

6.2 Amendment C444melb: Parkville Heritage - Post Exhibition**Report Author:** Naomi Keung, Principal Strategic Planner**Report Presenter:** Jo Cannington, Director City Strategy**Executive Leader:** Evan Counsel, General Manager Strategy, Planning and Climate Change**Executive Summary**

1. Melbourne Planning Scheme Amendment C444: Parkville Heritage (Amendment C444) implements the recommendations of the Parkville Heritage Review, 2023 (the Review) by updating the heritage controls for Parkville in the Melbourne Planning Scheme.
2. On 14 November 2023 the Future Melbourne Committee (FMC) resolved to seek authorisation from the Minister for Planning to prepare and publicly exhibit proposed Amendment C444.
3. Amendment C444 was lodged with the Minister for Planning 21 November 2023, and authorisation to commence public exhibition for Amendment C444 was granted on 28 May 2025, subject to conditions.
4. Public exhibition of Amendment C444 occurred between 18 September to 31 October 2025 and 19 submissions were received.
5. Pursuant to section 22 of the *Planning and Environment Act 1987*, a planning authority must consider all submissions. A detailed Overview and Response to Submissions is provided at Attachment 1, and a copy of all submissions is provided at Attachment 2.
6. Nineteen submissions were received, with a mix of support and objections. Supportive submitters sought minor adjustments (e.g., heritage interpretation, recognition of specific sites), while objectors raised concerns about several proposed heritage overlays affecting educational, research and institutional properties.
7. Several changes are recommended in response to submissions, including updates to The Avenue Precinct citation, realignment of the South Parkville (HO4) boundary, applying an individual heritage overlay to part of 30–36 Flemington Road, and preparing a refined building schedule and adjusted curtilage for the Former Commonwealth Serum Laboratories site.
8. Pursuant to section 23 of the *Planning and Environment Act 1987*, a request to refer unresolved submissions to an independent planning panel is recommended.

Recommendation from management

9. That the Future Melbourne Committee resolves to:
 - 9.1. Consider the submissions received following the exhibition of Melbourne Planning Scheme Amendment C444: Parkville Heritage (refer Attachment 2 of the report from management).
 - 9.2. Endorse the recommended changes to the Amendment and Management Response to individual submissions received in relation to Amendment C444 (refer Attachment 1 of the report from management).
 - 9.3. Requests the Minister for Planning appoint an independent planning panel to consider submissions referred to it in relation to Amendment C444 in accordance with section 23 of the *Planning and Environment Act 1987*.

Purpose

10. The purpose of this report is to consider the submissions received to the Melbourne Planning Scheme Amendment C444: Parkville Heritage (the Amendment) and to recommend that the Future Melbourne Committee (FMC) refer relevant submissions to an independent planning panel in accordance with the *Planning and Environment Act 1987*.

Background

11. The previous heritage study for Parkville was completed in 1979 (updated in 1985) and provides a foundation for heritage protection in the area, particularly for Victorian and Edwardian era architecture.
12. The Parkville Heritage Review, 2023 seeks to ensure up to date information is available to assist in decision-making.
13. Parkville is a designated Priority Precinct (Health and education precinct) in Plan for Victoria, reflecting its significant role in health and education. The precinct includes major hospitals such as the Royal Melbourne, Royal Women's and Royal Children's hospitals, as well as the Victorian Comprehensive Cancer Centre and key research institutes including the Walter and Eliza Hall Institute, the Florey Institute and the Peter Doherty Institute, alongside CSL. It is also home to the University of Melbourne's main campus and Monash University's Faculty of Pharmacy and Pharmaceutical Sciences, creating a strong cluster of health, research and education uses.
14. On 14 November 2023, the Future Melbourne Committee resolved to apply to the Minister for Planning for authorisation to prepare and exhibit the Amendment. The Minister granted conditional authorisation on 28 May 2025. Administrative changes were made to Planning Scheme Amendment C444 to reflect the conditions of Authorisation.
15. Public Exhibition commenced on 18 September 2025 to 31 October 2025 for 6 weeks.

Key considerations

16. A total of nineteen submissions (refer to Attachment 2) were received and are summarised as follows:
 - 16.1. Seven submissions were received which generally supports the proposed Amendment, 4 of these submissions requested changes, including: heritage interpretation opportunities; recognition of a substation on Levers Street Parkville; reconsideration of The Parkmore Hotel and Parkville Tennis Club, and additional details, corrections for the Park Avenue Towers description.
 - 16.2. Three submissions were received objecting to the proposed application of a heritage overlay (HO1450) to the Victorian College of Pharmacy, Monash University, 381–405 Royal Parade Parkville citing concerns regarding potential limitations to the Parkville Priority Precinct and of the heritage significance.
 - 16.3. Two submissions were received objecting to the proposed extension of HO4 (South Parkville) heritage overlay south of Story Street to include University High School and Bio21 Institute for its heritage significance.
 - 16.4. One submission was received from University of Melbourne objecting to the application of a heritage overlay to the following 4 properties: Lisa Belleair House (Former Zebra Motel) at 303–309 Royal Parade, International House at 197–259 Royal Parade, Ruth Bishop Building (Former Veterinary College) at 30–36 Flemington Road; and 16 and 18–20 (Park Manor) The Avenue.
 - 16.5. One submission was received for the proposed application of a heritage overlay (HO1442) to the Former Commonwealth Serum Laboratories 39–79 (part) Poplar Road Parkville, asserting that the proposed heritage overlay was too broad and should be more specific to the buildings and area proposed for the heritage overlay.
 - 16.6. One submission was received for 35–39 Royal Parade, Parkville which suggests that the property does not satisfy the criteria for contributory or significant heritage threshold.
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- 16.7. One submission was received expressing concerns for the proposed removal of properties along Royal Parade north of Ivers Street, currently within HO4 (Parkville Heritage Precinct) as uncategorised buildings; and a request for these properties to be considered as part of The Avenue Precinct (HO1433).
- 16.8. Three submissions were received acknowledging receipt of the proposal with no further comment.
17. An independent heritage expert has assessed the submissions and provided advice. The expert reviewed the relevant heritage controls and policy framework and made an assessment against established heritage criteria. Management has considered the submission response in conjunction with the expert's heritage assessment and advice. This process has informed management's consideration of the submissions and the recommendations.
18. Following consideration of the submissions, the following changes are recommended:
- 18.1. Changes to The Avenue Precinct citation to include reference to the substation in the history and description.
- 18.2. Realign the southern boundary of the proposed South Parkville Precinct (HO4) to Story Street, which removes University High School (77 Story St) and Bio21 Institute (30–36 (part) Flemington Road Parkville) from HO4.
- 18.3. Apply a heritage overlay for part (original building) of 30–36 Flemington Road Parkville as an individually significant place following removal from the South Parkville Precinct HO4.
- 18.4. Prepare a building category schedule and map for Former Commonwealth Serum Laboratories (CSL), 39–79 (part) Poplar Road Parkville and consider reducing the heritage overlay (HO1442) curtilage where appropriate.
19. A detailed Overview and Response to Submissions is provided at Attachment 1, and a copy of all submissions is provided at Attachment 2.

Legal

20. Part 3 of the *Planning and Environment Act 1987* (the Act) deals with the amendment of planning schemes within Division 1 of the Act. It sets out the requirements for exhibitions and for giving notice of proposed planning scheme amendments. Division 2 of the Act outlines the public submissions process. Section 23(1) of the Act provides that:

(1) After considering a submission which requests a change to the amendment, the planning authority must:

- (a) change the amendment in the manner requested; or*
- (b) refer the submission to a panel appointed under Part 8; or*
- (c) abandon the amendment or part of the amendment.*

21. The recommendation from management is consistent with the Act.

Finance

22. The financial implications as a result of the recommendation from management are included in the FY2025/26 Budget.

Conflict of interest

23. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

Charter of Human Rights and Responsibilities

24. The recommendation contained in this report is compatible with the *Charter of Human Rights and Responsibilities Act 2006* as it does not raise any human rights issues.

Health and Safety

25. In developing this proposal, no occupational health and safety issues or opportunities have been identified.

Consultation

26. The Amendment was exhibited in accordance with the Act in the following manner:

- 26.1. Public notices were placed in The Age on 17 September 2025 and the Government Gazette on 18 September 2025.
- 26.2. The Amendment and supporting information were made available on the City of Melbourne's Participate Melbourne website and the Department of Transport and Planning's website.
- 26.3. A copy of the statutory notice, as well as a covering letter was sent to all affected landowners on 17 September 2025. The information was also sent to relevant stakeholders and prescribed Ministers.
- 26.4. A hybrid information session was held on 8 October 2025 at the Kathleen Syme Library and Community Centre. A presentation was given to attendees about the Parkville Heritage Review Amendment C444melb and included a question-and-answer period. Two informal drop-in sessions were held at the Kathleen Syme Library and Community Centre on 23 September 2025 and 16 October 2025.
- 26.5. Subject to Future Melbourne Committee (FMC) decision, submissions received in response to the exhibition of the Amendment as considered in this report will be referred to an independent planning panel. Submitters will have the opportunity to address the panel and lead their own evidence, if desired.

Relevance to Council Plan and Council Policies

- 27. The Amendment implements Heritage Strategy 2013, by updating the heritage controls in the Melbourne Planning Scheme.
- 28. The proposal supports the Council Plan 2025–29 and M2050 Vision by ensuring identified heritage places are adequately protected.
- 29. The Amendment implements Clause 02.03-4 in the Melbourne Planning Scheme which seeks to “protect and enhance the City’s distinctive physical character and heritage, maintain the importance of: identified places and precincts of heritage significance”.
- 30. The proposal supports the City of Melbourne Climate Change Mitigation Strategy to 2050 by supporting renewable energy through permit exemptions for solar panels.

Social and environmental impacts**Social impacts**

31. The social impact of the Amendment includes greater cultural awareness of Parkville’s cultural heritage.

Gender Impact Assessment

32. There are no gender impacts likely to arise from the Amendment.

Environmental impacts

33. The identification, conservation and integration of the heritage fabric can reduce building demolition and new construction waste and conserve the embodied energy of existing buildings.
 34. Amendment C444melb supports permit exemptions for visible solar energy systems to support on-site renewable energy generation and reduced greenhouse gas emissions.
1. Attachment 1 - Overview and Response to Submissions Amendment C444 [**6.2.1** - 27 pages]
 2. Attachment 2 - Copy of Submissions Amendment C444 [**6.2.2** - 104 pages]

Melbourne Planning Scheme Amendment C444: Parkville Heritage - Overview and Response to Individual Submissions

Introduction

This document identifies the key themes and matters raised in individual submissions and the Management response in association with GML Heritage recommendations.

The document is to be read in conjunction with Attachment 3 which contains a copy of submissions.

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Submission 1 - The Loft, behind 34 Gatehouse Street**Key issues raised in submission**

Requests recognition of significant artists living and working in Parkville during the interwar to postwar era in the 20th century, e.g. Sidney Nolan and Len French.

Consultant's advice

- These connections, while of historical interest and worthy of recognition, do not meet the threshold for local significance at the local level (for the application of a heritage overlay).

Management response

- The Consultant's advice is supported.
- The Parkville Heritage Review (Thematic and Environmental History Volume 3) recognises the significance of artists in Parkville, including mention of Sidney Nolan's studio in Parkville.
- The development of an interpretation plan is outside the scope of this project.
- Refer submission to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 2 - Transport for Victoria**Key issues raised in submission**

Amendment C444melb reviewed and no comments to make or changes to request.

