENDON AND MELBOURNE



Source: Melway

- Key: — road — rivers
 +++ railway line - - - municipal boundary (current)

1.2 Comparison Between the Essendon Conservation Study and the Flemington and Kensington Conservation Study

The Essendon Conservation Study and the Flemington and Kensington Conservation Study were completed in 1985. Both studies were compiled by Penny Johnson and Graeme Butler. The major difference between the two studies is their size.

The Essendon Conservation Study covered the entire area within the municipality's 1985 boundary (an area of more than 20 square kilometres). The Flemington and Kensington Conservation Study, however, covered only a specific area within the 1985 boundaries of the City of Melbourne. This particular area is less than a quarter the size of the area within the former boundaries of the City of Essendon. Being a smaller area, and lacking the funding constraints of the City of Essendon, it was possible for Flemington and Kensington to be researched in greater detail. It is evident (from the extensive conservation areas within the former boundary of the City of Melbourne and, more importantly, the volume of information gathered with respect to individual sites and precincts) that the Flemington and Kensington Conservation Study is a more thorough document. An example that illustrates the lack of depth in the Essendon Conservation Study is the fact that the largest conservation area north of the old Essendon/Melbourne boundary within the study area – the South Street zone – (see map 5 on page 14) came about as an afterthought of the Essendon Conservation Study. The South Street precinct was reviewed by Graeme Butler who identified D grade buildings. The boundary of the precinct encircled these graded buildings. This review was submitted as Amendment L4 to the Essendon Planning Scheme and was gazetted on 31st March 1990, five years after the Essendon Conservation Study was completed.

After surveying the study area, it is apparent that the conservation areas within the former boundaries of the City of Essendon are in greater need of review than those within the former boundaries of the City of Melbourne. This fact is a reflection of the limited specifications of the Essendon Conservation Study.

1.3 Urban Conservation Zones as Part of Local Planning Schemes

Urban conservation zones come about following planning scheme amendments. They are usually recommended as a method of conserving places of heritage significance by local conservation studies that aim to determine what needs to be protected in an area. The Essendon and Flemington and Kensington studies were not the first to be completed in Victoria. There is a history of such studies going back to the 1970s. Urban conservation areas (as we know them today) were not declared until 1982 (following changes to the Town and Country Planning Act), when councils were able to establish conservation zones without the fear that property owners could sue them for a reduction in their property value as a result of being located in such a zone (Ministry for Planning and Environment: 1986). Following these legislative changes further studies and conservation zones were established. Two of these studies resulted in five of the conservation zones that are found in the study area in 1994.

1.4 Methodology

It should be noted that all field work was done as a visual survey followed by a statistical measurement, street by street. Statistical measurement means an assessment by street based on the age, style, condition and integrity. Due to the limitations in size of a fourth year Honours thesis, a more detailed rate book survey (to determine building age) was not able to be done.

A systematic methodology was followed in order to achieve the aims of the thesis. A study area was chosen based around the location of the former boundary between the cities of Essendon and Melbourne. All urban conservation zones close to this boundary were included in the area, along with a number of streets located outside these zones. Building identification forms were drawn up based on the "standard form" in Local Government Heritage Guidelines. Throughout the months of August and September a form was completed for every property outside the conservation areas and a photograph taken of all buildings built prior to 1945. Streetscape photographs of most streets outside existing zones were also taken.

Following the survey of areas outside the existing zones, a less detailed appraisal of the conservation areas was conducted. This survey involved taking a brief note of the style, age (in terms of a building's period), form, integrity and setback of every building inside the zone. Given that they were already under conservation control and had been researched under the two conservation studies, it was not considered necessary or appropriate to fill out a building identification form for these areas. This exercise was completed during October.

Late October and early November was spent compiling: cover sheets for every street outside the zones; the summaries of areas inside the zones and outside the zones; the criteria for assessing all places within the study area; making assessments and drawing up statements of significance for existing conservation zones and important areas outside the zones; and finally, presenting my recommendations and drawing conclusions. Some of the more important streets suggested for zone inclusion in the recommendations section are: Ascot Vale Road, Fernhill Street, Kent Street, Mooltan Street, Princes Street, Shields Street, Tunbridge Street and Warrick Street. Special note should be taken of these streets when reading the recommendations section.

Maps and photographs (as part of identification forms and streetscape pictures) are used throughout the thesis to clearly illustrate the location and appearance of the built form within the study area.

This thesis is not presented in the typical essay format. In addition to containing sections of written text, four binders have been included in the body of the report. These binders are not an appendix, but the results of field work conducted within the study area. The thesis is therefore in the form of a review of existing zones and contains recommendations based on specific field work. This report is made up of three distinct parts – the field work (sheets and photos in the four binders); the summary of the statistics found on street cover sheets and the visual appraisal of existing zones; followed by the presentation of statements of significance and recommendations.

1.5 Aims

- * To investigate a small section (the study area) of Ascot Vale and Flemington that is subject to urban conservation controls.
- * To investigate whether the boundaries of urban conservation number one zones in the chosen section of the City of Essendon require alteration following the annexation of parts of Flemington and Kensington from the City of Melbourne.
- * To assess all conservation zones in the study area and areas outside these zones against a uniform set of criteria in order to achieve a consistent heritage quality/ranking in buildings that come under heritage control.

1.6 Study Area

The suburbs of Flemington and Ascot Vale are located approximately five kilometres in a north-westerly direction from the Central Business District of Melbourne. Map 3 on page 10 shows the location of the two suburbs in relation to central Melbourne.

The chosen study area includes parts of Ascot Vale and Flemington, and crosses the former boundary of the Cities of Essendon and Melbourne. The specific boundaries of the study area are shown on map 4 on page 11. This map indicates that the area is bordered to the north by Moonee Street, Mt Alexander Road and Fenton Street; to the east by the Moonee Ponds creek, Delhi Court, Mooltan Street, Mt Alexander Road and Victoria Street; to the south by Racecourse Road; and to the west by the Broadmeadows railway line, the racecourse/showgrounds railway line and Ascot Vale Road.

MAP 4 - THE STUDY AREA

Scale: 1:8333



The Ascot Vale/Flemington area is located on a ridge between the valleys of the Moonee Ponds Creek and the Maribyrnong River. The area is well known for its nearby landmark – the Flemington racecourse. Streets in the study area are wide and tree lined, especially south of Kent and Baroda Streets. The built form across the study area is mixed but contains heavily concentrated areas of like housing, for example the predominantly Bungalow style Travancore Estate. Scattered examples of Post–War flat developments can be found across the area.

1.7 Urban Conservation Controls

Map 5 on page 14 shows the boundaries of urban conservation zones in the study area (marked UC1). The urban conservation zone is very similar under the Essendon and Melbourne Planning Schemes. The purpose of the zone is "to conserve and enhance areas of architectural and historic significance and encourage development that is in keeping with them" (Essendon Planning Scheme, Local Section, p.117, clause 138; Melbourne Planning Scheme, Local Section, p.149, clause 135). Only Urban Conservation No. 1 Zones are found in the study area. In these areas a permit is required to construct a building, construct or carry out works, or for a building or works to be demolished, removed or altered externally by structural work, painting, plastering, sandblasting or in any other way. Under the Essendon Scheme, this does not apply to a post box constructed after 1929.

A range of guidelines for permit are listed. For example, the responsible authority must consider as appropriate –

"the character and appearance of the building or works and their significance to the architectural and historic character and appearance of the area"

(Melbourne Planning Scheme. Local Section, p.149, clause 135; Essendon Planning Scheme, Local Section, p.117, clause 138)

No permit is required for safety zone structures, related road works and ancillary road widenings, safety lighting, signs, poles and overhead

wiring (but not including any shelter structure) under the Public Transport Corporation exemption. Guidelines are included for subdivision and advertising signs.



MAP 5 - URBAN CONSERVATION ZONES

Scale: 1:8333



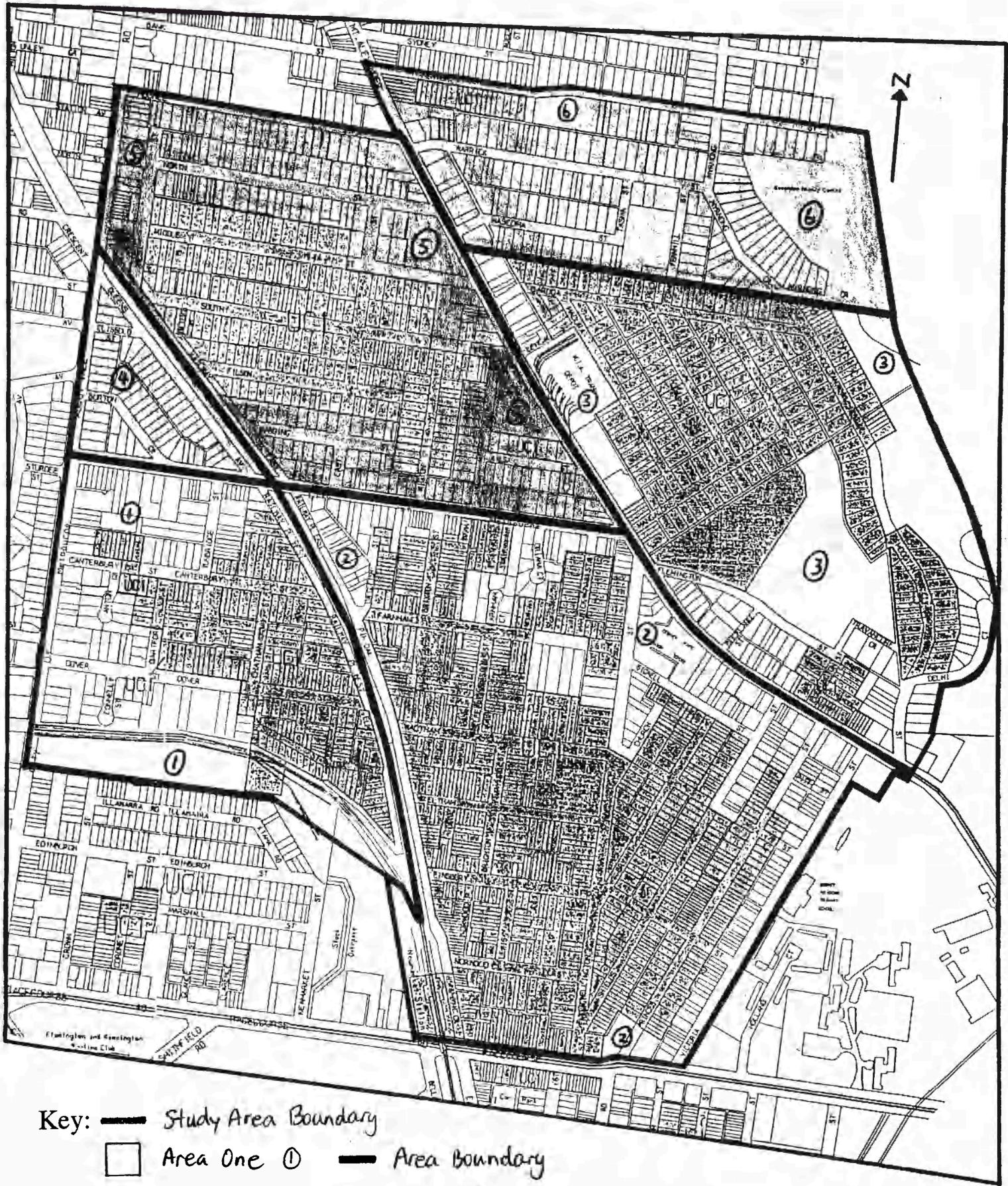
- Key:
- Ailsa Street Zone ①
 - Fenton Street Zone ②
 - Flemington Estate Zone ③
 - Flemington Street Zone ④
 - South Street Zone ⑤
 - Tranvare Estate Zone ⑥

1.8 Areas Within The Study Area

The study area was broken up into six regions. These six areas formed the basis by which streets outside the conservation zones were discussed in the section titled 'Summary of Areas Outside the Conservation Zones'. These six areas can be seen on map 6 on page 16.

MAP 6 - THE SIX AREAS WITHIN THE STUDY AREA

Scale: 1:8333



- Key:
- Study Area Boundary
 - Area One ①
 - Area Boundary
 - Area Two ②
 - Area Five ⑤
 - Area Three ③
 - Area Six ⑥
 - Area Four ④

NOTE

Pages 17 to 882 are located in the four binders. These pages form Section Two of this thesis. They contain cover sheets, building identification forms and streetscape photos for all streets within the study area located outside existing conservation zones.

3.0 SUMMARY OF AREAS OUTSIDE THE URBAN CONSERVATION ZONES

In order to compile a systematic summary of all streets outside existing zones, the study area was divided into six areas. By presenting each area in order, a summary of nearby streets has been achieved. This is seen as superior to the method of discussing alphabetically streets that are not located close to each other.

The paragraph summaries of each street below have been taken from each street's cover sheet. These cover sheets can be found in front of the building identification forms for each street in the four binders.

3.1 Area One: **Bordered by Ascot Vale Road, Kent Street, the Broadmeadows railway line and the racecourse/showgrounds railway line (see map 6 on page 16).**

Area One Summary

Area one contains ten streets, five of which are located outside urban conservation areas. The remaining five streets contain lots located both inside and outside urban conservation areas. Those streets located outside conservation zones (Anton Grove, Ascot Vale Road, Connelly Street, Kent Street and Tunbridge Street) will be examined first.

Anton Grove (see cover sheet page 31)

Anton Grove contains eight lots. Each block consists of a substantially intact, Post-War dwelling. The condition of these houses is either excellent or good. The presence of part-war housing is not surprising, due to Anton Grove being a cul-de-sac, a feature of Post-War subdivisions.

Ascot Vale Road (see cover sheet page 41)

The section of Ascot Vale Road between the racecourse/showgrounds railway and Kent Street (numbers 82 – 160) is different in character to

the whole section of Ascot Vale Road within the study area (i.e. from the racecourse/showgrounds railway to Moonee Street). Post-War and Modern housing are the dominant styles. While Victorian style housing makes up 21% of all Ascot Vale Road dwellings, such housing comprises only 4% (or a single dwelling) of the southern section of Ascot Vale Road. Importantly, this dwelling is number 98 and is A graded. This section of Ascot Vale Road also contains the bulk (3 out of 4) of D graded buildings and all D (streetscape) and level 3 streetscape dwellings. Sixty percent of all dwellings along the southern portion of Ascot Vale Road were constructed between the two world wars, while 36% of dwellings were built after the Second World War. Edwardian housing, which makes up 27% of all Ascot Vale Road housing within the study area, is not represented in the southern section of the road. The majority of all buildings are substantially intact, while over half are in excellent or good condition.

Connelly Street (see cover sheet page 157)

Connelly Street, like Anton Grove, is a Post-War cul-de-sac containing five substantially intact Post-War buildings. All buildings are either in excellent or good condition.

Kent Street (see cover sheet page 303)

Kent Street, between the Broadmeadows railway and Ascot Vale Road (numbers 125 – 191), contains none of the Federation style dwellings that make up over 30% of all Kent Street buildings. Instead, this section contains the bulk of all Modern buildings along Kent Street. Modern housing comprises just under two-thirds of all housing along the southwestern section of Kent Street. Due to the heavy presence of Modern buildings, almost 70% of all housing along this section of Kent Street was built between the wars. One quarter of all D graded buildings along Kent Street are found in this section, while all D (streetscape) buildings are located here, along with one of two E graded buildings. Similar numbers of buildings (around 40%) are either substantially intact or altered unsympathetically, while the majority are in good condition.

Tunbridge Street (see cover sheet page 738)

Unlike nearby streets, Tunbridge Street contains almost 70% Victorian dwellings with only 15% of both Bungalow and infill housing. For a street with only 13 lots, it contains a high proportion (9) of graded buildings. Tunbridge Street contains five D graded buildings, three D (streetscape) buildings, and a single E graded building. The entire east side of the street (numbers 6 – 30, or 9 lots) is a level 3 streetscape. The majority of houses date from the Victorian period, while similar numbers of dwellings are either substantially intact, altered sympathetically or altered unsympathetically, and the vast majority are in good condition.

The five streets in area one containing lots both inside and outside urban conservation areas (Canterbury Street, Dartford Street, Dover Street, George Street and Railway Place West) will now be described.

Canterbury Street (see cover sheet page 139)

Canterbury Street contains ten lots outside conservation zones and on 60% of these lots stand housing from the Post-War period. Two dwellings date from the Victorian period, while the remaining two dwellings are from the Edwardian and Inter-War periods. The street contains one D graded building (number 56–58) outside the conservation area. More than half of all dwellings are substantially intact, while exactly half are in good condition.

Dartford Street (see cover sheet page 168)

The three dwellings outside the conservation area in Dartford Street are all substantially intact, Post-War buildings in excellent or good condition. Two of the three buildings are flats and in this way the southern section of the west side of Dartford Street is similar to Dover Street.

Dover Street (see cover sheet page 184)

Of the nineteen buildings in Dover Street not in the conservation area, almost 80% are housing built following the Second World War. The vast

majority (89%) of all dwellings are substantially intact. Dover Street contains one D graded building (number 80/82) which is one of two Modern duplexes in the street.

George Street (see cover sheet page 270)

George Street's west side is not part of the conservation area and contains three substantially intact, Post-War houses in excellent condition.

Railway Place West (see cover sheet page 712)

Railway Place West contains only one dwelling outside the conservation zone. This dwelling is an Inter-War Bungalow in fair condition that has been altered unsympathetically.

3.2 Area Two: Bordered by the Broadmeadows railway line, Kent Street, Mt Alexander Road, Victoria Street and Racecourse Road, including Newmarket Railway Station (see map 6 on page 16).

Area Two Summary

The second area contains a total of fifteen streets that consist of lots outside the urban conservation zone. Four of these streets do not have any lots inside the conservation area, while the remaining ten have blocks both inside and outside the conservation area. The first four streets (Farnham Court, Mt Alexander Road, Oriana Court and Victoria Street) will now be examined.

Farnham Court (see cover sheet page 203)

Farnham Court contains four Post–War flat developments. These buildings are all substantially intact and are either in fair or good condition. Like Anton Grove and Connelly Street in area one, and as we shall see with Oriana Grove, it is not surprising to see such housing in a Post–War cul–de–sac subdivision.

Mt Alexander Road (see cover sheet page 470)

Mt Alexander Road, on its western side south of Kent Street (numbers 95 – 177A), contains 52% Victorian buildings. The bulk of the remainder is composed of one–quarter Post–War and 19% Modern buildings. Mt Alexander Road differs from other streets in that it contains large public buildings, private factories and showrooms. It is the presence of these public buildings that has led to Mt Alexander Road containing the only registered buildings in the study area that fall outside urban conservation zones. The Debney Park High School is registered on the Victorian Historic Buildings Council Register, therefore gaining statutory protection, while the former Methodist Church at number 167 has been recorded by the National Trust. The bulk of the C graded buildings along Mt Alexander Road are found in this section: Numbers 95 (former hotel), 97 – 103 (Victorian retail building with a post–supported shop verandah),

165 and 167 (former Methodist Church and Manse), and Debney Park High School. This section of Mt Alexander Road with the church and school is designated as a level 2 streetscape. There are also three D graded buildings between Kent Street and Victoria Street. Just over half of all buildings (52%) date from the Victorian period; three-quarters of all buildings are substantially intact, while almost two-thirds of all buildings are in good condition.

Oriana Court (see cover sheet page 650)

Oriana Court contains, in a similar way to other cul-de-sacs, seven substantially intact, Post-War houses in good condition.

Victoria Street (see cover sheet page 753)

In Victoria Street, the final street without lots inside the conservation area, over half of all houses are Victorian in style. The same quantities of Bungalows and Post-War housing are present (16% each) with 10% Federation style housing. While more than half of all housing was built in the nineteenth century, almost 20% was built between 1918 and 1939, due to the presence of eight Bungalow houses and one Modern building. Victoria Street contains a large number of lower graded buildings: twelve D graded houses, sixteen D (streetscape) buildings, and seven E graded buildings. The sum of these buildings (35) represents 70% of all houses in Victoria Street – a significant percentage. While 32% of all houses are substantially intact, double this proportion are altered unsympathetically. The majority of all houses are in good condition.

The following is a discussion of those streets within area two (Bignell Street, Brixton Street, Church Street, Dalgleish Street, Farnham Street, Kent Street, Pin Oak Crescent, Princes Street, Racecourse Road, Shields Street and Wellington Street) that are located both inside and outside urban conservation areas.

Bignell Street (see cover sheet page 112)

A total of six lots front Bignell Street outside the conservation area. On exactly half of the lots stand Victorian dwellings, while on the remaining

half stand substantially intact, Post–War flats. The three Victorian period houses are either altered unsympathetically or disturbed, and are in either good or fair condition.

Brixton Street (see cover sheet page 119)

Brixton Street contains a single substantially intact, Post–War block of flats (similar to those found in Bignell Street) in good condition outside the conservation area. The overwhelming majority of blocks fronting Brixton Street fall within the conservation zone.

Church Street (see cover sheet page 151)

Church Street contains two blocks on its western side that are outside the urban conservation zone. On these lots are found two Victorian dwellings that have been altered unsympathetically. Although they are not in excellent condition (one good; one poor), they are both graded buildings (number 9 – graded D and number 7 – graded D [streetscape]). Also, they are considered to be level three streetscape dwellings.

Dalglish Street (see cover sheet page 164)

Outside the conservation area there are two buildings across three lots that front the western side of Dalglish Street. Modern architecture can be seen in a duplex at number 1 and 3, while a Post–War house is found at number 15. Both buildings are either in excellent or good condition, while the duplex houses have been altered unsympathetically.

Farnham Street (see cover sheet page 209)

There are a total of ten blocks outside the urban conservation zone along Farnham Street. Exactly half of these lots are Post–War buildings, with a further 20% being Modern buildings. There is a single Federation and a single Bungalow dwelling outside the zone and both of these buildings are D graded. The vast majority of all buildings are substantially intact, while exactly half of all buildings are in excellent condition.

Kent Street (see cover sheet page 303)

The section of Kent Street that falls into area two (numbers 1 – 39, 53 – 119) contains ten dwellings in the Victorian style. Federation (22%) and Modern (19%) residences both account for a similar proportion of all buildings. Well over a third of houses along this section of Kent Street date from the Victorian period, counting the addition of both Victorian and Italianate housing. A further 22% of all housing was built between the wars, while 22% are from the Edwardian period. There are a total of fourteen graded buildings (two C, eleven D, and one E) between Mt Alexander Road and the Broadmeadows railway line along Kent Street. This figure indicates the significance of the street. Exactly half of all dwellings along Kent Street in area two have been altered unsympathetically, while just under half are substantially intact. The majority of all houses are in good condition.

Pin Oak Crescent (see cover sheet page 659)

Victorian housing accounts for over half of all dwellings facing Pin Oak Crescent, while a quarter are Modern in style and 17% (or two houses) are Italianate examples. One of these Italianate buildings (number 262) is B graded. This stands amongst a single D graded building and two E graded buildings. The northern section of Pin Oak Crescent consists, therefore, of buildings of mixed importance. Due to the presence of Victorian and Italianate dwellings, Victorian period architecture makes up 75% of all dwellings outside the conservation zone along Pin Oak Crescent. Over 80% of all buildings have been altered unsympathetically, while over half are in good condition. Importantly, the B graded building, the highlight of Pin Oak Crescent north of Farnham Street, is one of only two dwellings that retains a high degree of integrity.

Princes Street (see cover sheet page 671)

Of the fourteen dwellings outside the urban conservation zone along Princes Street, almost half are Modern in style. Victorian and infill housing each account for 21% of all houses. A run of six lots between Pitt Street and Mt Alexander Road are graded D, while numbers 112 to

116 make a group of three E graded buildings south of Pitt Street. Due to the large number of duplex buildings, half of all dwellings date between 1918 and 1939. The same proportion (45%) of houses have been altered unsympathetically as are substantially intact, while the overwhelming majority of all dwellings are in good condition.

Racecourse Road (see cover sheet page 706)

Within the study area, Racecourse Road contains only two lots outside the conservation zone. On both of these lots stand Post-War buildings (a McDonald's Restaurant and a service station) in excellent condition.

Shields Street (see cover sheet page 714)

The housing stock along Shields Street is of mixed style outside the conservation zone. Victorian and Modern housing both account for one-third of all dwellings. Inter-War housing is the dominant period along the northern section of Shields Street, accounting for almost half of all dwellings. Victorian housing totals over 30% of all buildings, while 20% of all dwellings were built after the Second World War. Two-thirds of all housing is either graded D or E along the south-east side of Shields Street north of High Street. Further, numbers 150 to 158 are designated level 3 streetscape, strengthening the significance of the northern section of Shields Street. More than half of all dwellings are substantially intact, and the majority are in good condition.

Wellington Street (see cover sheet page 858)

The final street with lots outside the urban conservation zone in area two is Wellington Street. The housing in areas outside the zone is mixed in style and period. Victorian housing represents 38%; Post-War housing 31%; Bungalow housing 32%; and a single Italianate dwelling representing 8% of all buildings. Importantly, all Post-War dwellings are located on the west side of Wellington Street leading to a high concentration (75%) of Victorian period dwellings on Wellington Street's east side. More than half (69%) of all dwellings are substantially intact, while all houses are in good condition.

3.3 Area Three: Bordered by Mt Alexander Road, the rear of properties facing the north side of Baroda Street to the Moonee Ponds Creek, the Moonee Ponds Creek to the top of Delhi Court, the east side of Delhi Court and along the rear of properties facing the east side of Mooltan Street to Mt Alexander Road (see map 6 on page 16).

Area Three Summary

There are seven streets containing lots outside the urban conservation zone in area three. Three of these streets (Buckland Street, Delhi Court and Travancore Crescent) do not have any lots inside the conservation zone. These streets will be described first.

Buckland Street (see cover sheet page 121)

Buckland Street contains three lots, two of which are substantially intact, Post-War buildings. The third is a Modern dwelling altered unsympathetically in fair condition.

Delhi Court (see cover sheet page 173)

In Delhi Court, over half of all dwellings are Modern in style and a higher proportion (67%) date from the Inter-War period. A significant number of lots, however, are filled by housing from the Post-War period. The majority of all buildings are substantially intact and in good condition.

Travancore Crescent (see cover sheet page 732)

In Travancore Crescent there are situated four houses from the Post-War period in good condition that remain substantially intact.

Four streets in area three (Baroda Street, Flemington Street, Mooltan Street and Mt Alexander Road) contain lots inside and outside urban conservation areas. A description of these streets follows.

Baroda Street (see cover sheet page 110)

On the north corner of Baroda Street and Mt Alexander Road stands an Italian Villa style residence situated outside the Travancore Estate urban conservation area. Even though it is outside the zone it was probably a product of the Inter–War subdivision due to its construction period. It is substantially intact and in good condition.

Flemington Street (see cover sheet page 256)

On over half of Flemington Street's blocks stand Post–War buildings with 21% filled by Italian Villa dwellings and another 21% occupied by Federation style houses. Interestingly, given the percentage of Post–War buildings, two C graded buildings remain along with two D graded buildings. One of the C grade buildings (number 39/41) is perhaps the highest standard Italian Villa duplex within the study area. Over half of all dwellings are substantially intact and in good condition.

Mooltan Street (see cover sheet page 428)

The twelve buildings fronting the southern section of Mooltan Street are of mixed architectural style. Post–War housing represents 33% of all dwellings, Italian Villa 35%, Modern 26%, and Bungalow style represents 8%. A third of all buildings are graded D or D(SC) or are designated level 3 streetscape. The majority (67%) of all buildings are from the Inter–War period, are substantially intact, and in good condition.

Mt Alexander Road (see cover sheet page 470)

The final street, Mt Alexander Road, contains 38 lots outside the urban conservation zone, in area three. Almost 30% of all structures are Post–War buildings, while Victorian and Modern style buildings each make up 24% of all lots. In area three there is a single C graded building (MMTB tram shed), nine D graded buildings (including a second tram shed and the tram depot administrative building) and all four E graded buildings along Mt Alexander Road. Over 80% of all buildings originate from three periods: Inter–War (29%), Post–War (29%) and Victorian (26%).

More than half of all buildings are substantially intact, while the overwhelming majority of lots contain buildings in good condition.

3.4 Area Four: Bordered by Ascot Vale Road, the Broadmeadows railway line and Kent Street (see map 6 on page 16).

Area Four Summary

Area four consists of five streets (Ascot Vale Road, Burton Crescent, Clissold Street, Kent Street, and Queens Avenue), all of which lie outside urban conservation zones. An examination of these five streets forms the following discussion.

Ascot Vale Road (see cover sheet page 41)

In area four, Ascot Vale Road contains only fourteen lots. The majority of these lots contain Federation style dwellings. A further 21% of all buildings are Victorian in style. Edwardian period housing (65%) dominates this section of Ascot Vale Road. There is only one, however important, graded building in Ascot Vale Road between Kent Street and the railway line. Number 200 is graded B and is one of the few Spanish Mission examples in the study area. Almost two-thirds of all buildings along the central section of Ascot Vale Road have been altered unsympathetically. Over half of Ascot Vale Road residences are in good condition, while over a third are in fair condition.

Burton Crescent (see cover sheet page 126)

Burton Crescent contains two-thirds Victorian housing, with the remaining 36% is made up by Federation style housing. The majority (64%) of all eleven dwellings in Burton Crescent have been altered unsympathetically, while almost three-quarters of all houses are in good condition.

Clissold Street (see cover sheet page 155)

Clissold Street contains one substantially intact Federation style house in good condition.

Kent Street (see cover sheet page 303)

Kent Street contains, in area four, only eight lots. Three-quarters of these lots contain Federation dwellings. On the remaining two blocks stand one Modern factory and a Victorian residence. Due to the heavy presence of Federation houses, three-quarters of all dwellings were built in the Edwardian period. Almost two-thirds of all dwellings have been altered unsympathetically, while 75% of the eleven lots contain buildings in good condition. There are no graded buildings along Kent Street in area four.

Queens Avenue (see cover sheet page 684)

The fifth and final street in area four, Queens Avenue, contains twenty lots, of which 70% are Victorian in style. A further five residences (or 25%) are Federation in style. The dominant construction period of Queens Avenue houses is Victorian, making up over two-thirds of all buildings. Over half of all residences have been altered unsympathetically, while the same proportion of all houses are in good condition.

3.5 Area Five: Bordered by the Broadmeadows railway line, Ascot Vale Road, Moonee Street, Mt Alexander Road, and Kent Street (see map 6 on page 16).

Area Five Summary

A total of twelve streets in area five contain lots outside the conservation zone. Eight of these streets (Ascot Vale Road, Ayr Street, Harding Street, Kent Street, Moonee Street, Mt Alexander Road, North Street, and Railway Place East) do not contain buildings within the conservation area. These eight streets will now be described.

Ascot Vale Road (see cover sheet page 41)

The northern section of Ascot Vale Road contains twenty blocks of varied styles. Just over one-third (40%) of all buildings are Victorian in style, while 30% are Federation and 15% are infill buildings. Similar figures are noted with respect to period. Again, 40% of all dwellings were built in the Victorian period, while 30% were built in Edwardian times. The only difference between style and period is the fact that, with the addition of two styles (Bungalow and Italian Villa), Inter-War housing makes up 15% of all dwellings in Ascot Vale Road north of the railway line. Three C graded buildings are found in the northern section of Ascot Vale Road, these being the only buildings with a grading. Half of all Ascot Vale Road buildings have been altered unsympathetically, while more than half (65%) of all buildings are in good condition.

Ayr Street (see cover sheet page 96)

Ayr Street contains only two styles of housing from two periods. Victorian housing accounts for 64% of all dwellings, while Federation style buildings make up 36% of all houses. There are two D graded buildings in Ayr Street, both being in the Victorian style. The majority of houses are in good condition, with two-thirds having been altered unsympathetically.

Harding Street (see cover sheet page 274)

In Harding Street, over half of all buildings are Victorian in style and a further 35% are in the Federation style. This translates to 54% of all dwellings dating back to the Victorian period, while almost 40% are from the later Edwardian era. There are a total of seven D graded buildings of mixed style in Harding Street. Almost three-quarters of all dwellings have been altered unsympathetically, while over 75% of all residences are in a better than fair condition.

Kent Street (see cover sheet page 303)

Just under a third of all buildings that front Kent Street are found in area five. Over half of these buildings are in the Federation style. Bungalow style housing makes up 22% of all dwellings, while Victorian residences total 19% of all houses. There are two C graded buildings and a single D graded building along the section of Kent Street in the fifth area. With seventeen Federation style houses, Edwardian period housing represents 53% of all dwellings and is the dominant period. Almost 70% of all dwellings have been unsympathetically altered, with two-thirds of all buildings being in good condition.

Moonee Street (see cover sheet page 443)

Of Moonee Street's twenty-eight lots, 43% contain Victorian houses and 29% contain Federation style houses. Therefore the majority of the buildings fronting Moonee Street were built prior to the First World War. Equal proportions (39%) of all dwellings were altered unsympathetically as are substantially intact. Just under two-thirds of all dwellings are in good condition in Moonee Street.

Mt Alexander Road (see cover sheet page 470)

Over half of Mt Alexander Road's buildings in area five are Victorian in style. Infill buildings make up almost a quarter (19%) of all constructions and are the second most significant style. Two graded buildings (one C and one D) are found in Mt Alexander Road in area five. The C graded building (the Laurel Hotel) was established in 1853. While Victorian

period buildings (52%) dominate Mt Alexander Road, a quarter (24%) were built between the wars, outnumbering Post–War buildings. Almost all buildings in Mt Alexander Road are in good condition, while the majority have been altered unsympathetically.

North Street (see cover sheet page 592)

Victorian housing again comprises more than half a street's housing stock in the case of North Street. Other notable styles include infill (14%) and Federation (12%). Victorian period housing, with the addition of the Italianate dwelling, comprises 56% of all dwellings, while Inter–War housing comprises 19% of all dwellings. Similar percentages (around 70%) of houses have been unsympathetically altered as are in good condition.

Railway Place East (see cover sheet page 709)

The single dwelling in Railway Avenue East is in good condition and is a Modern Inter–War house that has been altered sympathetically.

The remaining four streets (Ailsa Street, Middle Street, West Street, and Wigton Street) in area five contain lots both inside and outside urban conservation areas. These streets will now be examined.

Ailsa Street (see cover sheet page 20)

Outside the conservation zone, Ailsa Street contains nine lots. Almost half (44%) of these lots contain Federation dwellings, while Bungalow and Victorian style houses each total 22% of all buildings. The dominant housing period in Ailsa Street is the Edwardian era; almost half of all houses have been altered unsympathetically; and three–quarters of all dwellings are in good condition.

Middle Street (see cover sheet page 425)

Middle Street contains two buildings outside the conservation zone, both of which are Victorian in style and were built during the Victorian period.

West Street (see cover sheet page 872)

The three lots found outside the conservation zone in West Street are of three different styles (Federation, infill and Victorian) and are from three different periods (Edwardian, Post-War and Victorian). Two of the three buildings are substantially intact.

Wigton Street (see cover sheet page 877)

Three of the four buildings outside the zone in Wigton Street are Federation in style, with the fourth being an infill building. Half of all dwellings have been altered unsympathetically, while three-quarters of all houses are in good condition.

3.6 Area Six: Bordered by Mt Alexander Road, Fenton Street to the Moonee Ponds Creek, the Moonee Ponds Creek to the alignment of the right of way behind lots facing the north side of Baroda Street, and along that right of way to Mt Alexander Road (see map 6 on page 16).

Area Six Summary

Of the seven streets in area six, only one street (Fenton Street) contains lots within a conservation area. The remaining six streets (Fernhill Street, Mascoma Street, Mt Alexander Road, Myrnong Crescent, Tasma Street, and Warrick Street) will be described before examining Fenton Street.

Fernhill Street (see cover sheet page 243)

Fernhill Street contains eight lots, on 75% of which stand Bungalow style dwellings. These houses largely contribute to the fact that seven out of the eight lots contain Inter-War period homes. Half of all buildings have been altered sympathetically, while over 60% of all houses are in good condition.

Mascoma Street (see cover sheet page 391)

Mascoma Street is almost entirely Federation in style and Edwardian in period. Other styles and periods represent less than 13% each. While 37% of all houses are substantially intact, a greater percentage (44%) of buildings have been altered unsympathetically. Almost 60% of all residences are in good condition.

Mt Alexander Road (see cover sheet page 470)

More than half of all lots along Mt Alexander Road in area six contain buildings that are Modern in style. Victorian buildings take up less than 30% of all lots. There are no graded buildings along this section of Mt Alexander Road. As a result of the Modern buildings being so numerous, over half of all buildings date from the Inter-War period. The

overwhelming majority of all buildings are substantially intact, while the condition of just over half of all dwellings is good.