Consultant's advice

- Submission is noted.

Management response

- Submission is noted.
- Referral of submission to Panel not required.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 3 - Melbourne Water**Key issues raised in submission**

Amendment C444melb reviewed and no objections.

Consultant's advice

- Submission is noted.

Management response

- Submission is noted.
- Referral of submission to Panel not required.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 4 - Resident**Key issues raised in submission**

Supports strengthening and clarifying heritage protection in Parkville.
Supports retention of the historic character of the neighbourhood.

Consultant's advice

- Submission is noted.

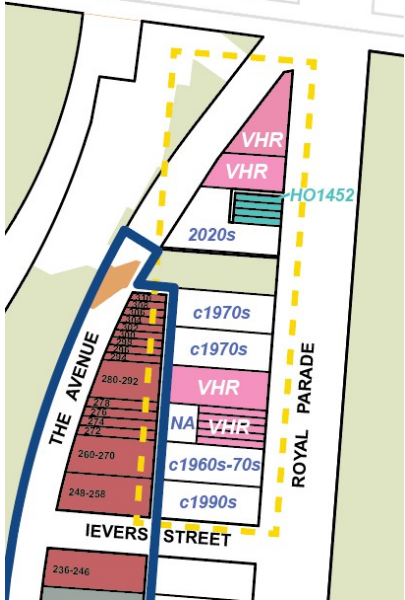
Management response

- Support is noted.
- Refer submission of support to Planning Panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 5 - Royal Parade between Ievers Street and Park Street, Parkville



2-26 Ievers St



489-497 Royal Parade



Submission 5 - Royal Parade between Ievers Street and Park Street, Parkville**515-519 Royal Parade****521-527 Royal Parade****Key matters raised about this issue**

Supports the aim of protecting Parkville's heritage.

Objects to the removal of the heritage overlay for properties on Royal Parade between Ievers Street and Park Street:

- 2-26 Ievers Street
- 481 Royal Parade
- 495 Royal Parade
- 515-519 Royal Parade
- 521 Royal Parade

Asserts these buildings reflect and contribute to the overall character of Parkville, with consistent scale, setbacks, and mature trees.

Asserts that Royal Parade is important in framing the suburb and how it is experienced with the mix of historic buildings and later modernist ones.

Asserts the above properties occupy a continuous section of Royal Parade directly linked to the original 1868 subdivision that established The Avenue Precinct.

Submission 5 - Royal Parade between Levers Street and Park Street, Parkville

Asserts collectively the buildings demonstrate the architectural layering identified by GML Heritage as fundamental to Parkville's character: from Victorian planning principles to modernist and post-war adaptation.

Consultant's advice

- The properties were not included in The Avenue Precinct as they do not reflect the rationale for the inclusion of The Avenue Precinct in the Heritage Overlay. The Avenue Precinct Heritage Overlay (HO1433) was informed by the following considerations:
 - The area forms part of the 1868 subdivision excised from land originally set aside for Royal Park.
 - The curve of The Avenue follows an original pathway through the park which predates the subdivision.
 - This part of Parkville is distinguished by its large allotment sizes fronting the Royal Park and several substantial nineteenth century villas. A high number of these villas remain with original allotment sizes legible. This differs to South and West Parkville.
 - The Federation and interwar layer of fabric is largely the result of subdivision and not the demolition of places. This layer therefore represents first generation buildings, with most places remaining true to their original design intent.
 - The nineteenth century, Federation and interwar layer of fabric has a consistent scale and materiality including building heights, setbacks, overall forms and materiality.
 - The built fabric is reinforced by the precinct's public realm elements which includes its frontage to Royal Park, the curve of the road, grassed verges, mature and semi-mature deciduous and evergreen trees, bluestone kerbs, asphalt footpaths and a rear bluestone lane (Mile Lane).
 - Oblique views are possible across sites so that buildings can be observed three-dimensionally, including roofscapes of hip and gable roof forms clad with slate or terracotta combined with chimneys and parapets.

Management response

- The Consultant's advice is supported.
- Submitter support of heritage protection in Parkville is noted.
- Refer submission to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 6 - 44-52 The Avenue, Parkville**Key issues raised in submission**

- The submitter would like to be kept informed as the planning scheme amendment progresses

Consultant's advice

- Submission is noted.

Management response

- Submitter request noted.
- Refer submitters request to be kept informed planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.



Submission 7 - Substation on levers Street, Parkville**Key issues raised in submission**

Asserts that the stack stone (*sic*) substation on levers St should be protected by a Heritage Overlay as it relates to one of the buildings proposed to be protected.

Consultant's advice

Historic data sourced from CitiPower Pty Ltd and Powercor Ltd confirms that this small electrical substation was installed in 1970. No evidence can be found as to the exact purpose of the substation but as this date coincides with the construction of the eight-storey high rise apartment building at 248–258 The Avenue, constructed in 1969–70, it is likely that it was built to manage the increased demand for electricity generated by the tower. The substation is utilitarian in design with concrete slab side walls clad in slate crazy paving and a flat concrete roof that has a small cantilever at each end. Materially it is different to 248–258 The Avenue, which is of brown brick with rendered bands. There is no indication that they were designed by the same architect.

While flat development was an important part of the evolving residential fabric of Parkville, the construction of specific infrastructure to service this development is not identified as important in the Parkville Thematic Environmental History prepared as part of this study. While the substation is of some historic interest and may provide some evidence of increased electricity demand created by postwar development, this connection is not easily understood by the built fabric and contributes little to the heritage values of the precinct.

It is recommended that a brief reference to the substation be included in the citation in the history and description.

Management response

- The Consultant's advice is supported.
- Refer submission to planning panel.

Recommended changes to the Amendment

The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing: Changes to The Avenue Precinct citation to include reference to the substation in the history and description.

Submission 8 - Department of Energy, Environment and Climate Action (DEECA)**Key issues raised in submission**

Supports Amendment C444melb

Consultant's advice

- Submission is noted.

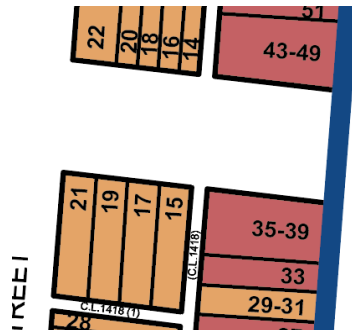
Management response

- Support is noted.
- Referral of submission to Panel not required.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 9 - 35-39 Royal Parade, Parkville



ROYAL PARADE



Key issues raised in submission

- The submitter objects to the inclusion of the subject site in a heritage overlay.
- The submitter suggests that the property does not satisfy the criteria for contributory or significant heritage threshold.
- States that the existing building is not a “single, intact structure from one period but a patchwork of later additions”.
- The submitter further asserts the building does not share the stylistic or historical qualities that underpin the South Parkville heritage precinct.
- Suggests that any future heritage controls should allow the site to adapt and evolve.

Consultant’s Advice:

- PPN01 is the primary tool for determining thresholds for places of local heritage significance, informed by the consideration of intactness and integrity and a comparative analysis.
- The building remains highly intact and is the only known example of a purpose-built boarding house to remain extant in the precinct. For its historical use and high level of intactness and integrity to its interwar form (1923-1939), the place is appropriately categorised as a significant place.
- The grading of the property as significant within the precinct is informed by the definitions provided in the Melbourne Planning Scheme.

Management response

- The Consultant’s advice is supported.
- The site is currently within HO4 but has a “non-contributory” building category.
- There is an existing Planning Permit TP2021-812 which allows for the use and development of a medical centre.
- Refer submission to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 10 - University High School Oval



Key issues raised in submission

- Concerns regarding the inclusion of the University oval within the HO
- Asserts that the site has been extremely altered and currently retains only limited physical evidence of its former uses

Consultant's Advice:

- Further historical research has refined the understanding of the site's subsequent development.
- It is agreed that the southern boundary of the proposed South Parkville Precinct (HO4) should be revised to exclude the non-VHR land as part of the University High School site at 77 Story Street Parkville.
- It is recommended that 77 Story Street is removed from the revised HO4.
- It is also recommended that 77 Story Street is categorised as uncategorised in the heritage inventory, and relevant documents (citation, statement of significance, Appendix A) are updated accordingly.

Management response

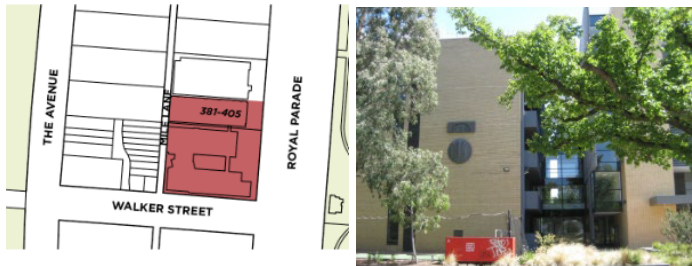
- The Consultant's advice is supported due to their expertise in heritage matters.
- Refer submission to planning panel.

Recommended changes to the Amendment

The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing:

- Realign HO4 (South Parkville Precinct) to Story Street
- Remove 77 Story St Parkville from the Melbourne Planning Scheme Incorporated Document: *Heritage Places Inventory*
- Update the South Parkville Precinct Statement of Significance to remove 77 Story St Parkville
- Update Precinct citation for South Parkville Precinct.
- Update Appendix A of the Parkville Heritage Review (Volume 1)
- Update the Explanatory Report.

Submission 11 - 381 Royal Parade, Parkville (Manning Building)



Key issues raised in the submission.

This submission specifically relates to 381 Royal Parade, Parkville, known as the Manning Building, identified by Monash University as Building 404.

- Requests for the Manning building to be removed entirely from the proposed HO
- Have concerns regarding potential limitations:
 - on the ability to modernise and adapt specialist lab and equipment in the building.
 - on development potential which will limit future operational capacity; and
 - on the University's ability to advance its current role as an industry leader, in conflict with the purpose and role of the Parkville Priority Precinct and National Employment and Innovation Cluster.
- If the Heritage overlay is applied, they request that exemptions should be made via an incorporated document (or other) to exempt works typical to pharmaceutical/laboratory uses to support the site's ability to progress as a leader in pharmaceuticals.

Consultant's Advice:

- Manning Building of the Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville is a postwar Modernist tertiary education building with a clear association with the subtheme (Tertiary education) developed as part of this review.
- The changes made to the Manning Building are noted and can be included in the integrity section of the citation. These changes are minor and do not impact the integrity of the building.

Management response

- The Consultant's advice is supported due to their expertise in heritage matters.
- The Planning Policy Framework seeks to ensure that appropriate land use and planning policies and practices integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.
- The use of an incorporated document (or other) to provide permit exemptions for minor works which will not transform the Amendment can be considered as part of the planning panel process.
- Refer submission to planning panel.

Recommended changes to the Amendment

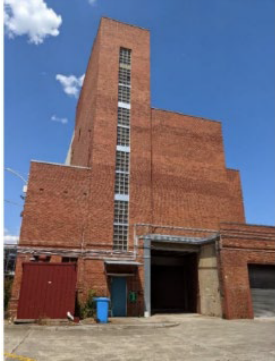
- No changes are recommended in response to this submission.