Myrnong Crescent (see cover sheet page 553)

Just under 60% of all Myrnong Crescent buildings are in the Bungalow style, while Federation, infill and Modern style dwellings each make up 11% of all houses. Inter–War dwellings (75%) dominate the street, with smaller proportions of Edwardian and Post–War period houses. Just under 60% of all residences are in good condition, while substantially intact houses make up almost half (45%) of all buildings.

Tasma Street (see cover sheet page 728)

The two lots in Tasma Street are Post–War buildings in excellent condition.

Warrick Street (see cover sheet page 798)

More than half of all dwellings in Warrick Street are of the Federation style, while a further 20% are infill buildings. Edwardian period housing, understandably, dominate the street, with 68% of all houses being built in this time. Warrick Street contains five D graded buildings – all in the Federation style. Almost half of all dwellings are substantially intact, while a further 36% of all buildings have been altered unsympathetically. Houses in good condition represent more than half of all buildings.

Fenton Street (see cover sheet page 220)

The final street in area six, Fenton Street, contains lots both inside and outside the conservation area. There are a total of twenty–one lots outside the zone and on 29% of these stand Federation style dwellings. Housing styles are fairly mixed, however, and Bungalow, infill and Modern housing each make up 19% of all buildings. The single C graded building is the large Victorian residence now used as a reception centre. Despite the fact that Federation style houses outnumber other styles, Inter–War housing is more common than Edwardian dwellings in Fenton Street. Similar proportions (around 40%) of all housing are substantially

intact as has been altered unsympathetically. Over half of all dwellings are in good condition.

4.0 SUMMARY OF URBAN CONSERVATION ZONES

4.1 Ailsa Street and South Street (East) Conservation Area

The Ailsa Street and South Street (numbers 9,11,2,4,10 and 12) conservation area is not only the smallest conservation zone in the study area, it is also the most visually homogeneous, which is not surprising given its size. The location of this zone can be seen on map 5 on page 14.

The two streets, although geographically separate, are very similar in terms of their dominant character. Almost all of the dwellings in the zone are stuccoed Modern villas. Only a Bungalow style residence (of the same Inter-War period as the Modern houses) breaks a very consistent run of Modern buildings along Ailsa Street. The presence of original fences and almost identical setbacks accentuates a significant streetscape.

Comparison Between Ailsa and South Streets and Nearby Streets Outside the Zone

While similar style houses are present at the eastern end of South Street, they do not appear in the same unbroken form as do those in Ailsa Street (due to South Street containing only three duplex buildings standing on both sides of the street).

The Inter-War buildings in the Ailsa and South Streets conservation zone differ markedly to the surrounding area. Streets to the west and south contain a mix of Victorian and Edwardian buildings. The remainder of Ailsa Street (outside the zone) contains more of the very different Federation style than any other building type. Therefore there is a strong architectural demarcation between the Ailsa/South Street buildings and those in the neighbouring area.

4.2 Fenton Street Conservation Area

The Fenton Street conservation area is the most isolated zone in the study area. It is made up of numbers two to thirty-eight along the southern side of Fenton Street at its far western end. See map 5 on page 14 for Fenton Street's location.

Numbers two to thirty-eight Fenton Street are a fairly uniform collection of Edwardian period dwellings. The majority (including a run of eight very similar gabled houses with a small side verandah and picket fences) are in the Federation/Queen Anne style. In addition, there are some isolated Victorian and larger Federation dwellings within the zone. In a streetscape sense, the consistency of style, setback (four to five metres), and structure present a homogeneous built form to the street.

Comparison Between Fenton Street and Nearby Streets Outside the Zone

Compared to the housing within the conservation zone, the remaining housing within area six range from similar to very different. Similar small Federation dwellings to those that dominate the Fenton Street conservation area are found at numbers three, five, seven, and nine Warrick Street. Apart from these, however, the majority of dwellings in area six differ to those at the western end of Fenton Street.

Larger Federation houses, to those in the Fenton Street zone are present in Warrick and Mascoma Streets and the eastern portion of Fenton Street. Dwellings from a different period (Inter-War) are present in much of Fernhill and Myrnong Streets and are representative of the Bungalow, Modern, and Italian Villa styles. The retail buildings along Mt Alexander Road are examples of buildings that are an even greater contrast to those in the Fenton Street zone. The major difference between the Fenton Street conservation area and neighbouring streets is, therefore, the style and use of buildings in the two areas.

4.3 Flemington Estate Conservation Area

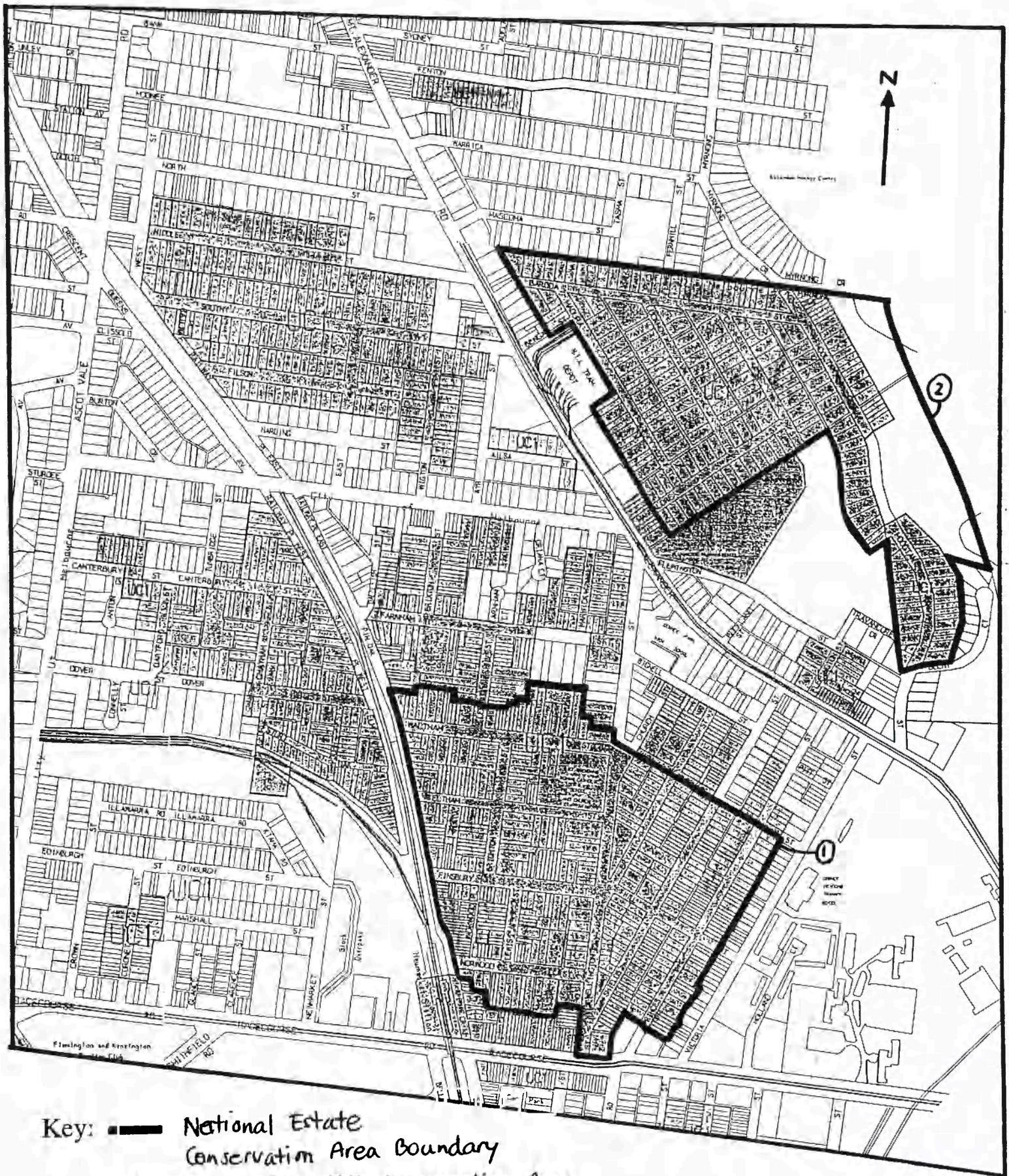
The Flemington Estate (also known as Flemington Hill) conservation area is the largest conservation zone in the study area. The zone is confined to the area bordered by Ascot Vale Road, Kent Street, Mt Alexander Road, Victoria Street, Racecourse Road and the showgrounds/racecourse railway line (including Newmarket railway station). It does not, however, cover the whole of this area. The extent of the zone, with its irregular shaped boundaries, can be seen on map 5 on page 14. Aside from the statutory protection gained by being designated as an Urban Conservation Zone Number One under the Essendon Planning Scheme, a section of the area (about half) forms the Flemington Hill conservation area which is listed on the Register of the National Estate (see map 7 on page 907). The implication of this is that Commonwealth Ministers, departments and authorities must not take action that would adversely affect the area unless there is no feasible alternative. The zone is divided by the Broadmeadows railway line which forms a physical barrier between the eastern and western sections of the zone. The western portion of the zone will be discussed, followed by a description of the eastern part of the conservation area.

Canterbury Street

The sections of Canterbury Street inside the urban conservation zone contain a variety of architectural styles. These include Victorian (both narrow and wide fronted), Federation, Bungalow, duplex houses in Modern, Italian Villa and Spanish Mission styles, and post war infill structures in the form of detached residences and three storey flats. The variety of styles means that the street as a whole does not have a consistent streetscape. Despite this, similar styles are often grouped together, creating pockets of homogeneous built form. The height and setback of buildings is disturbed by the deep set stables and the three storey flats opposite Chatham Street. The plane tree plantings along the street enhance the visual character of the street.

MAP 7 - NATIONAL ESTATE AREAS

Scale: 1:8333



- Key: **—** National Estate Conservation Area Boundary
- ① Flemington Hill Conservation Area
 - ② Travancore Conservation Area

Chatham Street

Like Canterbury Street, Chatham Street does not contain similar housing. Victorian, Bungalow, Modern duplexes and flat developments have been constructed along Chatham Street. Only the twin duplexes and the two Bungalows on opposite sides of the street form examples of neighbouring buildings being of the same style and form. The former stable facade at number two further disturbs the streetscape. Like Canterbury Street, Chatham Street is lined with plane trees.

Dartford Street

Along Dartford Street's west side within the conservation zone is a run of three Inter-War Modern duplex houses. Their original fences, similar height setback, and form present a far more coherent built form compared to the east side of the street that contains a large Bungalow dwelling, a hip roofed Victorian building across two lots, and a single Modern duplex house. The streetscape is further altered by the western end of the Canterbury Street stables park abutting the street. Plane trees line both sides of the road.

Dover Street

Tree lined Dover Street contains, like no other street inside the conservation zone west of the railway, both retail and residential buildings. The two retail buildings date from the Victorian period, with the milk bar (south side between John and George Streets) consisting of a post-supported verandah and attached residence. The residential buildings consist mainly of Victorian era houses (hipped roof, Italianate, gabled) with minimal infill buildings (three blocks of flats, one detached house). Overall, the section of Dover Street inside the zone contains houses of mixed form but of similar age.

Elm Street

The section of Elm Street south of Oak Street is the most notable due to the presence of twelve Victorian dwellings, each with minimal (three to five metre) setbacks. Many of these residences have been altered

unsympathetically but the form, setback, and height of the Victorian buildings remain, forming a significant streetscape. Elm trees line the railway line opposite the houses.

George Street

The single dwelling fronting George Street inside the urban conservation zone is a triple fronted, Post-War infill building. It sits amongst Victorian buildings that front Sturt and Dover Streets. This explains its inclusion in the zone.

John Street

The run of seven Victorian dwellings along the eastern side of John Street creates, like Elm Street, an excellent Victorian period streetscape. John Street, along with Sturt and Oak Streets, form an area of the zone lacking street plantings. This is because they are the narrowest streets on the Flemington Estate. The Victorian cottages along John Street generally have a close frontage with similar height and form. The western side of John Street contains a mix of Victorian and infill dwellings along with a single Bungalow residence.

Oak Street

The streetscape of Oak Street has been altered with the presence of an infill dwelling and a small block of flats on the south side. The remainder of the street is composed of varied Victorian and Italianate residences.

Railway Place West

Railway Place West can be divided into three distinct sections inside the conservation area. The northern section (including the three lots immediately south of Canterbury Street) contains mostly similar Victorian hipped roof dwellings with single Italianate and Federation houses. Four infill structures in the middle section interrupt this streetscape. One of these buildings is a highly visible three storey brown brick flat block. This building dominates views of the conservation area from Railway Place West, the Kent Street railway bridge, and the

northern section of Pin Oak Crescent. Two Federation style houses (similar to those in Canterbury Street) are located in the southern section.

Sturt Street

Sturt Street contains a collection of hipped roof and gabled Victorian cottages with narrow frontages. Except for a single infill dwelling, Sturt Street provides an example of substantially intact Victorian streetscape.

Comparison Between the Western Section of Flemington Estate and Nearby Streets Outside the Zone

There are three important differences between the western portion of the Flemington Estate conservation area and other streets within area one of the study area. Firstly, and most importantly, there is far less infill inside the zone compared to outside the zone. While there are only isolated cases of infill buildings within the conservation area, whole streets (for example, Anton Grove and Connelly Street) and large portions of streets (for example, Ascot Vale Road and the western end of Dover Street) contain Post-War (mostly flat) developments.

Secondly, within the zone clusters of similar style houses are more often seen. This is the case to such an extent that the bulk of streets (for example, Elm Street) contain similar housing. Elsewhere in the zone groups of five to ten similar buildings are common (for example, Dover Street, Sturt Street, and Canterbury Street). Outside the zone, groups of like housing (except infill buildings) are restricted to a few isolated cases, often involving less than five neighbouring structures. One notable exception is the eastern side of Tunbridge Street that contains an unbroken run of eight small Victorian houses.

Thirdly, and something that is related directly to the second point, a higher level of streetscape value can be observed within the zone compared to outside the zone. The locations where this is the case are in those streets that contain high concentrations of similar housing (for example, Elm Street). Contributing to the streetscape within the zone is the presence of exotic plantings (mostly plane trees) along both sides of the street (for example, Canterbury Street).

The eastern section of the Flemington Estate conservation area is larger than any of the other conservation areas and so will be treated differently to other zones. Because of its size, only those streets near the boundaries of the zone will be discussed in detail. Other streets within the zone will be briefly mentioned, followed by a comparison between the zone and its adjoining streets.

Dalgleish Street

Dalgleish Street is dominated on its eastern side by eight small hipped roof Victorian cottages. More than half include a picket fence and each shares a similar form, height and setback (three to four metres). A group of four similar Federation houses stands at the northern end of Dalgleish Street, adding to but not disturbing the very uniform streetscape to the south.

Pin Oak Crescent

North of Waltham Street, Pin Oak Crescent contains a varied range of Victorian dwellings including terraces, Italianate style and hipped roof houses. The streetscape is consistent in period, if not style.

Brixton Street

The bulk of the east and west sides of Brixton Street contain similar simple hipped roof Victorian houses that characterise Dalgleish Street. The eastern side of the street contains a run of ten such houses – an indication of the quality of Brixton's streetscape. Other Victorian and some Federation houses are also located in Brixton Street.

Kent Street

The six houses within the zone that face Kent Street are of high architectural standard indeed. They are diverse in style (three Italianate, two single storey terraces and a Federation villa) but are all representative of the late 19th century and early 20th century. Their significance is based on individual quality rather than high level streetscape value.

Farnham Street

Farnham Street, unlike Brixton and Dalgleish Streets, is diverse in style (containing Italianate, Modern, Victorian – hipped roof of varied size, Federation, Bungalow and infill – detached house and flats). Because of this fact, the built form does not result in a uniform streetscape, although the close set lines of plane trees hide these inconsistencies to create a valuable character.

Marwick Street

Marwick Street contains a fairly uniform Victorian period streetscape. Hipped roof Victorian cottages and Italianate houses are the predominant styles. Each house is of uniform setback and height, and together form a representative Victorian streetscape.

Wellington Street

North of Waltham Street, those buildings that front Wellington Street within the conservation zone are diverse in style and form. Federation, Italianate, Bungalow and hipped Victorian dwellings are represented. Wellington Street's streetscape is similar to that of Farnham Street in that it is disjointed and inconsistent. Individually significant buildings of high integrity compensate for the lack of visual uniformity.

Church Street

Within the zone, Church Street is broken into two separate visual entities. North of High Street and the large Post-War church hall, a fairly uniform Victorian streetscape can be observed consisting of mostly hipped roof cottages. South of High Street the four buildings fronting Church Street contain the individually significant twin double storey Italianate style residences. Of importance here is the presence of individual buildings rather than a uniform streetscape.

Bignell Street

The streetscape of Bignell Street, containing hipped roof Victorian cottages, is broken by a two storey Post–War block of flats included in the zone due to its isolation. In general, the street is a quality Victorian period example.

Bryant Street

Unlike those streets already discussed, Bryant Street contains Modern duplex houses amongst Victorian buildings in its northern section (north of High Street). It is therefore a mixed streetscape with varied setbacks and height.

Shields Street

While the western side of Shields Street (north of High Street) consists of Victorian residences of varied forms, those houses south of High Street also on the western side are a little more diverse. Bungalow, Modern and Federation style houses, in addition to Victorian terraces, are found at this location, creating an incoherent streetscape. Those buildings facing the eastern side of Shields Street (just south of High Street) match many of the other streets within the zone due to a run of fourteen hipped roof Victorian dwellings that make up a significant period streetscape. Therefore, the northern section of Shields Street contains varied architectural styles.

Princes Street

North of High Street, Princes Street contains a mix of Federation and Victorian style dwellings. Many of those on the western side have been elevated to take advantage of sloping topography – creating a unique streetscape. Those on the eastern side (inside the zone) are all Federation in style and are the northern buildings in a run of eleven Federation style dwellings – forming an excellent Edwardian streetscape. The buildings south of these structures (to where Princes Street meets Racecourse Road) are diverse in style. Amongst the hipped roofed Victorian houses, Bungalow, Modern duplex, Italianate and Federation style, along with

infill flats, are present. The sloping terrain means that many of these properties are below street level. This fact, combined with the varied setbacks (zero to ten metres) and different styles, create an incoherent streetscape.

The western side of Princes Street contains as much variety in style as the eastern side (hipped roof Victorian, Italianate, Bungalow and Federation style houses, single storey terraces and Post-War flats are present). Despite this, there are pockets of consistent built form (for example, numbers 57 to 75 – a row of ten single storey terraces). Combined with the large number of elevated houses, these homogeneous areas make up a streetscape of high standard.

Other Streets Within the Zone

The remaining streets within the zone (not mentioned in the above discussion) consist of architecture that is in general similar to those streets described in detail. However, there are some streets that differ substantially to those mentioned above. These include Wellington Street (with its many public buildings, a church and a school) and Pin Oak Crescent and Racecourse Road with their extensive retail buildings.

Comparison Between the Eastern Section of Flemington Estate and Nearby Streets Outside the Zone

The main difference between the streets within the Flemington Estate conservation area and those surrounding zone is the percentage of infill or Post-War buildings. Inside the zone, such buildings are rare and isolated, while outside the zone they take up whole streets (for example, Farnham Court and Oriana Court) or significant sections of streets (for example, the eastern end of the southern side of Farnham Street and the majority of the north side of Bignell Street).

There are a number of areas, however, where the built form is not different to that of streets within the zone. These areas include: the northern stretch of Pin Oak Crescent and the western end of the southern side of Kent Street; the eastern side of Wellington Street between High Street and Bignell Street; the buildings surrounding the intersection of

Brixton Street and Kent Street; the northern section of Princes Street at its intersection with Pitt Street and large sections of the western side of Victoria Street.

Therefore, it can be said that on the one hand the Flemington Estate conservation area is well defined architecturally (at Dover Street and Farnham Court, for example), while at the same time contains boundaries that divide similar architectural styles (for example, at Tunbridge Street and Wellington Street).

4.4 Flemington Street Conservation Area

The Flemington Street conservation area is the smallest zone within the study area that falls within the former boundaries of the City of Melbourne (see map 5 on page 14). The Mt Alexander Road portion of the zone is dominated by the single storey Victorian terrace stretching across eight lots (numbers 120 to 132). Combined with mainly Federation style Edwardian housing in the remainder of Mt Alexander Road and along Flemington Street, the precinct differs to neighbouring streets.

Comparison Between Flemington Street and Nearby Streets Outside the Zone

Lots to the west and north of the conservation area almost entirely contain Post-War buildings in the form of both flats and detached dwellings. This is also the case for much of the south side of Mt Alexander Road except for the two storey Victorian retail building and the former hotel on opposing corners at the intersection of Mt Alexander Road and Victoria Street. Inter-War housing and some infill structures to the east of the area are architecturally different to the housing within the conservation area.

4.5 South Street Conservation Area

The South Street conservation area (excluding numbers 9,11 and 2 to 12 at the far eastern end of South Street) is the largest conservation area located in the study area that falls within the former boundaries of the City of Essendon. The location of this zone can be seen on map 5 on page 14. The following is a brief account of the zone on a street by street basis.

Filson Street

Although a number of housing styles can be observed in Filson Street, it can be said that the majority of buildings fronting the street date from the Victorian or Edwardian periods. Victorian era styles include the Italianate style and hipped roof cottages of varied sizes. Federation dwellings are representative of the Edwardian period. The range of styles results in a broken streetscape with changes in architectural form and appearance. The relatively uniform setback (three to five metres) and predominance of weatherboard dwellings improve a streetscape of consistent age, if not style.

Middle Street

Like Filson Street, Middle Street contains a mix of styles (Italianate, hipped and gabled roof Victorian, single storey terraces, Federation, Bungalow and Post-War infill). Despite this variety Victorian and Edwardian dwellings dominate the streetscape. There is not the uniformity of materials or setback (houses stand three to twelve metres from the footpath) that is evident in Filson Street. While Middle Street contains more individually significant buildings than Filson Street, its heterogeneous built form and the presence of ten infill structures reduce its streetscape importance. However, in terms of trees, Middle Street contains a line of paperbarks down its centre (the road is divided) that help to enhance a mainly Victorian streetscape.

South Street

South Street contains the highest concentration of Victorian dwellings within the conservation area (excluding West Street). Edwardian (Federation style), Inter-War (Bungalow style) and Post-War (infill) buildings are found amongst the Victorian dwellings. Of the nine infill buildings, eight front the south side of South Street and are found in groups, which disrupts the streetscape. Despite this, the Victorian and Edwardian houses are often found together, creating collections of homogeneous building styles.

West Street

Within the conservation area, West Street contains a single building (a hipped roof Victorian across two lots). It is consistent with architecture found in nearby Middle and South Streets. The remaining street (Wigton Street) contrasts architecturally with those already described.

Wigton Street

Wigton Street, unlike other streets within the zone, contains more Federation style houses than any other style and also has the highest concentration of individually significant buildings. Often grouped together, the predominantly weatherboard, picket fenced Federation style dwellings create extended runs of similar type housing and a significant streetscape.

Comparison Between South Street and Nearby Streets Outside the Zone

Compared to streets surrounding the South Street conservation area, the built form within the zone is quite similar to those buildings outside the zone. The strong demarcation in style that was observed at Ailsa Street and Travancore is not evident at South Street. Outside the zone to the south, west and north, Victorian and Edwardian housing dominate to a similar degree as they do inside. It is only the northern stretches of Ascot Vale Road and Mt Alexander Road within the study area that differ from the South Street zone in terms of the architecture present. These two

streets contain retail buildings (not found within the zone) and a greater number of infill buildings. Therefore, with the exception of parts of the western section of Flemington Estate, South Street is the only conservation zone that does not sharply contrast with its surrounding area.

4.6 Travancore Estate Conservation Area

The Travancore Estate conservation area is the second largest urban conservation zone within the study area. Its size and location can be seen on map 5 on page 14. Like the Flemington Hill conservation area, a section of the Travancore Estate has been registered on the National Estate. At Travancore, the area identified by the Australian Heritage Commission (who administer the National Estate Register) covers a greater proportion of the UC1 zone than is the case at Flemington Hill (see map 7 on page 907). What follows is a brief description by street of the dominant character and streetscape of the Travancore Estate conservation area.

Baroda Street

Running across the northern section of the area, Baroda Street contains a mixture of Inter-War style housing. Styles represented include Bungalow (the dominant style), Modern and Italian Villa. The dwellings present share common materials (stucco/brick). This common characteristic, coupled with the uniformity of style, create an important streetscape that is accentuated by the presence of native lily pilli tree plantings and a sloping topography falling away to the Moonee Ponds Creek to the east. The uniform streetscape described is present only along the northern side of Baroda Street due to the southern side being broken by street intersections and the sides of lots.

Cashmere Street

While Bungalow style housing is the most common along Cashmere Street, there are numerous examples of other Inter-War styles. Like Baroda Street, the Modern and Italian Villa styles are represented in Cashmere Street but rather than being detached like those along Baroda Street, there is a greater number of duplex housing, especially fronting the eastern side of the street. The western side contains a greater concentration of Bungalow dwellings that are generally larger in size than those they face on the eastern side. They are large in size to capitalise on the elevated land to the west of the street. By contrast, houses on the eastern side are sunken well below street level, especially close to

Mangalore Street. The contrasting form of opposing sides of Cashmere Street and the lines of lily pilli make up a unique streetscape. In addition, the high proportion of original fences (more so than Baroda Street) adds to the significance of the street.

Lucknow Street

Unlike Baroda and Cashmere Streets, Lucknow Street contains a housing stock that is almost exclusively Bungalow in style. In a similar fashion to other streets discussed, brick and stucco materials are a characteristic of the street. A high degree of original fences remain, while similar frontages and lot sizes prevail. Topography is not significant to the streetscape of Lucknow Street (being perched on the ridge of the hill that rises from the creek). Native tree plantings are not as important to Lucknow Street as they are elsewhere in the estate due to their scattered nature.

Madura Street

In terms of built form, Madura Street shares characteristics with Baroda Street. Bungalow is the dominant style, however Modern and Italian Villa residences are present. Weatherboard dwellings are not present in Madura Street (like Baroda Street) and many original fences have been replaced with unsympathetic Post-War brick and picket fences – another common characteristic between Madura Street and Baroda Street. Native plantings are small in quantity and the street is located on flat land. The most important feature of the streetscape is the rear of the MTA tram depot that interrupts the line of Inter-War housing on the western side of Madura Street.

Mangalore Street

Brick and stucco Inter-War housing (mainly Bungalow with Modern and Spanish Mission examples) are found in Mangalore Street. One of the very rare infill houses in the Estate is found in Mangalore Street (others are located in Baroda Street and Lucknow Street but are isolated). The streetscape differs little to Lucknow and Madura Streets, being located on relatively flat land with scattered native tree plantings.

Mooltan Street

Mooltan Street is the most diverse architecturally and contains the most complex streetscape of all the streets within the Travancore Estate. While all buildings were constructed between the wars, Bungalow, Italian Villa, Modern and Tudor Revival styles are represented along the street. They are found in detached, duplex and attached (flats) form. This variety of style and appearance forms the basis of a detailed streetscape. Houses which front the western side of Mooltan Street (except for those south of the point where the park fronts Mooltan Street) are elevated to take advantage of the sloping land (like those in Cashmere Street). Many houses fronting the eastern side of the street near Baroda Street have been built below street level. The larger multistorey and flat developments have, not surprisingly, been located on the western side to maximise the view across the Moonee Ponds Creek valley. The snake-like southern section of Mooltan Street, coupled with dense plane tree plantings, provides contrasting streetscape to other areas of the Estate. The high degree of original fences contributes strongly to the streetscape character.

Mt Alexander Road

The narrow fronted retail buildings fronting Mt Alexander Road that make up the south-western corner of the zone differ in form and use to the remainder of the zone. The shopfronts have been altered significantly and perhaps date from a period prior to the First World War, and thus separating them in age from the rest of the zone.

Comparison Between Travancore Estate and Nearby Streets Outside the Zone

The major difference between the Travancore Estate conservation area and the areas immediately to its south and north is the construction period of housing stock. Inside the conservation zone, as has been discussed, the built form dates almost entirely from the Inter-War period. Outside the zone to the north (except for Fernhill Street and Myrnong Crescent) the housing is mainly from the Edwardian period. To the south (outside Mooltan Street and Delhi Court which are almost exclusively Inter-War in period) a mixture of Victorian and Edwardian housing is found, along

with a substantial quantity of Post–War flat developments along Flemington Street and Mt Alexander Road.

The difference in the proportion of infill housing between the Travancore Estate and neighbouring areas is significant. Infill buildings are almost non–existent within Travancore, while to its south flats and other Post–War developments are common. Although not as prevalent as in area three, Post–War infill structures are still present in area six.

The organised, deliberate plantings found inside Travancore (for example, plane trees in Mooltan Street and lily pilly in Cashmere Street) are not seen outside the zone. This detracts from the streetscape in these areas.

5.0 GENERAL CRITERIA FOR ASSESSING THE SIGNIFICANCE OF AREAS WITHIN THE STUDY AREA

1. An area must be dominated by architecture from a particular pre-Second World War period. The area must contain at least 70% Victorian, Edwardian or Inter-War period buildings.
2. An area's pre-1945 buildings must have a consistency of form, materials, height and setback. These factors must be present to form a coherent streetscape. This criterion cannot be applied to areas containing only isolated examples of pre-Second World War buildings.
3. An area must have integrity to a particular period. Pre-1945 buildings present must be able to be restored (if necessary) according to that period.
4. An area must have historical significance in its development process. It must be a planned subdivision dating from a particular pre-World War Two period.
5. Post-War infill buildings must not be of a scale or density that detracts from an area's streetscape significance.
6. An area's gardens, fences and curbing must date from a similar period as the pre-1945 architecture present.

The six criteria above form the basis of the statements of significance for existing zones and for areas outside these zones. The following table (Table 1) sets out the quantity of criteria that needs to be met by an area to be of a particular level of significance.

Table 1: Criteria and Level of Significance

Number of Criteria	Level of Significance
6 criteria	very high significance
5 criteria	high significance
4 criteria	medium to high significance
3 criteria	medium significance
2 criteria	low significance
1 criterion	very low significance
0 criterion	no significance

Existing zones and areas outside these zones will be assessed against these criteria in order to determine their level of significance. A statement of significance (based on the number of criteria that an area meets) will be provided for all existing zones. However, such a statement will not be provided for all areas outside the zones. For a statement of significance (based on the six criteria) to be given for a street outside a zone it must meet at least three of the criteria. Or, in other words, it must be of at least medium significance. A total of twenty-one streets outside the existing conservation zones do not meet at least three of these criteria. Eight streets (Anton Grove, Connelly Street, Dartford Street, Farnham Court, Oriana Court, Racecourse Road, Tasma Street and Travancore Crescent) do not meet any of the criteria and so are of no significance. Three streets (Buckland, Flemington and George Streets) meet only one of the criteria and are therefore of very low significance. A further four streets (Bignell Street, Canterbury Street, Dover Street and Harding Street) meet a total of two criteria and so are of low significance. Moonee Street meets three criteria, but given that one of those criteria is number six (which is concerned with gardens and fencing – items that can be easily restored), it was considered to be of low significance. Finally, the single dwelling in Baroda Street outside the zone was considered to be too isolated from other dwellings in that street to be of significance. The seventeen streets mentioned have been rejected and so a statement of significance will not be provided for these streets.

Photos of individual dwellings within these seventeen streets can be viewed by searching for the desired street in the alphabetical arrangement of streets in the four binders. Streetscape photos can be found at the back of the building identification forms for each street.

The remaining four streets (Brixton Street, Railway Place East, Railway Place West and West Street) do not meet at least three criteria. However, all four streets are located close to streets of higher significance and so will be included in the statements of significance for areas outside the zones.

6.0 STATEMENTS OF SIGNIFICANCE – EXISTING URBAN CONSERVATION ZONES

The following statements have been compiled following a visual and statistical survey of each zone.

6.1 Ailsa Street and South Street (East)

In addition to every building in this conservation area dating from the Inter-War period, over ninety percent of all structures are of the same style. This creates a streetscape of high significance with consistent materials (stucco and decorative brick), setbacks (eight to twelve metres) and height. Importantly, the zone contains no Post-War infill buildings, while the houses inside the area are of high integrity. Complementary features such as fences match the dwellings in terms of age. The zone meets all criteria except for number four and so is of high significance.

6.2 Fenton Street

Almost seventy percent of all buildings in the Fenton Street zone date from the Edwardian period, while many of these period structures share the same gabled brick form with similar four metre setbacks. Although some of these buildings have been altered, they are of sufficient integrity to be restored true to their period. Post-War infill buildings are not present in the zone, while there is a high proportion of picket fences – a feature of the Edwardian period. The zone does not meet criterion one, but meets the second, third, fifth and sixth criteria and so, in a streetscape sense, is of medium to high significance.

6.3 Flemington Estate

In the majority of streets in the Flemington Estate conservation area, Victorian period dwellings make up more than three-quarters of the building stock. In the remaining streets, however, Edwardian and Inter-War dwellings comprise significant sections of the built form. Despite not containing at least seventy percent of a particular building period in every street, there are numerous examples of coherent streetscapes where the housing stock has a consistency of materials, form, setback and

height. Similarly, these areas have integrity to their respective period whereby altered buildings have restoration potential. The estate is set on a Victorian street pattern with original curbing and street and garden planting, while decorative features such as fences are found at a majority of residences. Cases of Post-War infill are isolated. Given these facts, the Flemington Estate (as a whole) meets all criteria except the first, and so is of high significance.

6.4 Flemington Street

While almost eighty percent of dwellings facing Flemington Street date from the Edwardian period, such a concentration to the Victorian period is not found in Mt Alexander Road. This lack of coherency is replaced by a high consistency of form, setback and materials. The buildings possess integrity to their period and Post-War infill is isolated. Fencing is of particular importance in Mt Alexander Road. In meeting five of the six criteria, Flemington Street is of high significance.

6.5 South Street

While a number of streets in the zone have a high concentration of buildings dating to the one period, none have such a consistent built form that one particular period represents over seventy percent of all dwellings. Roughly three-fifths of all dwellings in South, Filson and Wigton Streets date from the one architectural period. In small pockets, the zone has a consistency of form, materials and setback, but across the zone as a whole this is not the case. The buildings in general possess an integrity to their period, while curbing and street planting (especially Middle Street) complement the age of built form present. Original fencing is spasmodic but is representative of its period. In many areas Post-War infill buildings disrupt the quality of the streetscape. The zone meets only criteria three, six and in parts criterion two, so therefore is of low to medium significance.

6.6 Travancore Estate

An overwhelming majority (over ninety percent) of all dwellings in Travancore Estate date from the Inter-War period, while in all streets a

coherent form, setback, use of materials and height can be observed. The integrity to the Inter-War period is high and the area is of great historical importance due to its short development time. The area's extensive garden and street planting, curbing and fencing all complement the period buildings present. Post-War infill buildings are isolated and very small in number. Unlike other zones, Travancore meets all criteria and so is of very high significance.

7.0 STATEMENTS OF SIGNIFICANCE - AREAS OUTSIDE EXISTING URBAN CONSERVATION ZONES

The thirty-one streets that will be assessed against the general criteria have been placed into ten groups or regions. Some of the larger streets (for example, Kent Street) form part of more than one group. Each group is a collection of nearby streets that, in most cases, contain similar types of housing. This method has been adopted to avoid the lengthy and less productive task of assessing each street alphabetically in isolation. The following is an assessment of the ten groups.

7.1 Group One: Ascot Vale Road, Kent Street, Railway Place West and Tunbridge Street

Numbers 82 to 116 (inclusive) in Ascot Vale Road are of no significance in a streetscape sense due to the built form being dominated by Post-War structures. The four buildings immediately north of these houses, however, (numbers 118 to 132) are very different. Being of the same Inter-War period; sharing similar materials, setbacks and duplex form; having integrity to the period; being free of infill buildings and possessing Inter-War fences, the row of buildings meet five of the six criteria and so are of high significance.

Another isolated group of four buildings in Ascot Vale Road (numbers 146 to 154) meet four of the six criteria: They are of the Inter-War period, they have integrity to this period, no infill buildings disrupt the streetscape, and some trees and fences complement the age of the buildings. While they are important, these buildings are not as significant as the duplex houses south of Canterbury Street. The street as a whole (between Kent Street and number 118) only suits two of the criteria (the first and third) and so is of low significance. Therefore the highly significant duplex houses are the most important buildings in the lower section of Ascot Vale Road.