Submission 12 - Former Commonwealth Serum Laboratories 39-79 (part) Poplar Road Parkville



Legend

1 Jennerian Building (1904–1905) (VHR H1794) not included in HO	6 Northern Substation (c1920s)
2 East Block (1918)	7 Block 5 (1945)
3 Director's Residence (1920)	8 Boiler House (1948)
4 South Block (1926)	9 Experimental Animal Building (c1959)
5 Electrical Maintenance Workshop (c1920s)	10 W R Lane Laboratories (1972)



**Submission 12 - Former Commonwealth Serum Laboratories 39-79 (part)
Poplar Road Parkville****Key issues raised in the submission**

- Opposes C444 and specifically HO1442 as it applies to the site in its current form.
- Asserts HO1442 is too broad and should be more specific to the buildings and areas proposed for the heritage overlay.
- Asserts that the broad application of HO1442 is inconsistent with the policies in the Melbourne Planning Scheme.

Consultant's Advice

Recent Planning Panels (C403melb and C426melb) have supported identifying individual building categorisation for complex sites. Both Panel findings were issued after the completion of the assessments for the Parkville Heritage Review. At the time of the completion of the review it was not usual practice for individual elements of a site to be assigned individual building categories.

In response to this submission, it is recommended that:

- Building categories for individual buildings are identified
- A building category schedule and map be prepared
- A reduction in Heritage Overlay curtilage be considered.

Management response

- The Consultant's advice is supported.
- Amended documentation to reflect the above be considered as part of the planning panel process.
- The use of an incorporated document (or other) to provide permit exemptions for minor works which will not transform the Amendment can be considered as part of the planning panel process.
- Refer submission to planning panel.

Recommended changes to the Amendment

The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing:

- Updated Melbourne Planning Scheme Incorporated Document: *Heritage Places Inventory*
- Updated Commonwealth Serum Laboratories (CSL) Statement of Significance
- Updated Citation for HO1442
- Updated Appendix A of the Parkville Heritage Review (Volume 1)
- Updated Explanatory Report.

Submission 13 - University of Melbourne

The University does not support the changes proposed by Amendment C444melb in relation to their following properties:

1. Lisa Belleair House (Former Zebra Motel) at 303-309 Royal Parade;
2. International House at 197-259 Royal Parade;
3. Ruth Bishop Building (Former Veterinary College) at 30-36 Flemington Road; and
4. 16 and 18-20 (Park Manor) The Avenue

Former Zebra Motel**International House**

Submission 13 - University of Melbourne



- Legend**
- | | | | |
|---|---|----|---|
| 1 | 217–223 Royal Parade, Greycourt (1881) | 6 | 231–241 Royal Parade, Samuel Wadham Wing (1963) |
| 2 | 247–255 Royal Parade, Ayr Cottage (1886; 1904–05; 1907; 1937) | 7 | 241 Royal Parade, Kitchen and Dining Hall (1957 and 1970) |
| 3 | 197–205 Royal Parade, Ida Scheps Building (1915) | 8 | 207–215 Royal Parade, Scheps Wing (1972) |
| 4 | 231 Royal Parade, Clunies Ross Building (1956–57) | 9 | 207–223 Royal Parade, Founders Building (2004) |
| 5 | 241 Royal Parade, Warden's Residence (1957) | 10 | 197–205 Royal Parade, George Hicks Building (2015) |

Former Vet College



Park Manor



Submission 13 - University of Melbourne

Key issues raised in the submission

- Rejects proposed changes to Amendment C444 in relation to these specific properties
- Asserts Former Zebra Motel at 303-309 Royal Parade and International House at 197-259 Royal Parade should not be included in the proposed site-specific Heritage Overlay.
- Asserts that the Statement of Significance for each of these overstate, inaccurately attribute or fail to establish the significance of the Properties
- Asserts that Ruth Bishop Building (Former Veterinary College) at 30-36 Flemington Road should not be included in the proposed *HO4 South Parkville Precinct*
- Claims that the proposed “contributory” grading of Park Manor at 16 and 18-20 The Avenue relies on assessment of significance for the proposed *HO1433 The Avenue Precinct* that is not supported by evidence in the Parkville Heritage Review.

Consultant’s advice

Lisa Bellar House (Former Zebra Motel), 303-309 Royal Parade

The building retains a high level of integrity to its original design and use as a postwar motel and reflects the sub-theme identified in the Thematic Environmental History of the Parkville Heritage Review, as a suburb with its long-established role in accommodating visitors for the university, medical and tourism sectors.

International House, 197-259 Royal Parade

International House is particularly distinguished as the first student housing complex to be owned and managed by the University. International House has a clear association with the provision of tertiary education in Parkville and has played an influential role in supporting and accommodating International students at the University of Melbourne particularly from South-East Asia.

16 and 18-20 (Park Manor) The Avenue

The places satisfy the definition of a contributory place as they are intact, representative examples of the interwar flat typology. They provide tangible evidence of the interwar development in the precinct that contributes to the precinct’s historical and aesthetic significance.

Ruth Bishop Building (Former Veterinary College), 30-36 Flemington Road

Established in 1909, it was the first veterinary college in Australia, linked to agriculture science and public health. By 1937, the site became CSIRO Animal Health Laboratory, a commonwealth research hub. Redevelopment of the site as a biomedical research facility demonstrates continuity of scientific (including biomedical and veterinary) research continuing over 100 years. First buildings erected in 1909–1911 included lecture halls, laboratories, and the Cuming Operating Theatre. Part of the original building comprising the former lecture hall, former museum and the porch remains intact.

Management response

- The Consultant’s advice is supported.

Lisa Bellar House (Former Zebra Motel), 303-309 Royal Parade

- No change recommended.

International House, 197-259 Royal Parade

- No change recommended

16 and 18-20 (Park Manor) The Avenue

- No change recommended

Ruth Bishop Building (Former Veterinary College), 30-36 Flemington Road

- It is recommended that 30-36 Flemington Road be removed from the revised HO4 (South Parkville Precinct) and categorised as an individually significant place.

Submission 13 - University of Melbourne

- The heritage inventory, and relevant documents (citation, statement of significance, Appendix A) are updated accordingly.
- It is recommended that the curtilage for 30-36 Flemington Road be for the building's footprint only (excluding recent additions) and the area between the western façade of the building and Park drive and the northern façade and Story Street.
- Refer submission to planning panel.

Recommended changes to the Amendment

The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing:

- Realign HO4 (South Parkville Precinct) to Story Street
- Update the HO4 South Parkville Precinct Statement of Significance and citation to remove 30-36 Flemington Road Parkville.
- Insert a new HO for 30-36 (part) Flemington Road Parkville as a new individually significant place
- Prepare a Statement of Significance for 30-36 (part) Flemington Road Parkville
- Update the Melbourne Planning Scheme Incorporated Document: *Heritage Places Inventory* to include 30-36 (part) Flemington Road Parkville as individually significant.
- Amend Schedule Clause 43.01 (Schedule to heritage overlay) to include 30-36 (part) Flemington Road Parkville.
- Amend Schedule Clause 72.04 (Incorporated documents) to include Statement of Significance for 30-36 (part) Flemington Road Parkville.
- Update the Explanatory Report.

Submission 14 - 381-405 Royal Parade Monash University Institute of Pharmaceutical Sciences



Key issues raised in the submission:

Concerns that the proposed heritage overlay will negatively impact on the site which is part of the Parkville Priority Precinct.

The submitter asserts that the application of a heritage overlay on this site will impact on its ability to adapt and respond to changes in the industry.

The submitter asserts the buildings do not meet the threshold for heritage significance.

The submitter acknowledges the aesthetic value of the Sissions building and the Sissions mural however does not agree it requires a heritage overlay.

The submitter asserts the Melbourne Planning Scheme sufficiently protects the area with built form, open space, landscape character guidance through DDO37.

Consultant's advice

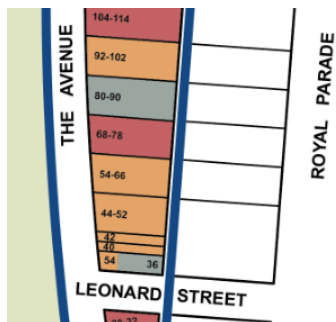
- Tertiary education is identified as a subtheme of Parkville's thematic environmental history and identifies the Victorian College of Pharmacy as having a defining role in the shaping of Parkville.
- The Victorian College of Pharmacy is of historical significance as a higher education institution, which expanded to Parkville in the postwar period. It is of representative significance as a fine example of the postwar International Style, and one of only a small number of institutional buildings that adopted the style.
- PPN01 is the primary tool for determining thresholds for places of local heritage significance, informed by the consideration of intactness and integrity and a comparative analysis.
- Planning Panels consistently conclude that the Heritage Overlay does not prohibit development and there are many examples where heritage buildings have been refurbished or significantly altered to achieve positive built form and development outcomes. (Melbourne PSA C387melb [2021] PPV)

Management response

- The Consultant's advice is supported.
- During the planning permit process, each application would be considered on its individual merits, with consideration given to the site's characteristics, its heritage significance, the design response and how it addresses the Heritage Overlay as well as all other relevant planning policy.
- Refer submission to planning panel.

Recommended changes to the Amendment

No changes are recommended in response to this submission.

Submission 15 - 78 The Avenue, Parkville**Key issues raised in the submission**

Supportive of the proposed heritage recommendation and looking forward to learning the outcomes of the heritage review.

Consultant's advice

- Submission is noted.

Management response

- Support of Amendment is noted.
- Refer submission of support to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 16 - The Parkmore Hotel 419-443 Royal Parade and Parkville Tennis Club

419-443 Royal Pde (The Parkmore Hotel)



151-153 Royal Parade (Parkville Tennis Club)



Key issues raised in the submission

Recognise the value of higher density in the neighbourhood to support the Universities and hospitals in the area.

Supports the protection of interwar and post-war apartments however raises concerns with the recommendations for the Parkmore Hotel (Former Parkroyal Hotel) and Parkville Tennis Club. The submitter asserts the Parkmore Hotel is not an exemplary example of post war architecture, and the tennis club does not contribute positively to the aesthetics of the suburb, and the site should be redeveloped.

Consultant's advice

- As noted in the comparative analysis, the former Parkroyal Motel is a moderately intact and fine example of a postwar Modernist motel building which demonstrates the growth in domestic tourism.
- The Parkville Tennis Club place has been assessed as having historical and social significance. The Parkville Tennis Club is of historical significance as an early example of sport and leisure facilities in Parkville. The Parkville Tennis Club is of social significance, for its ongoing use as a meeting place for sport and recreation for over 110 years.

Management response

- The Consultant's advice is supported.
- The *Planning and Environment Act 1987* obliges municipal councils "to conserve and enhance those buildings, areas or other places which are scientific, aesthetic, architectural or historical interest, or other of specific cultural value".
- Refer submission to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 17- Park Avenue Towers, 236-246 The Avenue, The Avenue Precinct



Key issues raised in submission

Overall supports the amendment but raises some concerns.

Supports Park Avenue Towers being graded as significant, however believes the nature of its significance has not been accurately described and holds inconsistency.

Concern regarding the clarity in justification for *The Avenue Precinct Statement of Significance* – believes it does not adequately respond to *Planning Practice Note PPN-01 Applying the Heritage Overlay*.

Consultant's advice

- The suggested changes are supported.