The run of buildings from the most northern structure in Railway Place West, along Kent Street (south side) to Ascot Vale Road are of mixed period and are interrupted by infill buildings. Three groups of housing have some significance. Firstly, number 79 Railway Place West and

numbers 125 to 137 Kent Street are all Inter–War structures. There are no infill buildings present, the houses possess an integrity to the period, and original fences (in particular in Kent Street) are present. Only the three duplex houses in Kent Street (numbers 127 to 137), however, meet a fifth criterion – that of materials, height and setback. It can be said, then, that these duplex structures are of high significance.

Secondly, numbers 143 to 151 Kent Street are all Victorian in period. While the houses have some integrity to their period and there is no infill, there is not a consistency of form and setback etcetera, nor do gardens and fencing date from the Victorian period. This area is only of medium significance.

The third, and final, group is a run of five Inter–War duplex houses (numbers 173 to 191). A consistency of form, height and setback is present, the buildings have integrity to the period, and they are not disrupted by infill buildings. For these reasons they meet four criteria and so are of medium to high significance.

The eastern side of Tunbridge Street is the most significant. Numbers 6 to 30 all date from the Victorian period. The eight buildings between numbers 6 and 20 inclusive share common materials, height, setback and form. All buildings have integrity to the period. Infill buildings are minimal and small in scale (see the addition to number 30). Except for lot 30, trees, curbing and fences complement the Victorian structures. The Victorian streetscape, coupled with being part of the Flemington Estate subdivision, result in the eastern side of Tunbridge Street meeting five of the six criteria (form and setback etcetera are not consistent throughout) and thus being of high significance.

7.2 Group Two: Ascot Vale Road, Burton Crescent, Clissold Street, Kent Street and Queens Avenue

Ascot Vale Road (between Kent Street and the Broadmeadows railway line) does not quite have a 70% concentration of buildings to one period (the street contains 65% Edwardian structures). For the most part there is a consistency of form, materials and setback, however this tends to be only seen in particular areas. Buildings present have an integrity to their

period and infill is isolated and small in both number and scale. Gardens and fences do not always reflect the period of the buildings they front. In meeting two of the criteria (three and five), this section of Ascot Vale Road is of low significance.

The run of buildings from number 1 Clissold Street to number 1 Queens Avenue form a valuable streetscape. Of the buildings fronting Queens Avenue, over 70% date from the Victorian period, with some notable Federation style dwellings (see 1 Queens Avenue). Buildings present have an integrity to their period, there is a consistency of form, materials and setback, and infill buildings are non-existent. Fences and gardens do not always reflect the architecture behind them. In meeting four of the six criteria, Queens Avenue is of medium to high significance. Number 1 Clissold Street has been included as it matches other Federation style houses in Queens Avenue and is visually connected to that street.

In the small section of Kent Street (north side) between Burton Crescent and Ascot Vale Road, four buildings are located that form a disjointed streetscape. The variety of form, period, uses and fences means that the buildings meet only criteria three and five and so are of low significance.

The remainder of Kent Street, along with Burton Crescent and Queens Avenue, form an important streetscape. The Edwardian houses at number 1 Queens Avenue, numbers 70 to 76 Kent Street, and number 2 Burton Crescent are all neighbouring structures. There is integrity to the period and infill development is not present. Although they are of medium significance only (meeting three criteria), the importance of these buildings is increased in that they join similar buildings in Queens Avenue and Burton Crescent, two visually separate streets.

Burton Crescent (excluding number 2 mentioned above) contains 70% Victorian dwellings. Besides this, the street shares other characteristics with Queens Avenue. There is no infill development, there is a consistency of form, setback and materials, and buildings present have integrity to their period. Burton Crescent is of medium to high significance because it meets four of the six criteria.

7.3 Group Three: Ascot Vale Road, Middle Street, North Street and West Street

Only specific portions of these four streets need to be assessed. Ascot Vale Road (numbers 202 to 222) can be divided into two distinct groups according to the period of the built form present. Numbers 202 to 206 date from the Edwardian period, while numbers 208 to 222 date from the Victorian period. In each of these groups there is a consistency of form, materials, height and setback. To a high degree the buildings present have integrity to their period and no infill buildings interrupt the streetscape. Only the Victorian buildings contain fencing that complements the built form. Therefore the Victorian buildings are highly significant (five criteria met), while the Edwardian structures are of medium to high significance. The kindergarten in West Street (south of the Edwardian structures in Ascot Vale Road) is not of such a recent age or bulk as to disrupt the streetscape between Ascot Vale Road and South Street. For this reason it could be included in an urban conservation zone.

Number 62 Middle Street is a Victorian dwelling that stands between the remainder of Middle Street and the Victorian structures in Ascot Vale Road. In a conservation zone it would connect the building in Middle Street with buildings in Ascot Vale Road. Number 20 Middle Street simply forms an extension of the Victorian streetscape along Middle Street within the conservation zone.

The western portion of North Street (free from large infill buildings and the most concentrated in terms of building age) is the most significant section of the street. Over 70% of buildings in this section (numbers 47 to 59 – south side and numbers 46 to 64 – north side) date from the Victorian period. There is a consistency (especially on the south side) of height, setback and form in the buildings along most of the western part. The buildings present have an integrity to their period and the infill buildings present are not of a scale or density that they detract from the Victorian streetscape. Victorian curbing and fencing is not dominant in the street. The street is therefore of medium to high significance, given that it meets four criteria.

7.4 Group Four: Brixton Street, Dalgleish Street, Farnham Street, Kent Street and Pin Oak Crescent

Pin Oak Crescent (numbers 242 to 284 and including number 1 Farnham Street) is composed of more than 70% Victorian dwellings. There are no buildings built after 1945 and the street is part of the Flemington Estate subdivision. However, there is no consistency of form, setback and use of materials, nor do the buildings show an integrity to the period in every case. Fences are original only in isolated examples. Although only three criteria are met by Pin Oak Crescent, the street contains individually significant buildings and so is perhaps of slightly higher significance than medium. Dalgleish Street (standing between Pin Oak Crescent and the conservation zone) contains one duplex house – very similar to another duplex house at number 250/254 Pin Oak Crescent. There is, therefore, a significant architectural link between the western side of Dalgleish Street and the northern section of Pin Oak Crescent.

Kent Street (south side) between the Broadmeadows railway line and Mt Alexander Road, contains two areas outside the conservation zone. The eastern section (around Oriana Court and Warrick Street) is of lower significance compared to the western section due to a dominance of Post-War buildings. The western portion (numbers 53 to 119) contains a group of buildings (numbers 53 to 73) around Brixton Street that form a consistent streetscape. The remainder of this section is of low significance. Numbers 53 to 57 are Inter-War duplex houses that are consistent in form and materials etcetera; have integrity to their period; are situated away from infill buildings; contain trees and fences from the Inter-War period, and are located in a street that forms part of the Flemington Estate subdivision. Therefore, the two buildings meet all criteria and so are of very high significance. The Victorian houses (numbers 61 to 73) also satisfy all six criteria and so are of very high significance. The flat at number 25 Brixton Street stands between the Victorian buildings in Kent Street and those on the western side of Brixton Street. Due to its isolation, it could be included in a conservation zone.

7.5 Group Five: Ailsa Street, Ayr Street, Kent Street, Railway Place East and Wigton Street

In Ailsa Street, only the western end of the south side is architecturally coherent. Numbers 2 to 6 all date from the Edwardian period, have an integrity to that period, and are situated away from infill structures. In satisfying three of the criteria, Ailsa Street (west) is of medium significance. The most dominant period in Ayr Street (Victorian) comprises less than 70% of all buildings, however numbers 20 to 28 are all from the Victorian period. The form, setback and height of the buildings is different, while fences do not always reflect the house they decorate. Most houses have an integrity to the Victorian period. In meeting three criteria, Ayr Street is of medium significance.

Nearby Wigton Street contains four dwellings outside the zone, three of which date from the Edwardian period. They have consistent form, setback and height, and share similar materials. All have integrity to the period and the coherency is not broken by infill developments. Fencing is not sympathetic to the style in all cases. In meeting four of the criteria, Wigton Street is therefore of medium to high significance.

The final street, Kent Street (north side between the railway line and Mt Alexander Road), contains two areas of significance. The first (numbers 14 to 44) contains Edwardian period houses that comprise 70% of all building stock. There is a consistency in height, the gabled form and setback. The buildings have integrity to their period and there is a lack of infill buildings. Curbing and fencing date back to the Edwardian period in most cases. Gardens are not prominent. This section of Kent Street certainly meets four of the six criteria, so it is therefore of medium to high significance.

The second area (numbers 54 to 68) is dominated by Edwardian structures (80%), contains a consistent gabled form, weatherboard structure, height and setback across a majority of these dwellings. There is integrity to the period in a group of buildings uninterrupted by infill structures. A majority of fences complement their houses, while curbing dates to the Edwardian period. In meeting five of the criteria, the area is of high significance.

7.6 Group Six: Church Street, Farnham Street and Wellington Street

The two dwellings in Church Street outside the zone are both Victorian in period. They share a common form and material, they have integrity to their period, and form part of the Flemington Estate subdivision. The houses meet four of the six criteria and so are of medium to high significance. Backing onto these dwellings are buildings facing the eastern side of Wellington Street. The buildings (numbers 42 to 62) are diverse in form, height and setback, but share the use of the stucco wall finish. The houses are free from infill and have integrity to the Victorian period, of which 75% of them date. The houses, like those in Church Street, form part of the Flemington Estate subdivision. Although there are some fine examples of original fences, such features do not always match their houses. This section of Wellington Street is of medium to high significance, given that it meets four of the six criteria.

Farnham Street, to the west of Wellington Street, contains a mix of Pre-World War II and Post-World War II structures. Apart from the building already discussed in group four, Farnham Street contains another significant building – a Bungalow house (number 90). This structure complements other Bungalow dwellings within the zone (on the north side of Farnham Street and the south-west corner of Farnham Street and Wellington Street) and outside the zone in Wellington Street. Being an isolated dwelling, criteria one and two cannot be met but the house has integrity to its period, it forms part of the historic Flemington Estate subdivision, and the infill development at number 92 is not of the large three storey scale that has been excluded from the zone wherever possible. The fence and garden match the age of the dwelling. Numbers 90 and 92 Farnham Street are therefore of medium to high significance.

7.7 Group Seven: Mt Alexander Road, Princes Street, Shields Street and Victoria Street

In Shields Street, two isolated sections are significant. The first area (numbers 112 to 116) is of the Victorian period. These buildings have an integrity to this period; they share similar height, setback and materials; they are part of the Flemington Estate subdivision, and are not located

near infill developments. In satisfying five of the criteria, the three buildings are of high significance. The second area (numbers 150 to 158) is also of high significance. All buildings are of the Inter-War period; share the same form; have integrity to their period; are separated from infill developments, and all have original fences.

Princes Street also contains two distinct areas of significance, however in this case they are neighbouring groups of built form. The buildings in the first area (numbers 112 to 116): date from the Victorian period; they are of the same height, setback and materials; they are able to be restored according to their period; they are free of infill buildings, and are part of the Flemington Estate subdivision. For these reasons the three buildings are of high significance. The buildings in the second area (numbers 120 to 130) are of medium to high significance for the same reasons as the building immediately to their south, except that they are all from the Inter-War period and would not have been built along with the original subdivision.

Victoria Street contains three distinct areas of significance. The first area (numbers 45 to 75) contains a concentration of Victorian period dwellings greater than seventy percent. Although there is not a consistent form or setback, there is a coherent use of materials. The houses have some level of integrity to their period, they are part of the Flemington Estate subdivision, and are free of infill buildings. In meeting four criteria, the houses are of medium to high significance. A higher level of significance can be observed in numbers 129 to 137 (the second area). In addition to the four criteria met by the first area, this area also has a consistent height, setback and form, making it of high significance. The third area (numbers 139 to 145) contains a concentration of Inter-War dwellings of medium to high significance. This is the case due to: the concentration of a particular period; the buildings' integrity to that period; the lack of infill structures, and the consistent form, setback and height.

Mt Alexander Road contains two areas of importance. Numbers 95 to 103 form the first area, which is made up of two double storey Victorian structures built on the street. Both are of similar form, but the second is parapetted and consists of a post-supported verandah. In each building there is integrity to the Victorian period and both structures surround a

Victorian intersection uninterrupted by infill buildings. These buildings meet four criteria so are therefore of medium to high significance. The second area includes the former Methodist Church and Manse and Debney Park High School. In a streetscape sense the buildings are of low significance – meeting only two criteria.

7.8 Group Eight: Delhi Court and Mooltan Street

Numbers 9 to 15, and 18 and 22 Mooltan Street, along with numbers 17 to 53 Delhi Court, form an Inter-War streetscape that is of very high significance in that it meets all criteria. All buildings date from the Inter-War period, there is a coherent form, the houses have an integrity to the period, fences, curbing and trees complement the houses, and the two streets form part of the Travancore Estate subdivision.

7.9 Group Nine: Fernhill Street and Myrnong Crescent

Numbers 1 to 11 on Fernhill Street's eastern side all date from the Inter-War period and there is a high degree of consistency in terms of form, materials and setback. All houses show integrity to the period and gardens, fences and curbing are of special note. Given these facts, Fernhill Street meets five criteria and so is of high significance.

Neighbouring Myrnong Crescent (numbers 20 to 62 – east side) is of slightly less importance but is still of medium to high significance because it meets four of the six criteria. The only two it does not meet are numbers five and six (due to the varied fences found in the street).

7.10 Group Ten: Fenton Street, Mascoma Street and Warrick Street

A small group of Edwardian dwellings (numbers 66 to 74) form the largest consistent group of buildings in terms of period on the south side of Fenton Street. The buildings: have a consistent form, use of materials and setback; have an integrity to their period; are free of infill buildings, and fencing and curbing reflect the age of houses present. Five of the criteria are therefore met so this section of Fenton Street is of high significance.

Mascoma Street is almost entirely Edwardian in period (just under 80%). The north side is broken into two significant areas (numbers 1 to 3 and numbers 15 to 29) by Post-War structures. The buildings in these two areas: date from the Edwardian period; are of a varied gabled form with a predominance of brick outer walls; share a fairly uniform setback; have integrity to their period, and are free of Post-War infill structures. These two areas (in meeting three criteria) are therefore of medium significance. Along the entire southern side of Mascoma Street there is a very high concentration of Edwardian dwellings. The buildings present have an integrity to their period and the structures share the gable and turned verandah feature. While the infill building does not detract from the streetscape, the form of the buildings is incoherent. The southern side of Mascoma Street is of medium significance, given that it meets three criteria.

In Warrick Street, the only area that is of higher significance than medium includes numbers 3 to 9. All are Edwardian buildings; the buildings have a consistent form, material, setback and height, with an obvious integrity to the period. Their coherency is not disturbed by infill buildings, and fencing in particular contributes to the integrity of the Edwardian buildings. In satisfying five of the criteria, this section of Warrick Street is of high significance.

Photos of individual buildings within the streets that form part of the ten areas above can be viewed by searching for the desired street in the alphabetical arrangement of streets in the four binders. Streetscape photos can be found at the back of the building identification forms for each street.

8.0 COMPARISON BETWEEN THE STATEMENTS OF SIGNIFICANCE FOR EXISTING URBAN CONSERVATION ZONES AND THE STATEMENTS FOR AREAS OUTSIDE THE ZONES

A total of forty-one areas across thirty-one streets outside existing zones have been assessed against the general criteria to ascertain their significance. Over a third (sixteen) of these areas were of medium to high significance, while just under a third (twelve) were of high significance. Two areas were of very high significance, while the remaining eleven regions were of medium or low significance.

Of the six existing conservation areas within the study area, five of the zones are of high or very high significance. Due to its relatively low significance, the South Street conservation zone (low to medium significance) stands out against the more important areas.

When comparing the areas outside the zones with the zones themselves, a high number of these areas match (in terms of their significance) the existing conservation areas. Evidence of this can be seen in the large number of areas of high or very high significance. Many of these areas can form extensions to existing zones, while others can form new zones in their own right. The recommendations for zone extension and new zone creation (among other things) are discussed in the following section.

9.0 RECOMMENDATIONS

9.1 Additions to Existing Conservation Zones and the Creation of New Zones

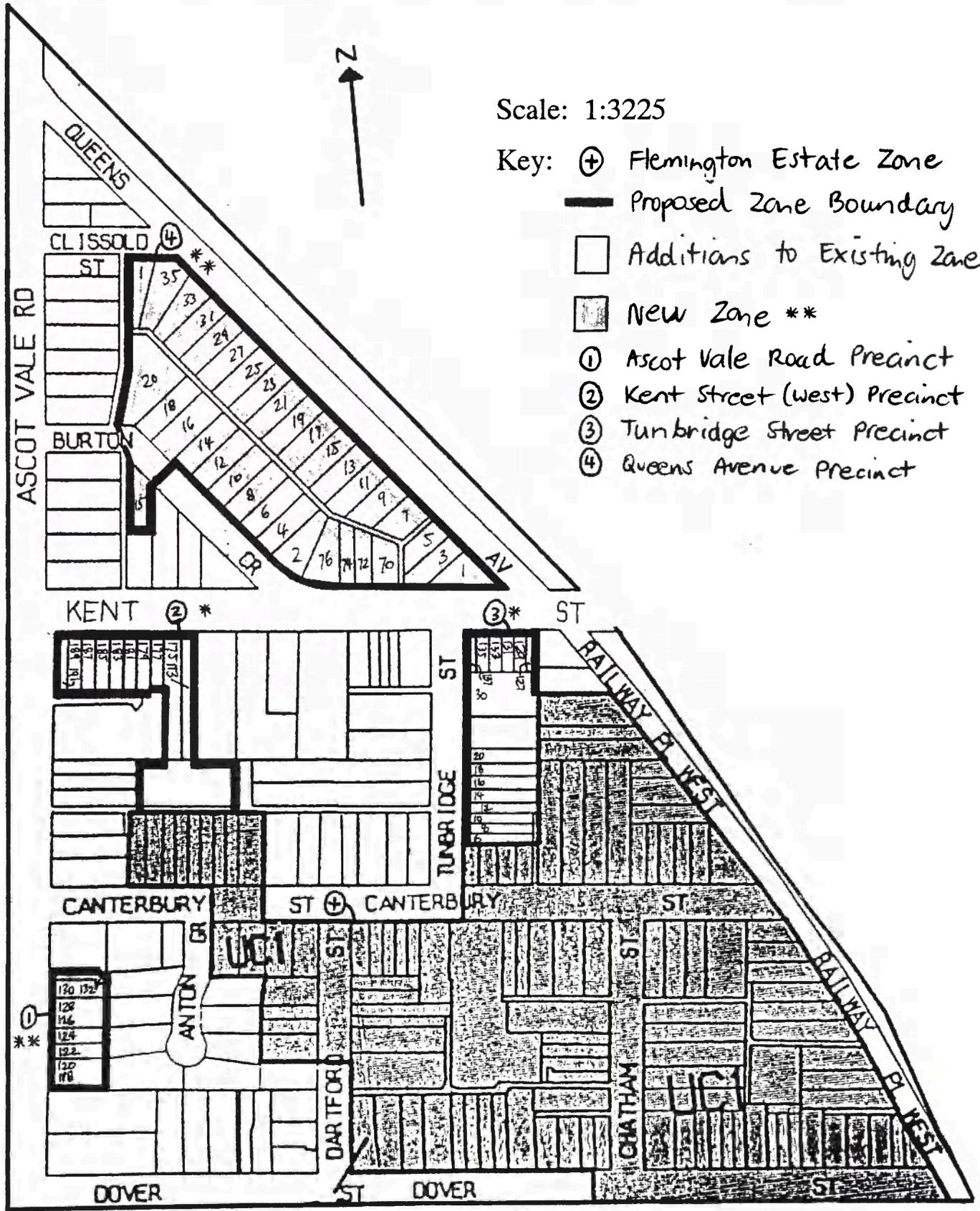
Given the high architectural or historic significance of a large number of streets outside the existing zones, there is a need to alter the zone boundaries in order to conserve and enhance these streets. Each area, or precinct, that will be recommended for inclusion within a conservation zone will be shown on a map, with the suggested boundaries clearly marked. For a precinct to be included in a conservation zone it must be of at least medium to high significance. A precinct of lesser significance (for example, medium) may be recommended for zone inclusion provided that it joins two precincts of, or above, medium to high significance. Precincts above the medium level of significance may not be recommended to be included in a zone if they are too isolated from buildings of similar form. The following is a brief discussion stating the reasons why each of the sixteen precincts should be located within a conservation zone.