Management response

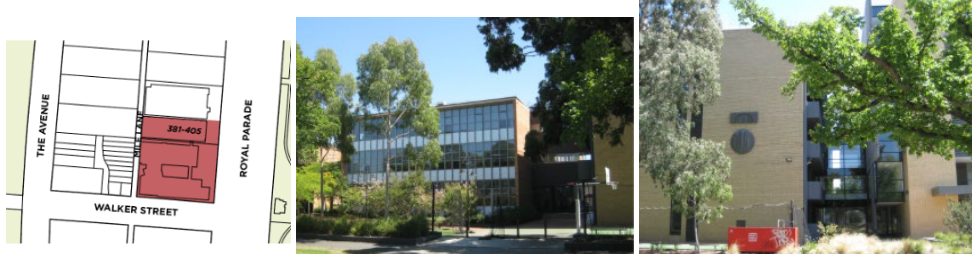
- Support of Amendment is noted.
- The Consultant's advice is supported.
- Update relevant text in The Avenue Precinct citation and statement of significance to acknowledge the frontages that address both Royal Park and Princes Park.
- Update the development period in the citation cover to include 'Victorian period'.
- Update the precinct category schedule to include 'Significant (applies to both frontages)' to 236–246 The Avenue.
- Update the rationale for significance in Appendix A of the Parkville Heritage Review (Volume 1).
- Refer submission to planning panel.

Recommended changes to the Amendment

The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing:

- Updated The Avenue Precinct Statement of Significance
- Updated The Avenue Precinct citation
- Updated precinct category in the Melbourne Planning Scheme Incorporated Document: *Heritage Places Inventory*
- Updated Appendix A of the Parkville Heritage Review (Volume 1)
- Updated Explanatory report

Submission 18 - Victorian College of Pharmacy, 381-395 Royal Parade, Parkville



Key issues raised in the submission.

The submitter objects to the proposed application of Heritage Overlay HO1450.

The submitter asserts the buildings do not meet the threshold of local heritage significance and that there has been insufficient comparative analysis to substantiate the local significance of the buildings and that recent additions to the Sissons and Scott buildings adversely impact the heritage value of those buildings.

Consultant's advice

- PPN01 is the primary tool for determining thresholds for places of local heritage significance, informed by the consideration of intactness and integrity and a comparative analysis.
- The Victorian College of Pharmacy is of historical significance as a higher education institution, which expanded to Parkville in the postwar period. It is of representative significance as a fine example of the postwar International Style, and one of only a small number of institutional buildings that adopted the style, including Wilson Hall, the Beaurepaire Centre, and the Baillieu Library at the University of Melbourne Parkville campus.
- The principal characteristics of this class of place (postwar Modernist education buildings) are evident in the physical fabric of the buildings. Overall, the Victorian College of Pharmacy is a fine example of an educational building designed in the International Style, the key design characteristics of which are demonstrated in only a small number of examples in Parkville.
- The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville is a postwar Modernist tertiary education building with a clear association with the subtheme (Tertiary education) developed as part of this review.
- The alterations and additions are not deemed to detrimentally impact the heritage integrity of the buildings.

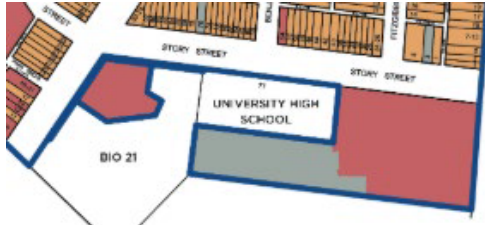
Management response

- The Consultant's advice is supported.
- Refer submission to planning panel.

Recommended changes to the Amendment

- No changes are recommended in response to this submission.

Submission 19 – Victorian Infrastructure Delivery Authority (Health)



Key issues raised in the submission.

The submitter acknowledges the importance of protecting heritage however asserts there is no sound heritage basis for extending the heritage overlay to 77 Story Street beyond the existing HO978.

The submitter asserts there is insufficient rationale for the inclusion of University High School in the proposed South Parkville Precinct (HO4).

The peer review notes the school's oval and surrounding grounds do not meaningfully contribute to the interpretation of the Northern Market.

Land at the rear of the 1930 building has been intensively redeveloped and any previous oval that may have been an interpretation of the earlier horse track no longer exist, and the land does not retain any heritage fabric associated with the market.

Further, while the oval offers a low scale, open character, its historical purpose as an enclosed horse market was never intended as public open space and there isn't any evidence suggesting it was created with the purpose of improving Parkville's urban amenity.

Consultant's advice

- The site at 77 Story Street exhibits two distinct phases of development: its nineteenth-century use as a market reserve and its subsequent twentieth-century institutional occupation, which reflect the broader pattern of land severances and later re-reservation of Crown lands that shaped Parkville's historical settlement pattern.
- University High School at 77 Story Street is located on the site of the former Northern Market, which was reserved in the 1850s. Balance of the site outside the Victorian Heritage Register boundaries has been categorised as significant (the oval) and non-contributory (the complex of buildings). The place is recommended to be included on the HO as part of the South Parkville Precinct, for the site's historical connection with the early residential development in this area.
- Further historical research has refined the understanding of the site's subsequent development.
- The site's relationship with South Parkville is contextual rather than direct, and due to further interventions, this historical relationship is not readily appreciated through the places' physical forms.
- On this basis, it is agreed that the southern boundary of the proposed South Parkville Precinct (HO4) should be revised to exclude the non-VHR land as part of the University High School site at 77 Story Street Parkville.

Management response

- The Consultant's advice is supported.
- It is recommended that 77 Story Street is removed from the revised HO4. It is also recommended that 77 Story Street is categorised as uncategorised in the heritage inventory, and relevant documents (citation, statement of significance, Appendix A) are updated accordingly.
- Refer submission to planning panel.

Submission 19 – Victorian Infrastructure Delivery Authority (Health)**Recommended changes to the Amendment**

- The following recommended changes to the exhibited amendment documents are to be reflected in documentation circulated prior to the panel hearing:
- Realign HO4 (South Parkville Precinct) to Story Street
- Remove 77 Story St Parkville from the Melbourne Planning Scheme Incorporated Document: Heritage Places Inventory
- Update the South Parkville Precinct Statement of Significance to remove 77 Story St Parkville
- Update Precinct citation for South Parkville Precinct.
- Update Appendix A of the Parkville Heritage Review (Volume 1)
- Update the Explanatory Report.

SUBMISSION 1 - The Loft, behind 34 Gatehouse St Parkville**Make a submission on Parkville C444 Form Submission**

There has been a submission of the form Make a submission on Parkville C444 through your Participate Melbourne website.

First name

[REDACTED]

Last name

[REDACTED]

Contact phone

[REDACTED]

Contact email or address

[REDACTED]

Please provide your submission below

There are significant buildings in Parkville that were inhabited by famous artists that should be recognised. Several years ago I helped the Parkville Residents Association with material for Storyboards, that might be permanently displayed.

[REDACTED] Sidney Nolan lived in THE LOFT, a building behind 34 Gatehouse Street, where he lived on and off from 1942 to 1946, to escape from the hothouse atmosphere of the Reids at Heide. There he painted the first picture of the Kelly Series. The interior is documented in a series of photographs by Albert Tucker. Nolan was in contact with Yosl Bergner who lived at 23 Park Drive, his picture of the back of the house is in the NGV. The Loft continued to be inhabited by artists, notably Len French. On Park Drive Norma Redpath lived at 67 Park Drive. I have a chapter on Parkville artists in my forthcoming book on Sidney Nolan and can give you much more detailed information if you are interested. Might it be interesting to have a series of plaques to show where famous artists lived and created Modernism in Parkville?

Which of the following best describes your connection to this City of Melbourne project?

I am a resident

Based on your connection to this project, where do you live/work/own a business/study/visit?

Parkville (3052)

What is your primary motivation for participating in this consultation?
(Select one)

The project relates to my work area or area of expertise

Have you participated in a consultation with City of Melbourne before?

Yes, I have participated in a City of Melbourne consultation once or twice before today

How do you describe your gender?

[REDACTED]
[REDACTED]
[REDACTED]

Do you identify with any of the following?

11/2/2025

SUBMISSION 2 - Transport for Victoria



Department of Transport
and Planning

GPO Box 2392
Melbourne, VIC 3001 Australia
www.transport.vic.gov.au

[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]

PLANNING SCHEME AMENDMENT C444melb TO THE MELBOURNE PLANNING SCHEME

Thank you for your notification of Planning Scheme Amendment C444MELB to the Head, Transport for Victoria (Head, TfV) on 17/09/2025.

The Head, TfV is a statutory authority established by s64A of the *Transport Integration Act 2010* responsible for coordinating, providing, operating and maintaining the public transport system, the freight rail network and the road system in Victoria.

The Amendment proposes to review the heritage places within Parkville.

The Head, TfV, has reviewed the documentation for the Amendment and has no comments to make or changes to request.

[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



SUBMISSION 3 - Melbourne Water

OFFICIAL

[REDACTED]

[REDACTED]

[REDACTED]

Proposal: Planning Scheme Amendment C444melb
Site location: City of Melbourne

Melbourne Water reference: MWA-1385969
Date Received: 17/09/2025

Thank you for allowing Melbourne Water the opportunity to provide comments on Amendment C444 to the Melbourne Planning Scheme which seeks to implement the recommendations of the Parkville Heritage Review by proposing 19 new individual places (10 places are already within a Heritage Overlay) as new individual Heritage Overlays and changes to the existing Parkville Heritage Precinct (HO4).

Melbourne Water has reviewed the proposed Planning Scheme Amendment and has no objections.

For general development enquiries contact our Customer Service Centre on 131 722.

[REDACTED]

[REDACTED]

[REDACTED]

SUBMISSION 4 - Resident

[REDACTED]

Please provide your submission below

I agree with strengthening and clarifying heritage protections for Parkville C444. I do not live in a building that contributes to heritage character, but I am glad to see the protections being strengthened for these properties for maintaining a historic character for the neighbourhood.

Which of the following best describes your connection to this City of Melbourne project?

I am a resident

Based on your connection to this project, where do you live/work/own a business/study/visit?

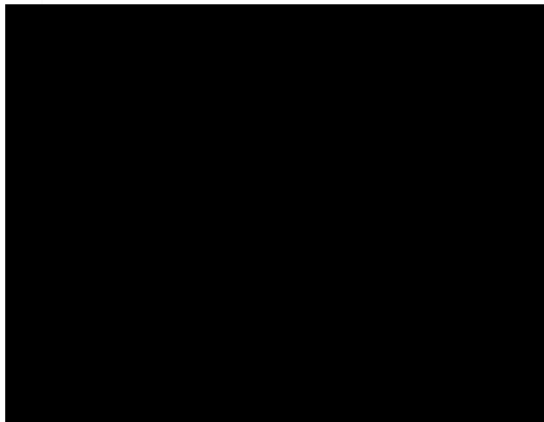
Parkville (3052)

What is your primary motivation for participating in this consultation? (Select one)

I think it's important to have your say and contribute to the future of our city

Have you participated in a consultation with City of Melbourne before?

Yes, [REDACTED]



To view all of this form's submissions, visit

https://participate.melbourne.vic.gov.au/index.php/dashboard/reports/forms_new/data/1322

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SUBMISSION 5 - Royal Parade between Ievers Street and Park Street Parkville

Submission to Amendment C444 – Parkville Heritage Review

Thank you for the opportunity to comment on Amendment C444. I attended the information session on 8 October 2025 and appreciate the work that's gone into this review.

While I support the aim of protecting Parkville's heritage, I'm concerned about the proposed removal of heritage overlay from the section of Royal Parade north of Ievers Street. This area already sits within an overlay, and I'm struggling to understand the reasoning behind removing that protection.

These buildings form a clear edge to Parkville and contribute to the overall character of the area. Losing heritage control here risks breaking that connection and could make the precinct more vulnerable to redevelopment pressure along a key frontage to Royal Park.

At the session, it was mentioned that these properties "didn't meet the threshold," but there wasn't much detail about how that conclusion was reached. I'd like to see the consultant's evidence and boundary analysis that led to the change. If the decision was based on broader planning or strategic reasons, I think that should also be made clear.

In summary, I ask that:

- The heritage overlay remain in place for the Royal Parade properties north of Ievers Street, at least as Contributory.
- The comparative assessment and boundary justification be published for transparency.
- The Statement of Significance for HO1433 include reference to the Royal Parade and Royal Park interface, recognising it as part of Parkville's defining heritage edge.

I've attached supporting photos and maps that show the consistent Royal Parade streetscape and its connection to the Parkville precinct.

Please keep me informed of any future hearings or reports related to Amendment C444.

[REDACTED]
[REDACTED]
[REDACTED]

Royal Parade Streetscape and Overlay Reference

Submission for Amendment C444 – Parkville Heritage Review

Supporting material submitted with written submission to Amendment C444melb.

Resident The Avenue, Parkville VIC 3052

This document goes with my submission to the Parkville Heritage Review (Amendment C444). It focuses on the section of Royal Parade north of Ievers Street, where the existing heritage overlay is proposed to be removed.

I've put together some maps and photos to show how this stretch still fits into the character of Parkville, especially in how it connects to Royal Park and The Avenue Precinct. The goal here is to show that it continues to have value as part of the streetscape and deserves to stay within heritage protection.

Section 1 – Map References



Figure 1. Royal Parade currently part of HO4 Parkville Precinct but proposed to be removed. Map showing the new HO1433 boundary stopping short of Royal Parade removing properties

Section 2 – Streetscape Photos



Figure 2. Looking north along Royal Parade from Ievers Street – showing the consistent line of buildings, canopy trees and park frontage.



Figure 3. Corner of 2-26 Ievers Street.
Corner of Ievers Street and Royal Parade, Parkville.



Figure 4. 489 - 497 Royal Parade, Parkville.



Figure 5. 515 - 519 Royal Parade, Parkville.



Figure 6. 525 Royal Parade, Parkville.

Photos show a pattern along the street: consistent scale, setbacks, and mature trees that tie the area together visually. Even with a few newer buildings, the overall look and feel of the street still reflects the same character that defines Parkville more broadly.

Royal Parade plays a huge part in how Parkville is experienced, it's the first thing people see when they pass Royal Park, and it frames the suburb. The mix of period buildings and later modernist ones along this stretch still reads as one continuous streetscape.

Removing heritage control from these properties doesn't just affect the individual lots, it risks changing the edge condition of Parkville as a whole. Once that's gone, it can't really be brought back.

Related Context (Southbank Amendment C305 Example)

Council has taken a similar approach in other parts of the municipality, such as the **Southbank Heritage Review (Amendment C305)**. That process also involved removing several properties from heritage overlay on the basis that they no longer "met the threshold." In practice, some of those sites were later redeveloped with large apartment or commercial buildings, which significantly changed the character of the surrounding streets.

This precedent shows how even small adjustments to overlay boundaries can have long-term impacts, especially on prominent edges that define how an area is experienced. The same risk applies to the Royal Parade frontage — once the overlay is lifted, future proposals could easily break the visual continuity between Parkville and Royal Park.

Royal Parade Edge – Addendum to The Avenue Precinct (HO1433)



This addendum has been prepared to support the inclusion of the **Royal Parade frontage between Ievers Street and Parkville’s northern boundary** within the existing **The Avenue Precinct (HO1433)**.

The aim is to demonstrate that this section of Royal Parade—anchored by 2–26 Ievers Street (481 Royal Parade) through to 521 Royal Parade—shares the same **historic subdivision, architectural typology, and spatial character** as the already protected precinct.

The GML Heritage citation for *The Avenue Precinct (HO1433)* notes that this land was **excised from Royal Park in 1868** and developed under a **strict covenant** requiring substantial brick dwellings with consistent setbacks and garden allotments. Over time, these sites evolved from Victorian villas to interwar and postwar flats—yet always maintaining a **consistent scale, setback, and parkland relationship**.

The four properties outlined below collectively demonstrate this layered continuity. Each contributes to the streetscape rhythm, garden setting, and architectural quality of Parkville’s western edge, and together they warrant recognition as **Contributory** elements within the extended precinct.

2–26 Ievers Street / 481 Royal Parade, Parkville

Development Period: Late 20th century (c. 1990s–2000s)

Description:

Occupying the prominent corner of Ievers Street and Royal Parade, this complex of multi-unit dwellings presents as a unified two-storey terrace-style development. Constructed in rendered masonry and concrete, the façades adopt simplified Victorian proportions—repetitive bays, parapeted rooflines, and vertical window rhythms—interpreted through a contemporary lens. Setbacks are generous to both frontages, softened by mature gardens and bluestone kerbing that echo Parkville’s established streetscape.

Historical Context:

This corner forms the **gateway between The Avenue and Royal Parade**, occupying land from the 1868 excised subdivision. Earlier dwellings were replaced by the present complex, which nonetheless retains the subdivision pattern and residential use that have defined Parkville for more than a century.

Integrity / Condition:

Although of recent construction, the design carefully respects the historic grain—matching height, setbacks, and rhythm with its neighbours.

Significance:

The development serves as a sympathetic **transitional element**, marking the precinct boundary while preserving the continuous built edge and landscape quality of Royal Parade. Its inclusion as **Contributory** ensures the visual and historical coherence of this key intersection.

495 Royal Parade, Parkville

Development Period: Mid-20th century (c. 1950s–1970s)

Description:

A modest three-storey apartment building of cream brick construction with rendered balcony components and horizontal window groupings. The design is functional yet well-proportioned, maintaining a broad garden setback that contributes to the cohesive rhythm along the street. Landscaping and low fencing provide a soft transition between private and public space.

Historical Context:

Erected during Melbourne's post-war apartment expansion, this building exemplifies the **mid-century adaptation of Parkville's residential fabric**, replacing earlier detached dwellings while retaining the original subdivision and frontage orientation to Royal Park.

Integrity / Condition:

The façade and overall massing appear substantially intact. Alterations are limited to window replacements and balcony upgrades that do not detract from the form or rhythm.

Significance:

Though modest architecturally, 495 Royal Parade embodies the **post-war layer** of Parkville's evolution and maintains the established scale, setbacks, and landscaping that unify the precinct's presentation to Royal Park.

515–519 Royal Parade, Parkville

Development Period: Late Modern / Postwar (c. 1970s)

Description:

A low-rise apartment complex in **brown brick**, arranged in a series of angular, interlocking volumes. Vertical glazing panels, narrow clerestory windows, and sculpted brick forms create a distinctive modernist composition. Mature native planting surrounds the building, producing a shaded, garden-like setting consistent with Parkville's leafy character.

Historical Context:

This property reflects the **1970s continuation of Parkville's architect-designed residential tradition**, where brick modernism replaced decorative embellishment with sculptural form. Built on the same excised 1868 allotments, the complex extends the lineage of quality residential architecture that defines The Avenue Precinct.

Integrity / Condition:

The complex remains in excellent condition, retaining original materials, glazing patterns, and garden layout. Its architectural intent is clearly legible and unspoiled by major alteration.

Significance:

An exemplar of sympathetic modern infill, 515–519 Royal Parade demonstrates how contemporary design can uphold heritage character through **scale, texture, and landscape integration**. Its inclusion reinforces the precinct's narrative of design evolution over time.

521 Royal Parade, Parkville

Development Period: Mid- to Late 20th century (c. 1960s–1970s)

Description:

A four-storey apartment block of buff brick with horizontal concrete balcony bands and framed window bays. The structure is clean-lined and symmetrical, with well-established gardens and mature trees defining its setback. The overall massing complements neighbouring mid-century flats, continuing the uniform park-edge character of Royal Parade.

Historical Context:

Developed amid Melbourne's 1960s–70s apartment boom, 521–527 Royal Parade typifies the period's **restrained modernist approach**—balancing functional living with sensitivity to context. It occupies part of the 1868 subdivision facing Royal Park, maintaining the suburb's enduring dialogue between built form and landscape.

Integrity / Condition:

The building remains largely intact, with original brickwork and balcony structure visible. Minor updates to windows and railings are sympathetic and reversible.

Significance:

This property is an **excellent representative of Parkville's mid-century flats**, retaining scale, materiality, and landscaping that harmonise with the heritage streetscape. It is appropriately classified as **Contributory** to The Avenue Precinct (HO1433).

Summary and Recommendation

The four properties examined—**2–26 Ievers Street / 481 Royal Parade, 495 Royal Parade, 515–519 Royal Parade, and 521 Royal Parade** occupy a continuous section of Royal Parade directly linked to the **original 1868 subdivision** that established The Avenue Precinct.

Although built across different decades, they collectively demonstrate the **architectural layering** identified by GML Heritage as fundamental to Parkville's character: from Victorian planning principles to modernist and post-war adaptation.

Each property upholds the **consistent setbacks, landscaped frontages, and residential quality** that define the precinct's relationship with Royal Park. Their exclusion from the current Heritage Overlay would create an artificial break in a streetscape that has evolved cohesively for over 150 years.

Recommendation:

That the City of Melbourne and GML Heritage review the Royal Parade frontage from Ievers Street to 521 Royal Parade with a view to its inclusion within *The Avenue Precinct (HO1433)* as **Contributory** properties, thereby ensuring continuity of heritage protection and recognition of Parkville's complete urban and architectural history.

SUBMISSION 6 - 44-52 The Avenue, Parkville

Participate Melbourne

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There has been a submission of the form Make a submission on Parkville C444 through your Participate Melbourne website.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please provide your submission below

I represent the owners of 44-52 the Avenue, Parkville. I would like to express my interest in staying informed of this Heritage Review as it progresses through the different consultation and approval phases. Much appreciated.

Which of the following best describes your connection to this City of Melbourne project?

I am a worker

Based on your connection to this project, where do you live/work/own a business/study/visit?

Parkville (3052)

What is your primary motivation for participating in this consultation? (Select one)
The project directly impacts me

Have you participated in a consultation with City of Melbourne before?
No, this is my first City of Melbourne consultation

How do you describe your gender?

■

■

■

■

■

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Melbourne VIC 3000

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SUBMISSION 7 - Substation on levers Street, Parkville**Make a submission on Parkville C444 Form Submission**

There has been a submission of the form Make a submission on Parkville C444 through your Participate Melbourne website.

First name

[REDACTED]

Last name

[REDACTED]

Contact phone

[REDACTED]

Contact email or address

[REDACTED]

Please provide your submission below

The stack stone substation on Levers St should be protected in the HO as it pertains to one of the buildings proposed to be protected.

Which of the following best describes your connection to this City of Melbourne project?

I am a resident

Based on your connection to this project, where do you live/work/own a business/study/visit?