9.1.1 Ascot Vale Road Precinct

The four duplex buildings at numbers 118 to 132 are of high significance – the same level of importance as the nearby Flemington Estate conservation zone. The buildings match other Inter–War duplex houses within the zone. However, due to their isolation from other Inter–War structures (flat developments are located between these buildings and the nearby zone) they should not be joined to the zone but should form a small zone geographically separate from the existing conservation area. The suggested boundaries can be seen on map 8 on page 942. For photos see Ascot Vale Road and streetscape photo 3 on page 93 in binder one.

Numbers 146 to 154 Ascot Vale Road (of medium to high significance) are not being recommended for zone inclusion because they differ in form to areas within the Flemington Estate zone.

**MAP 8 - THE ASCOT VALE ROAD, KENT STREET (WEST),
TUNBRIDGE STREET AND QUEENS AVENUE PRECINCTS**



9.1.2 Kent Street (West) Precinct

Like the duplex houses at numbers 118 to 132 Ascot Vale Road, the duplex houses at numbers 173 to 191 Kent Street are of high significance. They are visually separated from similar houses in the Flemington Estate conservation zone but are very close geographically (due to the very deep blocks at numbers 173 and 175). For this reason it is suggested that these five buildings be added to the nearby zone. See map 8 on page 942 for the zone boundaries. For photos see Kent Street and streetscape photo 42 on page 390 in binder two.

9.1.3 Tunbridge Street Precinct

The Tunbridge Street precinct contains two streets (the east side of Tunbridge Street and numbers 127 to 137 Kent Street). Both of these areas are of high significance and in themselves form streetscapes that match similar examples within the nearby zone. These two concentrations of built form back onto the existing zone so it is logical to simply extend the boundaries to include these areas (see map 8 on page 942). For photos see Tunbridge Street and streetscape photo 76 on page 752 in binder four. Also see Kent Street and streetscape photo 41 on page 390 in binder two.

9.1.4 Queens Avenue Precinct

Map 8 on page 942 shows that the Queens Avenue precinct consists of a number of lots across four streets (Burton Crescent, Clissold Street, Kent Street and Queens Avenue). Buildings facing Queens Avenue and Burton Crescent make up the bulk of the precinct and are of medium to high significance. Of only medium significance are buildings fronting Kent Street between Burton Crescent and Queens Avenue. They should form part of a new zone because they connect two areas of higher significance. For photos see Burton Crescent, Clissold Street, Kent Street and Queens Avenue in binders one, two and four respectively. See also streetscape photos 12 and 13 on page 138, 39 on page 389 and 69 and 70 on page 705 in binders one, two and four respectively.

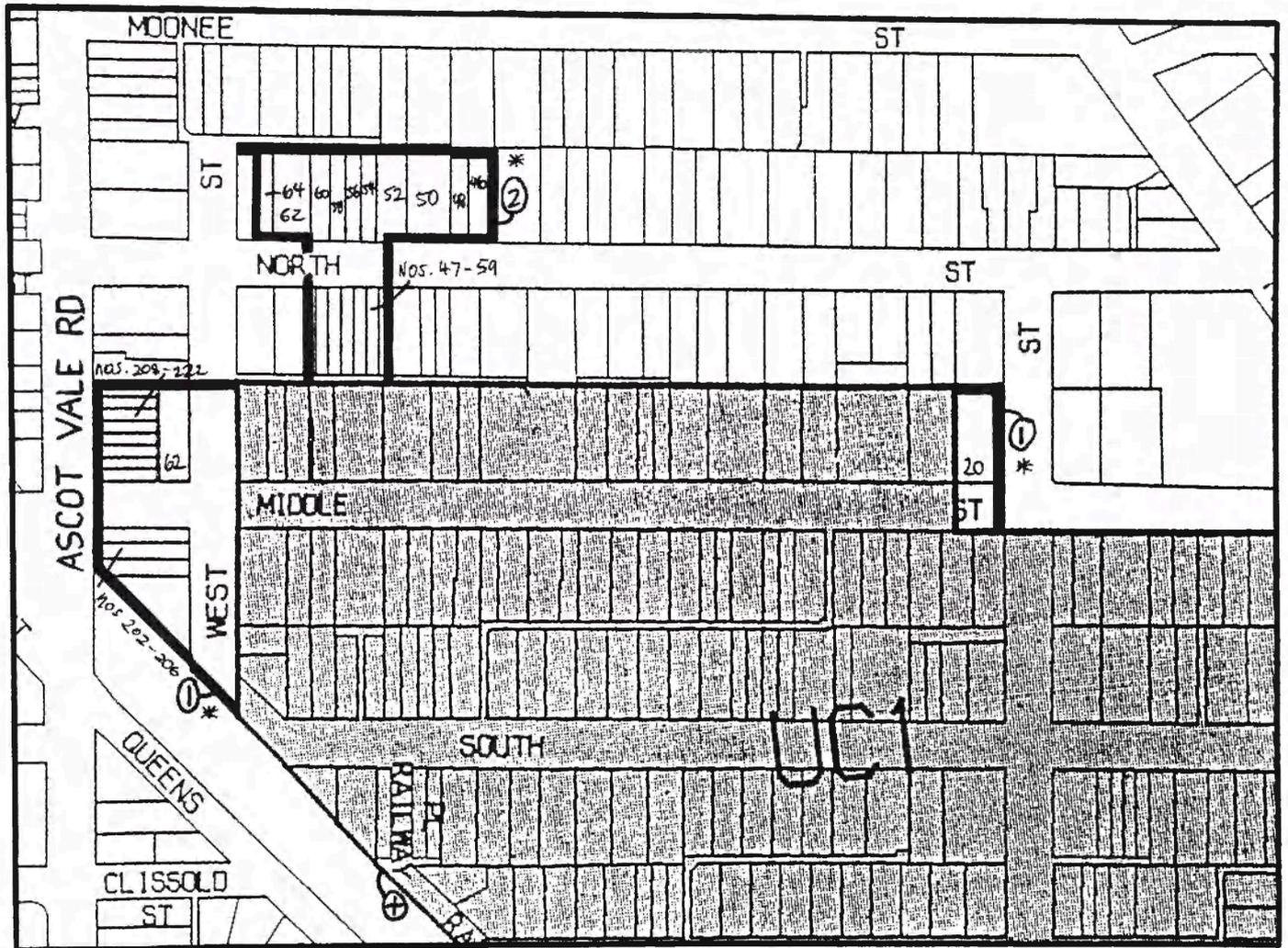
9.1.5 West Street Precinct

The West Street precinct is made up largely of buildings facing Ascot Vale Road with the remainder in Middle and West Streets. The buildings in Ascot Vale Road are of medium to high significance (numbers 202 to 206) and of high significance (numbers 208 to 222). These buildings should be included in an addition to the South Street conservation zone because, in a streetscape sense, they match or in some areas are superior to many areas in that zone. Number 20 Middle Street should be added to the zone (since it complements the streetscape), while number 62 Middle Street and the kindergarten in West Street should also be added (to provide a link between the Ascot Vale Road properties and the existing zone). The new boundaries can be seen on map 9 on page 945. For photos see Ascot Vale Road, Middle Street and West Street in binders one, two and four respectively. See streetscape photos 7 on page 95 and 82 and 83 on page 876 in binders one and four respectively.

9.1.6 North Street Precinct

The North Street precinct (numbers 47 to 59 and 46 to 64) is of medium to high significance and is complementary to the Victorian streetscapes found in the South Street zone. Map 9 on page 945 illustrates how these buildings can be added to the zone. For photos see North Street and streetscape photos 63 and 64 on page 646 in binder three.

MAP 9 - THE WEST STREET AND NORTH STREET PRECINCTS



Source: Essendon Planning Scheme Map



Scale: 1:3225

- Key:
- ⊕ South Street Zone
 - Proposed Zone Boundary
 - Additions to Existing Zone *
 - ① West Street Precinct
 - ② North Street Precinct

9.1.7 Wigton Street Precinct

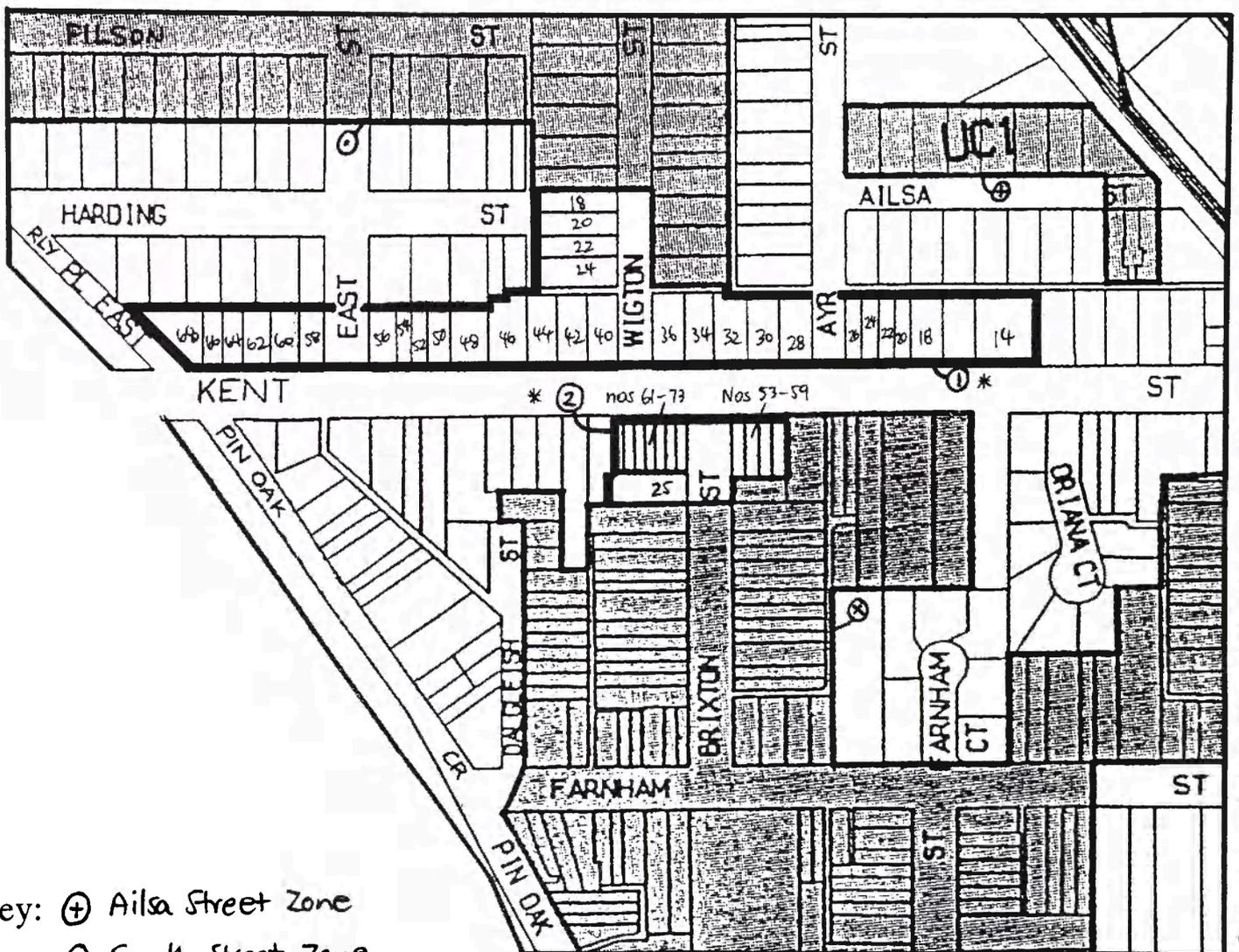
In similar fashion to houses in Wigton Street inside the South Street zone, those outside the zone in Wigton Street (numbers 18 to 24) and along Kent Street (numbers 14 to 44 and 54 to 68) predominantly date from the Edwardian period. The three sections – Wigton Street (numbers 18 to 24), Kent Street (numbers 14 to 44) and Kent Street (numbers 54 to 68) are of medium to high, of medium to high, and of high significance respectively. For these reasons they should be added to the South Street zone, along with the buildings of medium significance (numbers 46 to 52 Kent Street) which connect areas of higher significance. See map 10 on page 947 for the altered boundaries. For photos see Kent Street and Wigton Street in binders two and four respectively. See also streetscape photos 35 on page 387, 37 on page 388 and 84 on page 882 in binders two and four respectively.

9.1.8 Kent Street (East) Precinct

The Kent Street (East) precinct contains two areas of architecture, each of very high significance. In terms of their streetscape, numbers 53 to 73 Kent Street match what is found inside the Flemington Estate zone. With the inclusion of the infill building at number 25 Brixton Street (which links numbers 61 to 73 Kent Street with the nearby zone but does not detract from its streetscape quality), these buildings should form an addition to the Flemington Estate conservation area. Map 10 on page 947 sets out the recommended boundaries. For photos see Kent Street and streetscape photo 36 on page 387 in binder two.

MAP 10 - THE WIGTON STREET AND KENT STREET (EAST) PRECINCTS

Scale: 1:3225



- Key:
- ⊕ Ailsa Street Zone
 - ⊙ South Street Zone
 - ⊗ Flemington Estate Zone
 - Proposed Zone Boundary
 - Additions to Existing Zone
 - ① Wighton Street Precinct
 - ② Kent Street (East) Precinct

Source: Essendon / Melbourne Planning Scheme Maps

9.1.9 Farnham Street Precinct

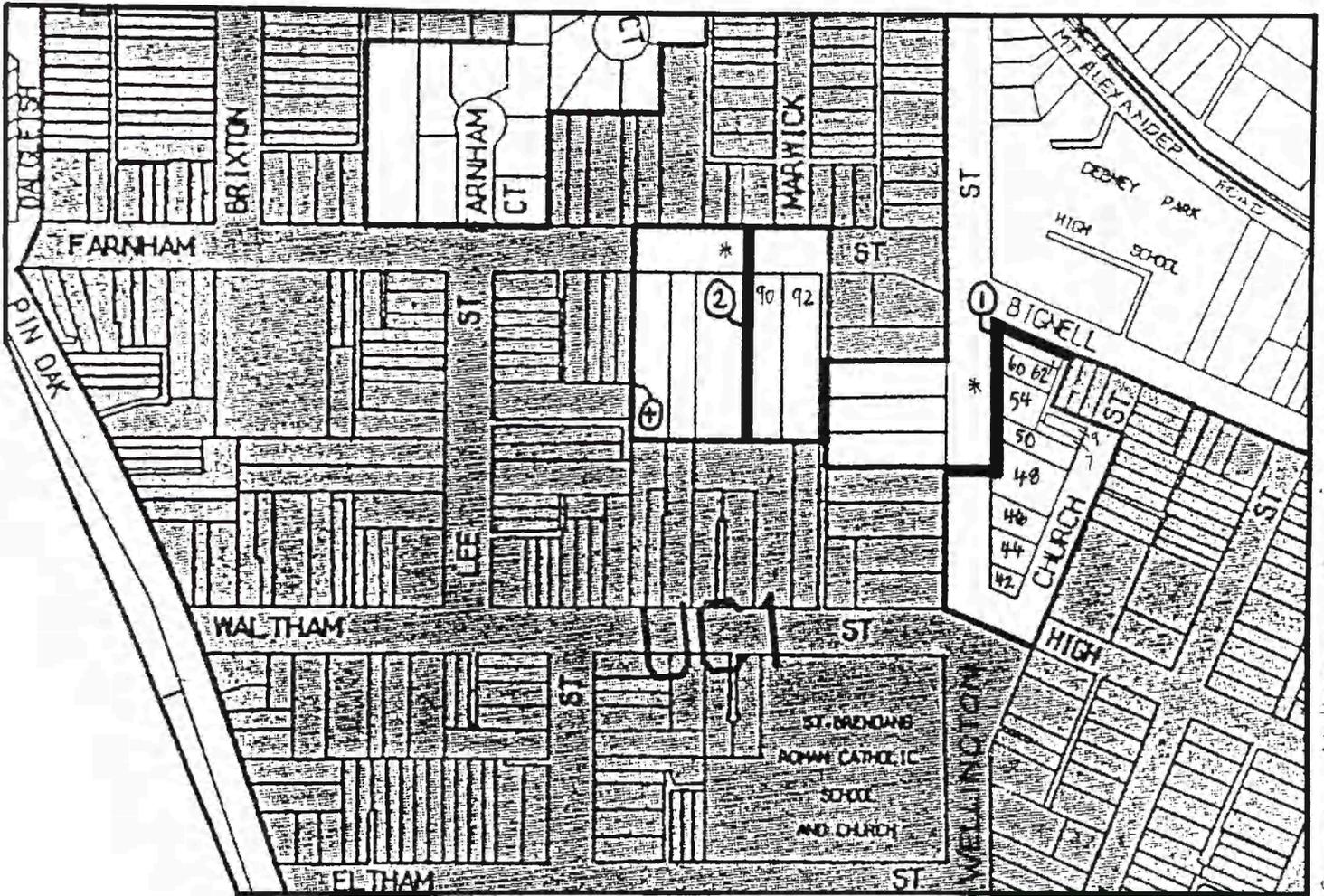
The buildings at numbers 90 and 92 Farnham Street are of medium to high significance. Since the showpiece of the precinct (the Bungalow dwelling at number 90) matches nearby buildings of the same style, namely the large two storey residence on the south-west corner of Wellington Street and Farnham Street, the two lots should be directly added to the existing zone. Map 11 on page 949 sets out graphically how the zone boundaries can be altered to include the two properties. For photos see Farnham Street and streetscape photo 24 on page 219 in binder one.