Parkville (3052)

[REDACTED]

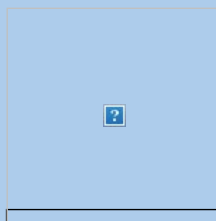
[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

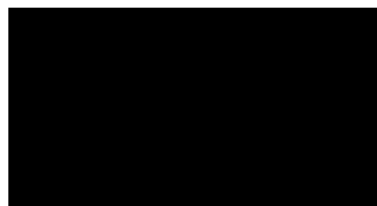
[REDACTED]



Melbourne
90-120 Swanston Street
Melbourne VIC 3000

SUBMISSION 8 - DEECA

Department of Energy, Environment
and Climate Action



PLANNING SCHEME AMENDMENT: C444MELB
PROPOSAL: PARKVILLE HERITAGE REVIEW – MELBOURNE
ADDRESS: PLANNING SCHEME AMENDMENT C444MELB
DEECA RESPONSE: PARKVILLE
SUPPORTED

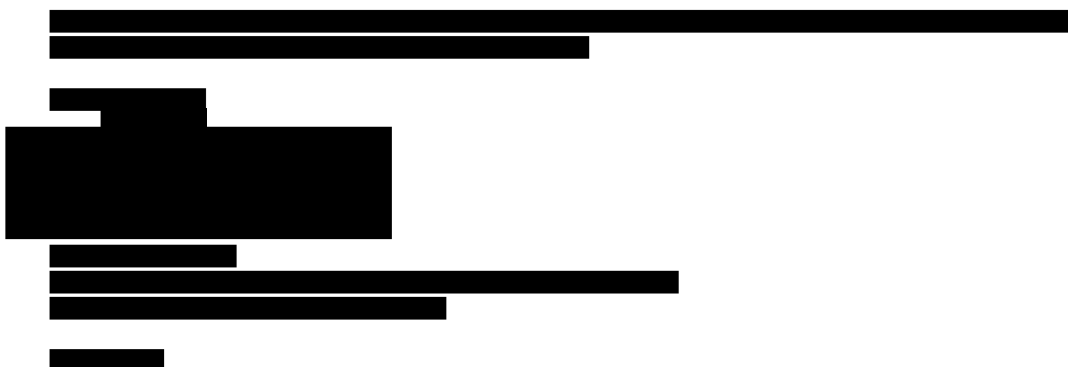
Thank you for your correspondence dated 22 September 2025 notifying the Department of Energy, Environment and Climate Action (DEECA) of this proposed planning scheme amendment

The amendment proposes to implement the recommendations of the Parkville Heritage Review (GML Heritage, October 2023) by applying the Heritage Overlay (HO) to properties in Parkville including 19 new individual heritage places, replacing the Parkville Precinct (HO4) with four new heritage precincts, deleting the Heritage Overlay from 15 properties, updating building categories in the Heritage Places Inventory March 2022 and making consequential changes to the Melbourne Planning Scheme.

Response

The Department of Energy, Environment and Climate Action supports the amendment as exhibited.

DEECA's interests are not affected by this amendment. DEECA has no comment to offer on this amendment.



Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@delwp.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

SUBMISSION 9 - 35-39 Royal Pde Parkville

Our Ref: 25454/P
35-39 Royal Parade, Parkville

30 October 2025

Manager Heritage Strategy
City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

Dear Sir/Madam,

35-39 Royal Parade, Parkville
Amendment C444 – Parkville Heritage Review
Preliminary Submissions

Taylors Development Services act on behalf of Parkville Property Investments Pty Ltd ('the landowner') in relation to the land at 35–39 Royal Parade, Parkville ('the site'). The purpose of this letter is to provide preliminary comments on proposed Amendment C444 to the Melbourne Planning Scheme, which seeks to implement the recommendations of The Parkville Heritage Review 2023 ('the Review'). The amendment proposes to apply a *Significant* heritage grading to the site.

The landowner thanks the City of Melbourne for the opportunity to comment on Amendment C444 and acknowledges Council's objectives to conserve and celebrate Parkville's distinctive cultural and architectural heritage through the Review. These initiatives are recognised as vital in maintaining neighbourhood character and fostering a shared sense of place for future generations.

Council's Explanatory Report notes that Amendment C444 seeks to implement the objectives of planning in Victoria under Section 4(1) of the Planning and Environment Act 1987, including providing for the fair, orderly, economic and sustainable use and development of land, conserving places of architectural or historical interest, and balancing the present and future interests of Victorians. The landowner supports these principles and the protection genuine heritage assets. However, it contends that new heritage controls should remain proportionate, evidence-based and consistent with these same objectives, ensuring that the practical use and ongoing improvement of land can occur alongside heritage protection.

On this basis, the following preliminary comments are provided in relation to the proposed *Significant* grading of the site:

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Our Ref: 25454/P
35-39 Royal Parade, Parkville



The existing building is a composite of later works rather than an intact original structure.

The building at 35–39 Royal Parade has changed many times over the years. It has gone through several stages of construction and alteration, resulting in a mix of old and new parts. What remains today is not a single, intact structure from one period but a patchwork of later additions. These changes have reshaped the building's form and appearance, leaving little of the original fabric visible. It now presents as a collection of later works rather than a coherent example of any particular architectural style or era.

The landowner further submits that the property does not demonstrate the level of authenticity or integrity expected of a heritage place of significance. While it occupies a prominent location on Royal Parade, its heavily altered condition means that its visual and historical contribution is limited. It should therefore be considered in its current form rather than presumed to represent a surviving example of a specific historic period.

Its age, use and character differ markedly from the heritage fabric that defines South Parkville.

Parkville's heritage value comes mainly from its nineteenth-century terraces and villas, which create a distinctive and consistent streetscape. In contrast, 35–39 Royal Parade is from a later period and was built for medical and institutional purposes rather than as a residence. The materials, scale and design differ sharply from the fine masonry and domestic character that define the precinct.

Because of this, the building does not share the stylistic or historical qualities that underpin South Parkville's heritage significance. While it sits within the area, it is not part of the same architectural or cultural story that Amendment C444 aims to protect. Any assessment should recognise this difference and avoid applying the same criteria used for the older residential buildings that give South Parkville its identity.

The proposed heritage grading is not justified under Council's heritage assessment framework.

The landowner questions whether the building meets the definition of a significant heritage place under Council's framework. A significant place should be individually important, substantially intact and demonstrably valued for its architectural or historical qualities. It should stand as a strong example of its type or period and be readily identifiable as a heritage place in its own right. This represents a high threshold intended to distinguish truly notable buildings from those that simply form part of the broader urban fabric.

The landowner submits that the building at 35–39 Royal Parade does not display the degree of intactness, age or architectural distinction that would justify a significant classification. Its form, materials and condition reflect numerous changes over time rather than a well-preserved example of a particular style or period. A contributory grading is also likely not appropriate, as such buildings are generally intact examples that help illustrate the heritage story of their era. In this case, the building has undergone extensive alterations to the façade, roof form and structure, with later additions that have obscured much of the original fabric.

Accordingly, the building no longer contributes to Parkville's historic narrative. It neither reflects the key architectural themes of the area nor contributes meaningfully to its established streetscape rhythm. The landowner therefore submits that the property does not satisfy the criteria for significant status (and also likely

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falls short of the contributory threshold), and that assigning it any grading above non-contributory would overstate its heritage value and undermine the intent of fair, orderly and evidence-based planning.

The site must remain adaptable for ongoing community use and service delivery.

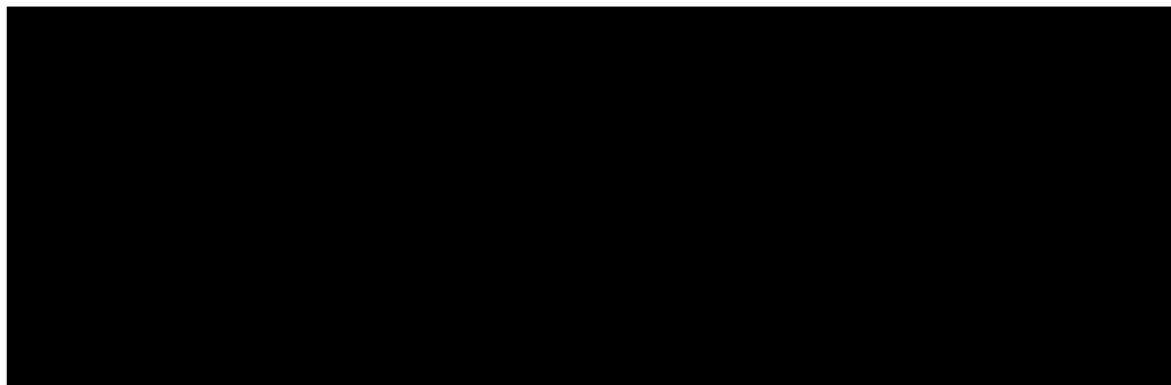
The site sits on a prominent corner with good access to the arterial road network and surrounding institutional uses. Given its heavily altered condition, any future heritage controls should allow the building to adapt and evolve as needs change. Planning policy supports a balance between conservation and the practical use of land. Allowing flexibility for renewal, accessibility and environmental upgrades will help maintain that balance.

This approach protects what is genuinely important about Parkville's heritage while allowing the site to keep serving the community. It preserves character where it matters most while supporting a living, functional suburb.

Conclusion

The landowner thanks the City of Melbourne for the opportunity to provide these preliminary comments and for its continued commitment to protecting Parkville's heritage. We appreciate the intent behind Amendment C444 and trust that, as the process moves forward, Council will aim for a balanced outcome that respects both the area's heritage and the practical needs of the community.

The landowner would welcome further discussion with Council officers to help reach a fair and well-considered planning outcome for the site



SUBMISSION 10 - University High School Oval



30 October 2025

Heritage Strategy team (Parkville)
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

By email to: heritage@melbourne.vic.gov.au

Dear Committee Members,

Amendment C444: Parkville Heritage Review

We write jointly as leaders within the Parkville Biomedical Precinct to express our concerns regarding the proposed additional Heritage Overlay within University High School grounds, under Amendment C444.

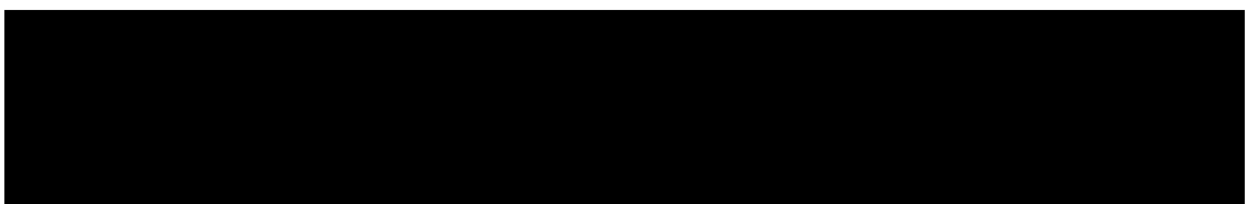
The University High School sits adjacent to one of Australia's most significant biomedical and education precincts - a globally recognised cluster that brings together leading institutions including specialist public hospitals, the Walter and Eliza Hall Institute of Medical Research, the Peter Doherty Institute, and the University of Melbourne. This concentration of knowledge, innovation and infrastructure underpins Victoria's position as a world leader in biomedical research, clinical excellence, and education.

It is critical that planning for this area prioritises adaptability, innovation and long-term investment to enable continued growth in education, research and health services. The Precinct's success depends on its ability to evolve to accommodate new facilities, emerging technologies and collaborative spaces that foster discovery and enterprise.

We are concerned that Amendment C444 introduces rigidity in an environment that relies on flexibility and forward planning. Such controls could limit opportunities for renewal, redevelopment or integration of complementary uses, thereby constraining the precinct's capacity to realise its full strategic potential as a world-class biomedical and innovation hub.

Over time the oval has been extensively altered, including the construction of a multi-level underground carpark and installation of temporary buildings. The site retains limited physical evidence of its former uses. While the suggestion that the oval interprets this earlier use has been made, available documentation does not provide clear or compelling support for this view. The balance of University High School grounds (to the south of existing Victorian Heritage Register land) is acknowledged in the statement of significance as non-contributory.

Protecting heritage is an important planning objective, but in this instance must be carefully balanced against the broader public benefit of supporting one of Australia's most dynamic and globally competitive knowledge precincts.



[illegible]

The University High oval does not warrant the application of the heritage overlay either as part of a proposed HO4 precinct or in its own right. The balance of non- University High School land is acknowledged in the statement of significance as non-contributory, and should also be excluded from the proposal. This submission is informed by independent heritage advice which is appended for your consideration.

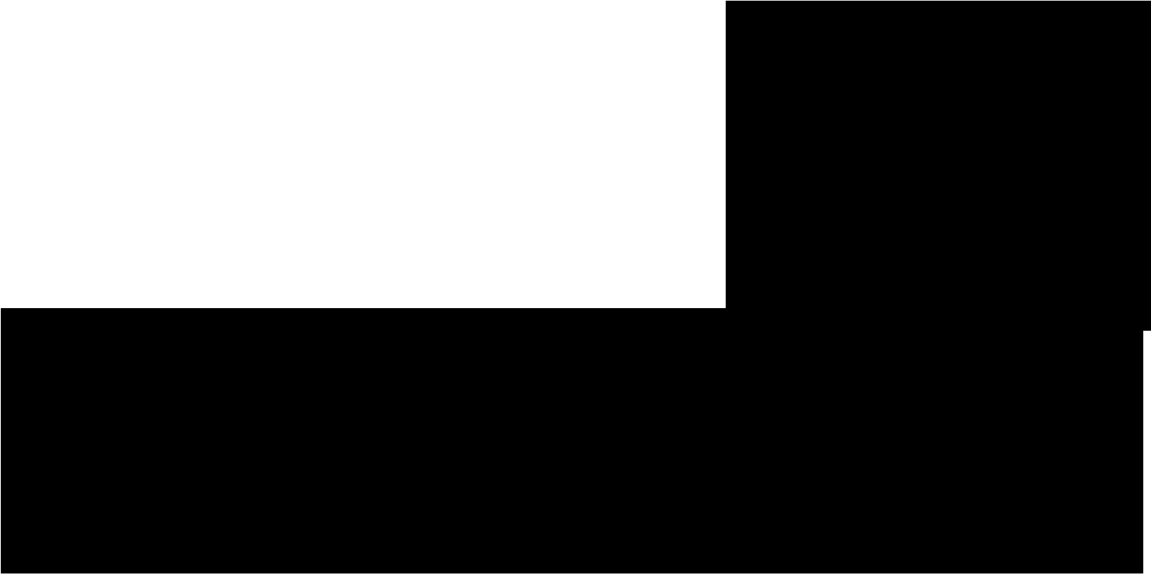
We respectfully request that Council reconsider Amendment C444 in light of our submission and welcome the opportunity to discuss this important planning matter further.

Age Group	Percentage of Respondents
18-29	85%
30-49	75%
50-69	65%
70+	15%

[REDACTED]

[REDACTED]





This memorandum summarises our findings in relation to Amendment C444melb to the Melbourne Planning Scheme as it relates to the University High School Oval, part 77 Story Street, Parkville (subject site, see Figure 1).

The amendment proposes to apply the Heritage Overlay (HO) to the subject site as part of the proposed HO precinct South Parkville Precinct (HO4)

The advice is based on a review of the amendment documentation, including the statement of significance and citation from the Parkville Heritage Review (background document), limited review of historical research material and a site inspection (undertaken from the public domain).

Current statutory controls

Currently, the subject site is not subject to statutory heritage controls, however, a number of sites in the immediate surrounding area are listed under the *Heritage Act* and the Melbourne Planning Scheme. Refer to Table 1 and Figure 2 and Figure 3 below.

Table 1 Statutory controls in the immediate surrounding area

Statutory controls	Listed place
Heritage Act– Victorian Heritage Register (VHR)	University High School, 77 Story Street (VHR H2183)
	Northern Market Reserve Wall, Flemington Road, Park Drive and Story Street (VHR H1920)
	Royal Parade (VHR H2198)
Heritage Act – Victorian Heritage Inventory (VHI)	Veterinary Research Institute (H7822-2338)
Planning and Environment Act - Melbourne Planning Scheme	Parkville Precinct (HO4)



Figure 1 Recent satellite imagery
Source: Nearmap, capture date 15 October 2025



Figure 2 Current HO places and precincts in the vicinity of the subject site (red arrow).
Source: Melbourne Planning Scheme

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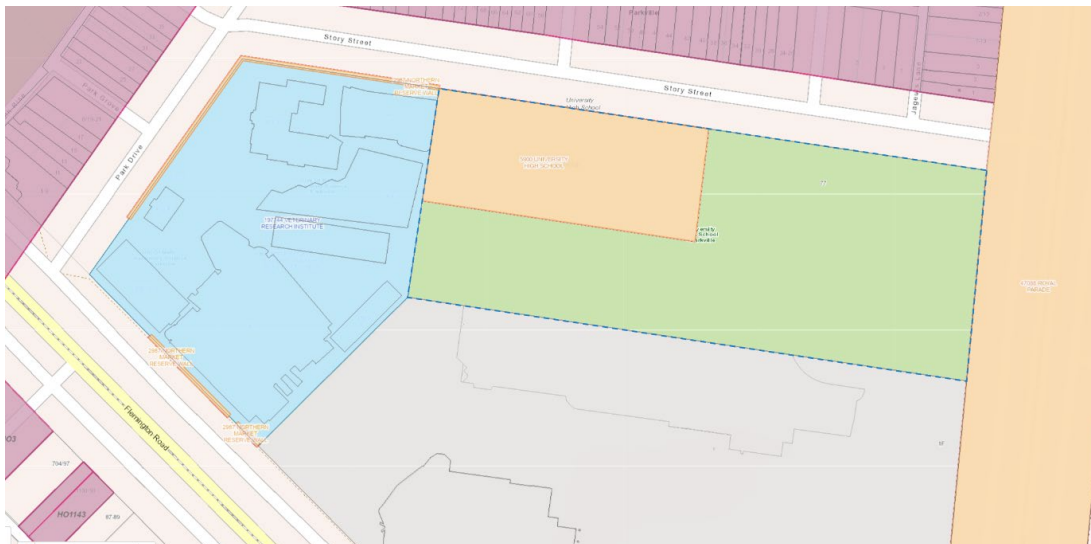


Figure 3 Mapping showing the current arrangement of heritage controls under the Heritage Act; the VHR-registered Northern Cattle Market Wall, University High School and Royal Parade are indicated in yellow, while the VHI listing for the former Veterinary Research Institute is in blue
Source: VicPlan

Amendment C444melb

Amendment C444 to the Melbourne Planning Scheme seeks to implement the recommendations of the Parkville Heritage Review prepared by GML Heritage for the City of Melbourne.

The amendment proposes changes to the existing HO4 Parkville precinct, a large precinct which currently includes the predominantly residential areas on the eastern and southern sides of Royal Park.

The amendment proposes to split the existing precinct into four separate precincts, each with its own citation and proposed statement of significance:

- South Parkville Precinct (HO4)
- The Avenue Precinct (HO1433)
- West Parkville Precinct (HO1432)
- St Georges Precinct (HO1434)

The proposed South Parkville Precinct (new HO4) would address the south-east corner of Parkville, a largely residential area bounded by Royal Parade to the east, the Royal Melbourne Hospital and Flemington Road to the south, and Gatehouse Street to the west and north. The proposed precinct would expand the current precinct boundaries to include a small number of properties presently outside HO4, including land as part of the University High School.

Specifically, as related to the subject site, the amendment would:

- Apply the Heritage Overlay (HO) to the subject land as part of a new precinct to be known as the South Parkville Precinct (HO4), refer to the mapping at Figure 4. Other sites not currently subject to the HO are also proposed to be included in the proposed new precinct; these comprise an area of land to the south of the VHR-

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registered portion of University High School and land at the corner of Park Drive and Story Street (former Veterinary Research Institute).

- Within the proposed HO4, identify the University High School Oval as part of 77 Story Street Parkville as a Significant Heritage Place in the Heritage Places Inventory (incorporated document in the Melbourne Planning Scheme). Note that the study mapping suggests the building/s on the south-western portion of the oval would be excluded from the Significant category and would be considered non-contributory. Refer to Figure 5. Otherwise, however, the Significant category would include all land fronting Story Street and Royal Parade to the east of the VHR-registered land for University High School.
- Introduce the South Parkville Precinct Statement of Significance (GML Heritage, September 2025) as an incorporated document in the Planning Scheme
- Introduce the Parkville Heritage Review (GML Heritage, July 2023) as a background document in the Planning Scheme

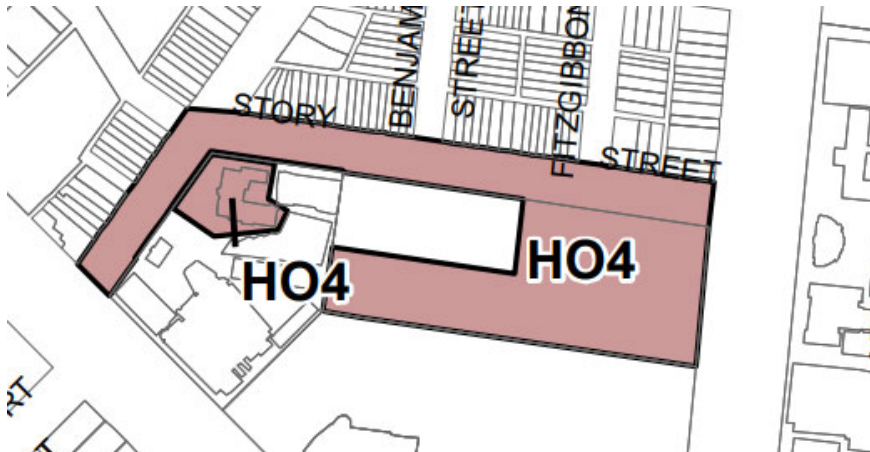


Figure 4 Additional area at the southern end of the current HO4 and not currently subject to the HO that would be included in the proposed South Parkville Precinct HO4, including the non-VHR areas of the 77 Story Street site
Source: Amendment C444

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Figure 5 Proposed South Parkville Precinct boundary and place/building categories, subject site indicated (red arrow)

Source: Amendment C444 Statement of Significance, South Parkville Precinct

Story Street ^a	77, includes: ^a	^a	^a
^a	→ 77 Story Street (University High School)^a	Significant ^a	Significant ^a
^a	→ University High School Oval^a	Significant ^a	- ^a

Figure 6 Excerpt from the Amendment C444melb version of the Heritage Places Inventory

Source: Amendment C44melb

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The proposed South Parkville Statement of Significance reads as follows (relevant text is bolded):

What is significant?

The South Parkville Precinct, including, Benjamin Street, Bayles Street, Butler Lane, Degraives Street, Fitzgibbon Street, Gatehouse Street, Jageurs Lane, Redpath Rise, Morrah Street, Park Drive, Park Grove, **Royal Parade, Story Street**, Wimble Street, Parkville, is significant.