9.1.10 Wellington Street Precinct

This precinct contains numbers 42 to 62 Wellington Street and numbers 7 and 9 Church Street. Both streets are of medium to high significance, while each street has a different character. Church Street complements similar houses inside the zone, while Wellington Street is more diverse and contains a building with a form not found inside the zone. For these reasons these two streets should be added to the existing zone (see map 11 on page 949 for the suggested new zone boundaries). For photos see Church Street and Wellington Street in binders one and four respectively. See also streetscape photos 16 on page 154 and 81 on page 871 in binders one and four respectively.

MAP 11 - THE EARNHAM STREET AND WELLINGTON STREET PRECINCTS

Scale: 1:3225



- Key:
- (+) Flemington Estate Zone
 - Proposed zone boundary
 - Additions to Existing Zone *
 - ① Wellington Street Precinct
 - ② Farnham Street Precinct

9.1.11 Shields Street Precinct

This precinct is the smallest of all the areas recommended for zone inclusion. The buildings in this precinct (numbers 112 to 116) are of high significance and match the period and form of other houses in Shields Street (south of High Street). For these reasons they should form an addition to the Flemington Estate conservation zone. Map 12 on page 951 shows the suggested boundaries. Also of high significance in Shields Street are numbers 150 to 158 but are considered too isolated to be included in a conservation zone. For photos see Shields Street and streetscape photo 72 on page 727 in binder four.

9.1.12 Princes Street Precinct

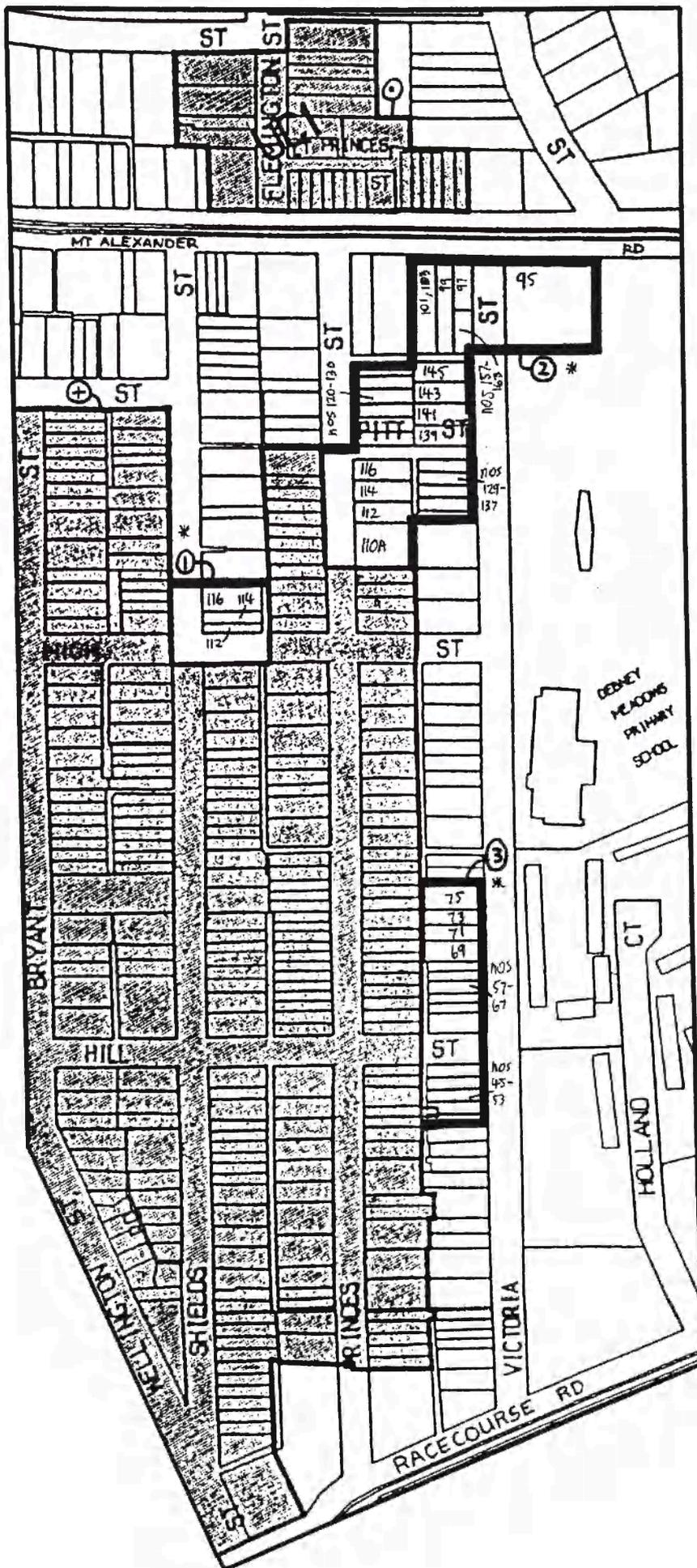
The Princes Street precinct consists of buildings in Princes Street, Victoria Street and Mt Alexander Road. In Princes Street there are two neighbouring areas. The first (numbers 112 to 116) is of high significance, while the second (numbers 120 to 130) is of medium to high significance. They are of different form and period, but in their own right are of significance. In Victoria Street a similar situation can be seen. Numbers 129 to 137 are of high significance, while numbers 139 to 145 are of medium to high significance. Each area is of a different period. The third street (Mt Alexander Road) contains two buildings (numbers 95 to 103) of medium to high significance. Including infill buildings at 110A Princes Street, numbers 157 to 163 Victoria Street and at the rear of number 95 Mt Alexander Road (that are isolated examples), all areas mentioned above should be added to the Flemington Estate conservation zone. The suggested new boundaries can be seen on map 12 on page 951. For photos see Mt Alexander Road, Princes Street and Victoria Street in binders three and four respectively. See also streetscape photos 53 on page 550 and 68 on page 683 in binders three and four respectively.

MAP 12 - THE SHIELDS STREET, PRINCES STREET AND

Scale: 1:3225



Key: ⊕ Flemington Estate Zone
 ⊙ Flemington Street Zone



-  Proposed Zone Boundary
-  Additions to Existing Zone
- ① Shields Street
- ② Princes Street
- ③ Victoria Street

Source: Melbourne Planning Scheme Map

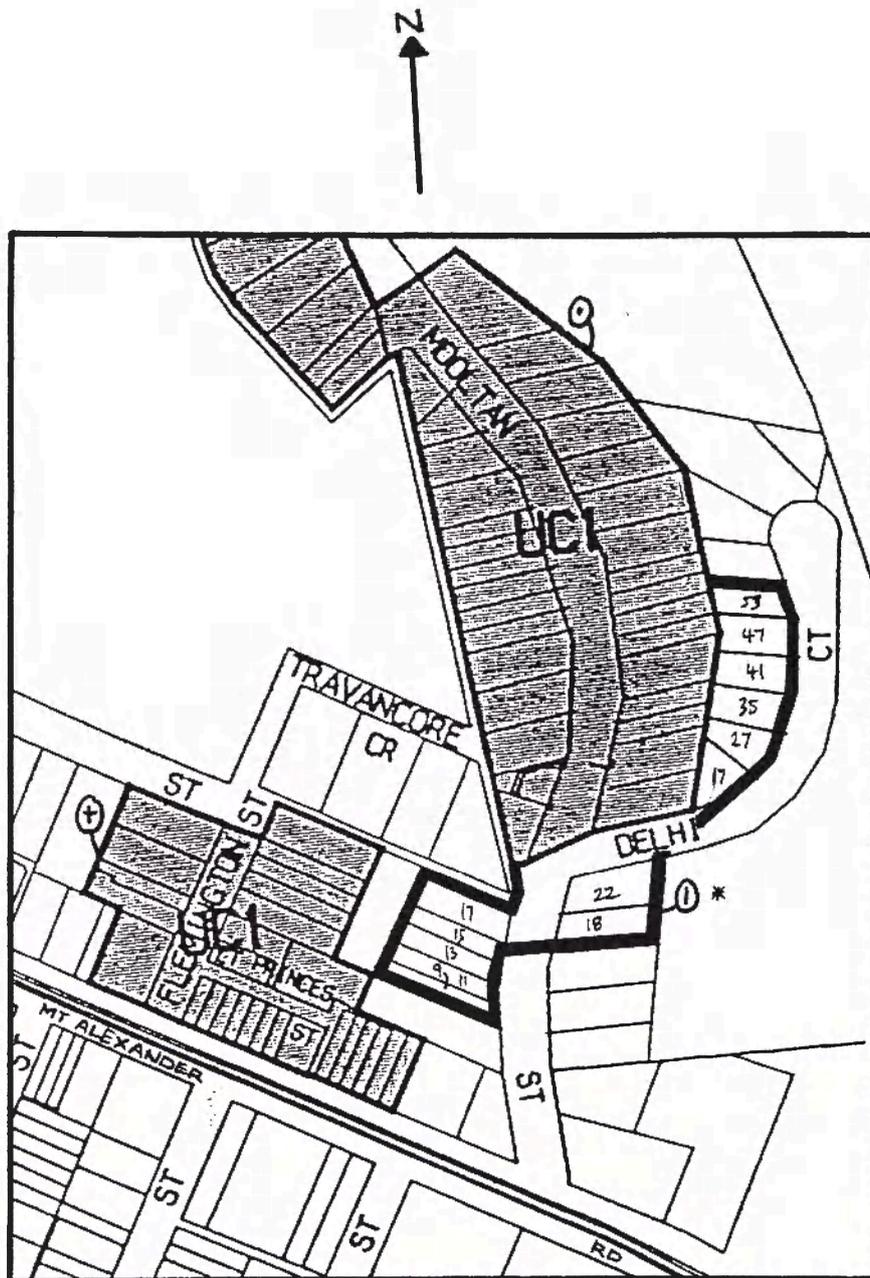
9.1.13 Victoria Street Precinct

Numbers 45 to 75 Victoria Street form the Victoria Street precinct and are of medium to high significance. They are the most consistent run of Victorian structures in Victoria Street (south of High Street) and so should be joined to the Flemington Estate zone. See map 12 on page 951 for the recommended boundaries. For photos see Victoria Street and streetscape photo 77 on page 797 in binder four.

9.1.14 Mooltan Street Precinct

Of very high significance are numbers 9 to 17 and 18 to 22 Mooltan Street and numbers 17 to 53 Delhi Court. These Inter-War structures complement other buildings in the Travancore Estate zone and therefore extend a valuable streetscape. Given their street names, they are obviously part of the Travancore Estate subdivision. For these reasons they should be added to the Travancore Estate zone (see map 13 on page 953). For photos see Delhi Court and Mooltan Street in binders one and two respectively. See also streetscape photos 20 on page 183 and 77 on page 797 in binders one and two respectively.

MAP 13 - THE MOOLTAN STREET PRECINCT



Source: Melbourne Planning Scheme map

Scale: 1:3225

- Key:
- ⊕ Flemington Street Zone
 - ⊙ Travancore Estate Zone
 - Proposed Zone Boundary
 - Addition to Travancore Estate Zone *
 - ① Mooltan Street Precinct

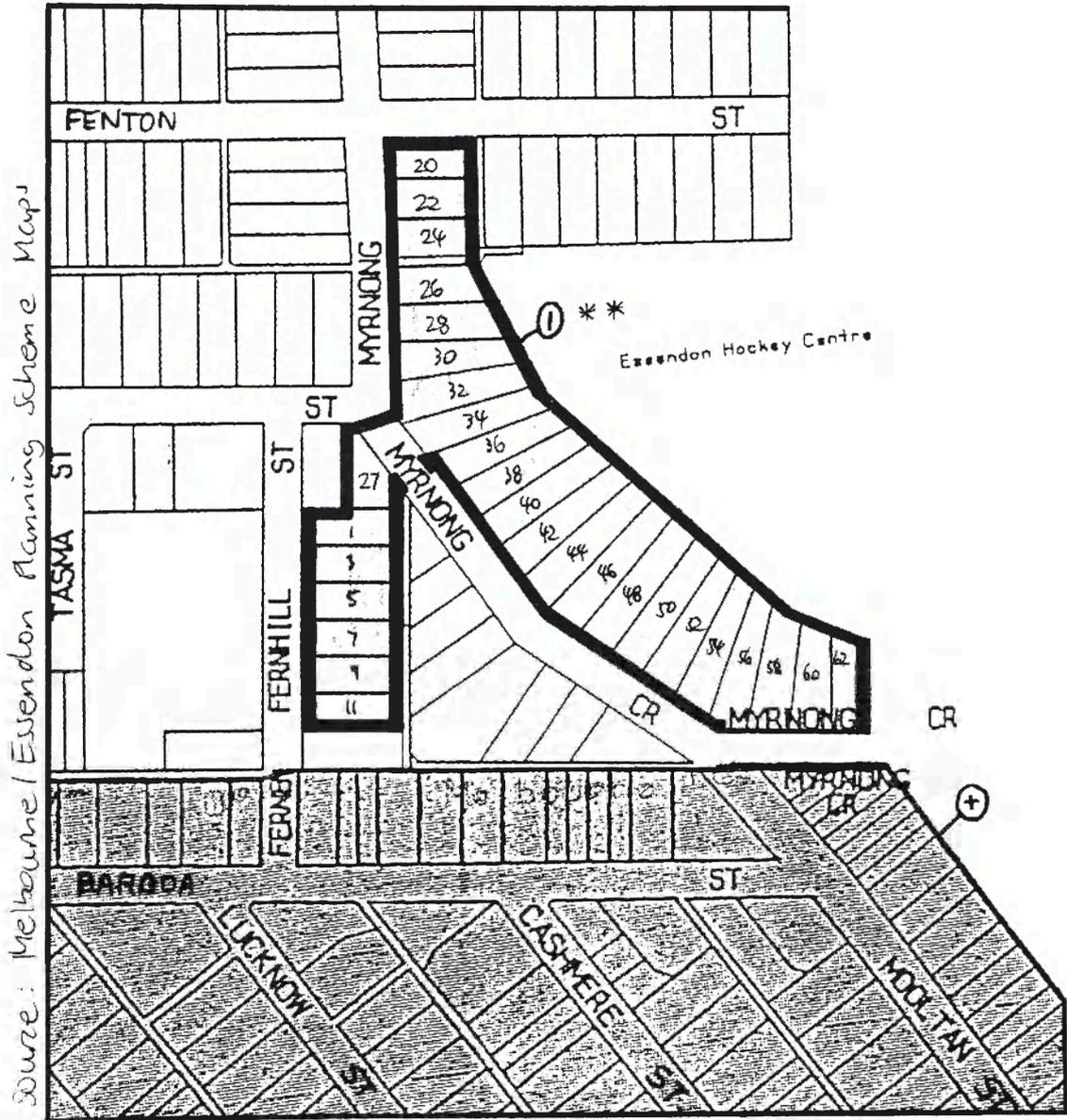
9.1.15 Myrnong Crescent Precinct

This precinct consists of numbers 20 to 62 Myrnong Crescent (medium to high significance) and numbers 1 to 11 Fernhill Street (high significance). In this precinct there is a consistency of Inter–War period buildings to match that of the Travancore Estate. However, given Travancore's nature as an historic subdivision, it should remain as a separate zone. The Myrnong Crescent precinct should (with the inclusion of the Inter–War structure at number 27 Myrnong Crescent) form a new zone (see map 14 on page 955). Other precincts where zones have not been joined due to historic reasons include: Kent Street West (part of Flemington Estate – should not be joined to Queens Avenue); Kent Street East (part of the same Estate – should not be joined to South Street); and Princes Street (same Estate again – should not be joined to Flemington Street). For photos see Fernhill Street and Myrnong Crescent in binders one and three respectively. See also streetscape photos 27 on page 252 and 58 to 60 on pages 590 and 591 in binders two and three respectively.

MAP 14 - THE MYRNONG CRESCENT PRECINCT



Scale: 1:3225



Source: Melbourne/Essendon Planning Scheme Maps

- Key: (+) Travancore Estate Zone
 — Proposed Zone Boundary
 [Shaded Area] New Zone **
 (1) Myrnong Crescent Precinct

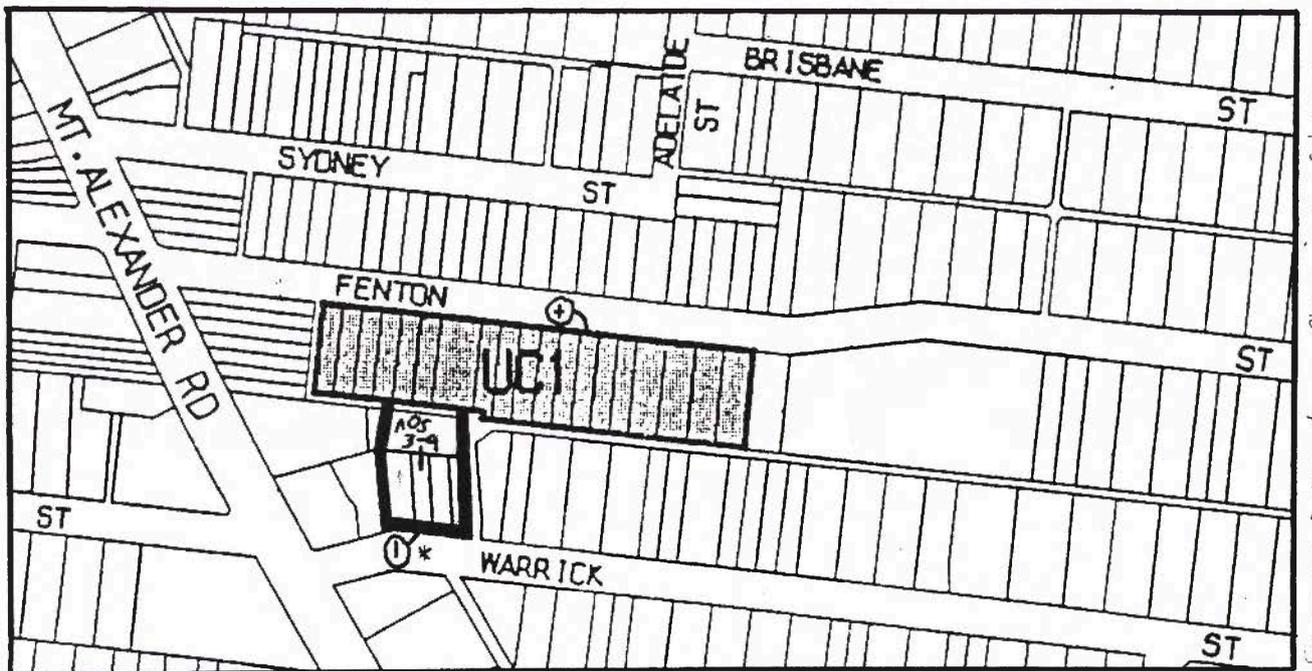
9.1.16 Warrick Street Precinct

A run of Edwardian buildings (numbers 3 to 9 Warrick Street) are of high significance and so should be joined to the Fenton Street zone. As map 15 on page 957 shows, these buildings back onto the Fenton Street zone. Numbers 66 to 74 Fenton Street (also of high significance) should not form a new zone due to their isolation. For photos see Warrick Street in binder four.

MAP 15 - THE WARRICK STREET PRECINCT



Scale: 1:3225



Source: Essendon Planning Scheme Map

- Key:
- ⊕ Fenton Street Zone
 - Proposed Zone Boundary
 - Addition to Existing Zone *
 - ① Warrick Street precinct

9.2 Individually Significant Buildings Outside Existing Zones and Recommended Zones

Of the eighty graded buildings (taken from the two studies, Essendon and Flemington and Kensington) situated outside existing and recommended zones across the study area, seventy-seven are located within the former boundaries of the City of Melbourne. This fact indicates a huge disparity between two neighbouring areas. There are reasons for this incongruity. The former Melbourne side of the study area contains two very large zones and two areas widely recognised as historic in the Travancore and Flemington Estates. Also, the Flemington and Kensington conservation study included in its survey E graded buildings – something not featured in the Essendon study. Even so, this second point holds less weight when it is pointed out that only thirteen of the seventy-seven graded buildings in the former Melbourne area are E graded. This information points to the need for a more detailed grading survey of areas within the former boundaries of the City of Essendon in order to achieve consistency between nearby areas and to make up for less accurate and superficial surveying inside Essendon's former boundaries.

Outside existing or suggested zones, there are eight C graded buildings, one B graded and one A graded building that do not have statutory protection (under the Victorian Historic Buildings Act) or protection under subordinate legislation (individual buildings listed in the Essendon Planning Scheme). Of particular note are numbers 98 Ascot Vale Road – an A graded Victorian building, and number 262 Pin Oak Crescent – a B graded structure. Because of their isolation they cannot be included in a conservation zone so require individual protection under either the local planning scheme, the Historic Buildings Act, or the Register of the National Estate. Given its A grading and the fact that State legislation offers the best protection, it is feasible to recommend that number 98 Ascot Vale Road be added to the Historic Buildings Register. The B graded building (number 262 Pin Oak Crescent) should be protected under clause 126A (Conservation of Individual Buildings, Works and Sites) of the Essendon Planning Scheme.

9.3 Community Liaison

If the recommended zones are incorporated into the Essendon Planning Scheme, there will be a need to inform affected residents and to educate them on the restrictions that have been placed over their homes. Public notices and meetings could be initiated to achieve this goal. Financial assistance may be required by owners to meet the renovation and restoration requirements of zone controls. Council may wish to pursue grants available at State Government level.

10.0 CONCLUSION

The local government boundary between Essendon and Melbourne that (prior to November 1993) divided the suburbs of Ascot Vale and Flemington, has been altered. As a result the two suburbs are now located within the same municipality. In terms of its impact on the heritage of Ascot Vale and Flemington, this local government change is significant. It has led to an inconsistency in the heritage quality of buildings that are located within urban conservation zones.

This thesis has set out to achieve a consistency in the built form within conservation controls inside a specific study area within Ascot Vale and Flemington. It has been shown that there are significant areas outside existing zones that should be joined to these zones or should form new zones in their own right. Some of the more important additions (of high or very high significance) that have been recommended include: structures in Ascot Vale Road, Fernhill Street, Kent Street, Mooltan Street, Princes Street, Shields Street, Tunbridge Street and Warrick Street. These buildings are the highlights – in a streetscape sense – of the areas outside existing zones. Significant individual buildings (currently lacking protection) have been recommended to State and local authorities to be conserved. These recommendations (or solutions) to the problem of inconsistency found in the study area have been achieved by following a particular method.

This method involved the completion of identification forms with photos for all areas outside existing zones. A statistical measurement by age of all non-zoned buildings was compiled following this visual survey. After surveying existing zones a set of general criteria was drafted in order to uniformly assess all areas (both inside and outside existing zones) as to their level of significance. From statements of significance, areas were able to be recommended for zone inclusion. It is important to stress that this is only one method for reviewing areas of heritage significance following municipal boundary changes. It is a first step in a review process but a very necessary first step. Ideally, to achieve a more accurate appreciation of the area's significance a rate book survey and an analysis of the area's history of subdivision, in addition to an architectural investigation of the individual quality of buildings and their setbacks,

needs to be completed. However, given the limitations of a fourth year Honours thesis (in terms of time and resources), such a survey was not possible. What has been completed can be expanded by somebody with greater time and resources.

In providing a statement of significance for all existing zones, it was discovered that one of these zones (South Street) did not meet many of the criteria and so was of low significance. Given its low level of importance, a review of its boundaries (most likely to reduce them) is necessary. This was not able to be completed within the scope of this study but could be taken up in light of this document.

The widespread municipal amalgamations that have occurred over the past two years and those that will follow over the coming months have affected and will affect a large number of heritage areas in varied locations in both rural and metropolitan Victoria. What has occurred is a disruption to the heritage management structures that functioned over the past decade. It seems that little consideration has been given to heritage issues in redrawing Victoria's local government boundaries. Instead, the dominant reason behind the reform of local government is to achieve administrative efficiencies. These will, as it is argued by the Local Government Board, result in "savings which can be used for rate reductions or increases in services" (Local Government Board, 1994:6). The basic framework that has been applied to the Ascot Vale/Flemington example could also be applied to other areas in Melbourne that have been subject to municipal restructure. The heritage areas of Brunswick and Coburg; Fitzroy, Collingwood and Richmond; and Port Melbourne, South Melbourne and St Kilda are examples of urban areas facing similar problems to those found in the study area. Therefore the problems that have surfaced in Flemington and Ascot Vale are examples of many that will continue to be a problem if solutions (such as the method carried out in this thesis) are not applied to other historic areas in Victoria.

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APPENDICES

APPENDIX 1

126A CONSERVATION OF INDIVIDUAL BUILDINGS, WORKS AND SITES**Purposes**

- * To conserve and enhance buildings and works of architectural and historic interest.
- * To ensure that any alteration or addition to these buildings and works is in keeping with their existing character and appearance.
- * To ensure that any new buildings or works on the land are in keeping with the character and appearance of the existing building or works.
- * The table at Clause 126A-6 specifies the location of buildings and other items of architectural and historic interest (Column 1) and describes the buildings and other items (Column 2).

126A-1 Buildings and works

On land described in the table, a permit is required:

- * To construct a building.
- * To construct or carry out works.
- * For a building or works to be demolished, removed or altered externally by structural work painting, plastering, sandblasting or in any other way.

This does not apply to repairs and routine maintenance to buildings and works that do not change the external appearance.

126A-2 Subdivision

A permit is required to subdivide land described in Column 2 of the table.

126A-3 Guidelines for permit

Before deciding on an application for a building or works to be constructed, carried out, demolished, removed or altered externally or for land to be subdivided, the responsible authority must consider, as appropriate:

- * The character and appearance of the building or works.
- * The contribution the building or works made to the architectural or historic character and appearance of the area and to the heritage of the municipality.
- * Whether the location, bulk and appearance of the proposed building or works will adversely affect the architectural or historic character and appearance of buildings and works specified in the table.
- * Whether the proposed subdivision may result in development not in keeping with the architectural or historic character and appearance of buildings and works on land described in the table.

126A-4 Advertising signs
Advertising sign controls are at Clause 18.

On land described in the table, a permit is required to display a sign in section 1 of all advertising categories at Clause 18-5.

This does not apply to a home occupation sign, provided only one is displayed on the premises and the advertisement area does not exceed 0.2 square metres.

126A-5 Permit applications for land at 259 Ascot Vale Road and 722 Mt Alexander Road described in Column 2 of the table must be referred to the Minister for Planning and Urban Growth in accordance with Section 55 of the Act.

126A-6 Conservation table

<u>Site of architectural or historic interest</u>	<u>Item of Conservation significance</u>
6 Aberfeldie St	Resurrection House, Catholic School, formerly "Homeward House".
200 Ascot Vale Rd	House "Santa Casa"
259 Ascot Vale Rd	House
276 Ascot Vale Rd	House, formerly "Tower Villa"
2-8 Bayview Terrace	Row House - 4 two-storey row houses
34 Brewster St	House, formerly "Ardoch Towers"
18 Brisbane St	House
36-44 Buckley St	Essendon Technical School - main school building.
Part of 139 Buckley Street occupied by the Sisters of Charity Convent building and Chapel (Bruton Building) and the area immediately to the east of that building to Leslie Road and south of that building to Stanley Street.	"St Columba's Bruton Building", formerly the Sisters of Charity Convent Building
286-90 Buckley St	Essendon High School Hall - 1. 1926 Assembly Hall (upper level) & 6 classrooms (lower level). 2. 1912 red brick quadrangle building.
28 Chaucer St	House

126A-6

Conservation table

<u>Site of architectural or historic interest</u>	<u>Item of Conservation significance</u>
34 Chaucer St	House, formerly "Khio"
104 Eglinton St	House, formerly "Mildura"
29 Fisher Pde	Former factory
33B Forrester St	House, formerly "Mar Lodge"
50 Fenton St	Ascot House
53 Francis St	House, formerly "Cheriton"
25 Gladstone St	Moonee Vale Uniting Church, formerly Wesleyan Church
180 Holmes Rd	Former Municipal Incinerator
17-19 Kilburn St	House, formerly "Hiawatha"
Part of 17-29 Leslie Rd	"Earlsbrae"
22 Leslie Road	House
28 Leslie Rd	House
30 Leslie Rd	House, formerly "Arama"
41 Leslie Rd	House
1-5 Levien St	Row Houses - known as "Yarmouth", "Stratham" and "Clifton".
11 Levien St	House, formerly "Gowrie"
15 Levien St	House
59 Lincoln Rd	House, formerly "Norge"
10 McNae St	House, "The Elms"
41 Maribyrnong Rd	House
38 Miller St	House, "Napperby", formerly St John's Presbyterian
10 Milton St	House, formerly "Royston"
38 Moonee St	House
49 Moors St	House, formerly part of "Grandview Terrace"
403-405 Mt Alexander Rd and 1 Bank St	House, formerly English Scottish and Australian Chartered Bank

126A-6 Conservation table

Site of architectural or historic interest	Item of Conservation significance
760 Mt Alexander Rd	St Thomas' Anglican Church
760 Mt Alexander Rd	St Thomas's Vicarage
722 Mt Alexander Rd	Essendon Historical Society Museum, formerly Essendon (Moonee Ponds) Court House
818-820 Mt Alexander Rd	St Monica's Church
853 Mt Alexander Rd	St John's Uniting Church, formerly Presbyterian Church
71-73 Ngarveno St	House, "Ngarveno"
13 Norwood Cres	Offices
51 Ormond Rd	House
55 Park St	House, formerly "Trinafour"
60 Park St	House, formerly "Ravenscourt"
65 Park St	House, formerly "Saddleworth"
Part of 83 Park St	Penleigh & Essendon Grammar School, Administration Building formerly known as "Wahgunya"
200 Pascoe Vale Rd	House "Buckley Lodge", formerly "Clarwich", "Almora" and "Homerton"
6 Peterleigh St	House
34 Peterleigh St	House
33 Raleigh St	Roselyn Court Reception Rooms
59 Raleigh St	Essendon Grammar Junior School
2 Riverview Rd	House
5 Riverview Rd	House
22 Robinson St	St Monica's Catholic Presbytery
Rosebank Ave	Main School building - St Vincent de Paul Convent, formerly "Rosebank"
3-5 St Leonards Rd	Two-storey row houses

126A-6 Conservation table

<u>Site of architectural or historic interest</u>	<u>Item of Conservation significance</u>
9 St Leonard Rd	House
24-34 St Leonards Rd.	Currie's Buildings - two-storey row of 6 shops and residences
33 Tweedside St	House, "Tweedside"
252 Union Rd	Union Hotel
5 Victoria St	House, "Keilora", formerly "Schifanora"
22 Vida St	Divine Word Missionaries, formerly "Clyde Bank"
27 Wendora St	House, "Lebanon"
69 Woodland St	St Columban's Catholic Mission, formerly "North Park"
Rear 23 Woolley St	House, "Laluma"

138 URBAN CONSERVATION AREAS**Planning Scheme Map :****Marked UC1 or UC2.****Purpose**

- * To conserve and enhance areas of architectural and historic significance and encourage development that is in keeping with them.

138-1**Buildings and works****A permit is required:**

- * In an Urban Conservation Area No 1 (UC1):
 - . To construct a building.
 - . To construct or carry out works.
 - . For a building or works to be demolished, removed or altered externally by structural work, painting, plastering, sandblasting or in any other way. This does not apply to a post box constructed after 1929.
- * In an Urban Conservation Area No 2 (UC2):
 - . To construct a building.
 - . To construct or carry out works.

This includes a fence and road works and associated street furniture, but does not apply to repairs and routine maintenance to buildings and works that do not change the external appearance.

138-2**Subdivision****A permit is required to subdivide land.****138-3****Guidelines for permit**

Before deciding on an application for a building or works to be constructed, carried out, demolished, removed or altered externally or land to be subdivided, the responsible authority must consider, as appropriate:

- * The character and appearance of the building or works and their significance to the architectural and historic character and appearance of the area.
- * Whether the location, bulk and appearance of the proposed building or works will be in keeping with the character and appearance of adjacent buildings and the area.
- * Whether the proposed subdivision may result in development not in keeping with the character and appearance of adjacent buildings and the area.
- * Whether any landscaping will be in keeping with the character and appearance of the area.

- * Whether the proposed development will generate additional traffic.
- * The location of any proposed off-street parking area.
- * If the land is in an Urban Conservation Area No. 2 and is Crown land, the views of the Director General of Conservation, Forests and Lands.

138-4

Exempt development - Public Transport Corporation
No permit is required for safety zone structures, related road works and ancillary road widenings, signs, safety lighting, poles and overhead wiring (but not including any shelter structure).

138-5

Advertising signs
Advertising sign controls are at Clause 18.

A permit is required to display a sign in Section 1 of the advertising table at Clause 18-5.

This does not apply to a home occupation sign, provided only one is displayed on the premises and the advertisement area does not exceed 0.2 square metre.

APPENDIX 2

135 URBAN CONSERVATION AREAS**Planning Scheme Map :****Marked UC1 or UC2.****Purpose**

- * To conserve and enhance areas of architectural and historic significance and encourage development that is in keeping with them.

**135-1 Buildings and works
A permit is required:**

- * In an Urban Conservation Area No 1 (UC1):
 - . To construct a building.
 - . To construct or carry out works.
 - . For a building or works to be demolished, removed or altered externally by structural work, painting, plastering, sandblasting or in any other way.
- * In an Urban Conservation Area No 2 (UC2):
 - . To construct a building.
 - . To construct or carry out works.

This includes a fence and road works and associated street furniture, but does not apply to repairs and routine maintenance to buildings and works that do not change the external appearance.

**135-3 Subdivision
A permit is required to subdivide land.****135-3 Guidelines for permit**

Before deciding on an application for a building or works to be constructed, carried out, demolished, removed or altered externally or land to be subdivided, the responsible authority must consider, as appropriate:

- * The character and appearance of the building or works and their significance to the architectural and historic character and appearance of the area.
- * Whether the location, bulk and appearance of the proposed building or works will be in keeping with the character and appearance of adjacent buildings and the area.
- * Whether the proposed subdivision may result in development not in keeping with the character and appearance of adjacent buildings and the area.
- * Whether any landscaping will be in keeping with the character and appearance of the area.

- Whether the proposed development will generate additional traffic.
- The location of any proposed off-street parking area.
- If the land is in an Urban Conservation Area No. 2 and is Crown land, the views of the Director General of Conservation, Forests and Lands.

135-4

Exempt development - Public Transport Corporation

No permit is required for safety zone structures, related road works and ancillary road widenings, signs, safety lighting, poles and overhead wiring (but not including any shelter structure).

135-5

Exempt development - Specific sites

No permit is required to develop land at Nos 1013-1059 Punt Road, 9-35 Wellington Parade south end 52-68 Barry Street, East Melbourne, if the development is in accordance with the plans named Punt Road Widening Possibility Study, Sheet TP 01, Punt Road School Building Possibility Study Proposed Office Option, Sheet TP 02 and Punt Road Residential Possibility Study, Sheets TP 03 to TP 06 inclusive.

No permit is required to construct, demolish, remove or externally alter any building or works on land at or adjacent to Nos 17-227 Cobden Street, North Melbourne if the development is generally in accordance with the plans named Proposed Residential Development at 17-27 Cobden Street, North Melbourne, Sheets TP1 and TP2.

135-6

Advertising signs

Advertising sign controls are at Clause 18.

A permit is required to display a sign in Section 1 of the advertising table at Clause 18-5.

This does not apply to a home occupation sign, provided only one is displayed on the premises and the advertisement area does not exceed 0.2 square metres.