Elements that contribute to the significance of the place include:

- low-scale external form of buildings developed pre-World War I (typically one to three storeys), featuring original hipped and gabled roof forms (sometimes with parapets) clad in slate, corrugated iron or terracotta tiles, intact chimneys, masonry construction and finishes (some painted and rendered), pattern and size of original fenestration, stylistically consistent detailing, and early iron palisade fences on stone plinths; and
- low-scale external form of buildings developed from 1918 to 1945 (typically one to four storeys), featuring masonry or concrete construction and finishes (some painted and rendered), original gable, hip, and flat roof forms (sometimes with parapets), intact chimneys, and the pattern and size of original fenestration, stylistically consistent detailing, and early low masonry fences and letterboxes; and
- significant buildings' high level of integrity to their original design; and
- early subdivision pattern, including the size of allotments, levers Reserve, network of lanes, and the views to and from Royal Park along Gatehouse Street and across levers Reserve and the lanes either side; and
- **remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the 1929 University High School building (VHR H2183), the University High School oval, 1908 Veterinary College building and 1888 remnant market brick wall (VHR H1920); and**
- public space elements, including the street trees, widths and shape of the asphalted footpaths and bluestone gutters and kerbs, and the bluestone lanes; and
- early stable/outbuildings (including night soil doors) and garages. also contribute to the significance.

More recent alterations and additions to significant and contributory places, including replacement fences, verandahs and windows, are not significant.

Post-1945 developments and other extensively altered properties are not significant.

How is it significant?

The South Parkville Precinct is of local historical, representative, aesthetic, social and associative significance to the City of Melbourne.

Why is it significant?

The South Parkville Precinct has historical significance as a predominantly residential area established from 1868 on what had formerly been retained as Crown land (from 1844), **but which was subsequently set aside for various markets (by 1856), which were managed by the Corporation of Melbourne (now the City of Melbourne).** The intact nature of the Victorian-era building stock, included in the residential, commercial and **former market area** of the South Parkville Precinct, presents an unusual example of a late nineteenth-century suburban Melbourne landscape. (Criterion A)

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The South Parkville Precinct has historical significance for its important role in the early conservation movement in Melbourne—and indeed Australia—in the 1960s and early 1970s. Local Parkville residents championed the importance of South Parkville as an intact historical area, primarily through the work of the Parkville Association, which was formed in 1967. As a result of the efforts of the Parkville Association, the Victorian branch of the National Trust of Australia classified South Parkville in 1972 as Australia's first 'urban conservation area'. This recognition generated several publications about the history and heritage of Parkville in the 1970s. (Criterion A)

The South Parkville Precinct has representative significance for its large number of highly intact Victorian-era houses designed in the Italianate style. It arguably contains the most intact collection of residences (ranging from cottages through to large two-storey villas) built in the Italianate style to be found across Victoria. The precinct also demonstrates the variation and richness of the style which was almost universally applied to residential buildings across Melbourne (and beyond) during the latter half of the nineteenth century. (Criterion D)

The South Parkville Precinct has aesthetic significance for its strong visual cohesiveness, presenting as a fine-grained area of a consistent style, scale and materiality, with a remarkably high level of intactness of its Victorian-era fabric. The area has a distinctive character with uniform streetscapes, setbacks, height levels and density, which together evoke a strong sense of physical containment. The aesthetic significance of the area is enhanced by the intactness of Victorian-era decorative elements, such as decorative cast iron to front verandahs, palisade fencing, stucco work, ornate pediments, and other forms of architectural ornamentation. Aesthetic significance is further enhanced by views afforded across the rears of properties, particularly from Ivers Reserve and Redpath Rise but also the network of lanes across the area. The precinct's character is enriched by its public realm elements, which include wide streets with central grassed median strips, Ivers Reserve, mature and semi-mature deciduous and evergreen street trees, bluestone kerbs and guttering, asphalt footpaths and bluestone paved lanes. Later development sits comfortably within these streetscapes and supports the prevailing nineteenth-century urban character of the area. This is achieved by being of a generally consistent building quality, height, setback, materiality (brick) and pattern of fenestration which harmonise these buildings of a different historical era and architectural style into the urban setting. (Criterion E)

The South Parkville Precinct has social significance for its long history of community action, expressed through successful local campaigns to protect the historic character of the area. This was led by a residents' action group, known as the Parkville Association, which formed in 1967 to combat a proposal by the Hospital and Charities Commission to reclaim Ivers Reserve and demolish houses in its immediate vicinity. Efforts of the Parkville Association to preserve the area's built heritage continue to the present day. This work has created a long legacy of community action and contributed to a strong sense of local identity among residents. (Criteria G and H)

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Brief historical overview and description

The overview developmental history of the site is summarised as follows (refer also to the historical images at Figure 9 to Figure 19)

Year/period Event/development

1850s	Land to the north of Flemington Road and west of Sydney Road was reserved for use as a Hay, Straw and Horse Market (see Figure 9, Figure 10, Figure 11)
1873	Construction of the Horse, Cow and Pig Market at the corner of Grattan Street and Sydney Road This was a substantial purpose-built market including accommodation for horse, pigs and calves as well as a sales rink and office/caretakers residence (see Figure 12).
1885	In May 1885 the <i>Argus</i> reported that the architect William Salway was overseeing the construction of a horse and cattle market on the Sydney Road. The plan was to enclose the area 'of five acres' by a corrugated iron fence 12 ft high, and on the front [Sydney Road] by ornamental brick walling'. ¹ Loose boxes and stalls were to be provided on the inside face of the walls.
1887	Brick retaining wall to the horse market constructed along the eastern portion of Story Street (described as 'for underpinning of [the existing?] fence – the buttresses of the retaining wall to be set back to building line') ² ; this appears to have included modification (cutting away) of the bank on the edge of the elevated horse market site
1888	High brick retaining wall constructed to west end of Story Street, Park Drive and Flemington Road, enclosing the western section of the reserve (remnants of this wall survive and are now included in the VHR) (see Figure 27)
1896	Melbourne and Metropolitan Board of Works plan shows the layout of the reserve, including the Horse Market which occupied the majority of the present-day University High School site (Figure 14, Figure 15)
1909	Four acres of the western section of the reserve was reserved for the University of Melbourne's new Veterinary Research Institute and subsequently was developed for an extensive complex of buildings and associated landscaped grounds
Mid-1920s onward	The remainder (eastern portion) of the land fronting Story Street was reserved for the University High School (included the subject land) and the site was developed for school purposes. A 1931 aerial shows the main school building (1929) had been constructed and playing fields had been developed on the eastern portion of the school site. Later views (see Figure 18, Figure 19) show the old brick wall remained, but the horse stalls/boxes were removed.

¹ *Argus*, 20 May 1884, p. 5

² City of Melbourne, Markets Committee Minutes, 11 May 1887, p. 264

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Year/period Event/development

Post-1935	The balance of the market reserve (land fronting Flemington Road, Royal Parade and Grattan Street was vested in the Royal Melbourne Hospital and developed for hospital purposes
1942	The US Army set up temporary camp on the School Oval (returned to the school c. 1947), see Figure 17
c. early 1950s	The brick walls to Story Street and Royal Parade (including the Royal Parade entry) appear to have been largely demolished in this period and reconstructed as low walling using salvaged bricks
1992	Three levels of underground carparking were constructed across the oval site serving the adjacent Royal Melbourne Hospital.
c. 2009	New red brick retaining walls constructed on Story Street in front of the main school buildings, this ties into the rebuilt wall in front of the oval

Today, the subject site accommodates a large rectangular playing field (no longer in an oval shape), with a series of demountable buildings and water tanks on the Royal Parade and Story Street frontages. Modern school buildings are located to the south and west of the playing field areas.

There is a two-level basement carpark across the site (below the oval); this is accessed from a roadway into the site from Royal Parade. Emergency exits are located at the corners of the playing field.

As noted, the site has a low brick retaining wall to both street frontages, very low on Royal Parade, this incorporates projecting piers and coved capping and appears to date from the c. early 1950s, incorporating bricks salvaged from the earlier walling. A standard cyclone wire fence is fixed to the retaining walling. There is an entry with modern brick piers and steel and cyclone wire gates on Royal Parade; this is in the location of the original entry to the Horse Market but with no physical fabric remaining on the site. Native trees have been planted on the northern edge of the site while there are a few remaining Bhutan Cypressess on the eastern edge to Royal Parade from a row planting established in the 1950s (most were removed to accommodate the demountables).

Refer to the photographs at Figure 20 to Figure 25.

Comment on the proposed HO

The two (related) questions that arise in relation to Amendment C444melb as it affects the subject site are:

- Whether the subject site is of heritage significance, either in its own right or on the basis of its contribution to the significance of the proposed South Parkville HO precinct.
- Whether there is justification for expanding the current HO4 boundary to include the subject site.

Significance of the subject site

The University High School Oval is proposed as a Significant Heritage Place within the proposed HO4.

The definition for Significant Heritage Places is found at p. 5 in the Incorporated document Heritage Places Inventory 2022 (August 2025):

Significant heritage place

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method

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of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.

The statement of significance for the proposed HO4 precinct references the oval as follows under 'What is significant':

... remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the 1929 University High School building (VHR H2183), the **University High School oval**, 1908 Veterinary College building and 1888 remnant market brick wall (VHR H1920)

In reflecting on the University High School oval, the more detailed citation for the proposed South Parkville precinct notes as follows:

the school complex maintains the same boundaries as the Victorian-era market, and comprises a group of buildings within the western portion of the site and the school oval in the east.

The citation also contends that the oval has a direct connection to the former market:

The area occupied by the oval has been retained as an open space since the 1860s, interpreting the former market through the plan of the oval and the footprint of the surrounding boundary wall that existed on the site in 1888 (Figure 513). The oval's siting was established with the creation of the school in 1929, and was formalised by 1931. It has remained in almost continual recreational use since this time. Within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development, and having retained its low-scale, open space character since the Victorian period.

The boundaries of the school complex and the horse market are not the same (if the reference is intended to be to the Horse Market) as depicted on the 1896 MMBW plan at Figure 14 (see Figure 7), and additionally, it is not clear what conclusion could be drawn from this in relation to heritage significance.

No evidence is provided for the suggestion that the oval is an 'interpretation' of the former market or for the inference that the recreational use of this land by University High School is somehow related historically to the earlier horse market use. They are very different land uses and there is no continuity or historical link that warrants recognition for heritage reasons.

The meaning of the comment that 'within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development' is unclear. The site was not created as green open space as part of the planning of the suburb or for reasons of visual amenity. Rather, it was land acquired by University High School and developed as recreational space for school use.

Other than for salvaged reused bricks within the current retaining wall, there is no physical fabric remaining on the site that relates to the market occupation of the land, and the oval (now a rectangular playing field with associated courts) has been redeveloped to incorporate a two-level underground carpark. The demountables and other permanent and temporary structures on the site are of no significance. Neither the citation nor the statement of significance suggest the presence of fabric (built or landscape) of significance on the site. Low-scale, open space character is not a basis for significance.

Appendix A to the study provides a rationale for changes to heritage buildings and significant streetscape and references the University High Oval. It notes the upgrade to Significant for the University High School Oval (non-contributory for the remainder of the site and provides the following rationale:

- *Assessed as a significant place within a precinct.*
- *[Streetscape] Part of a collection of buildings significant in their own right.*
- *Outside the revised HO4 extent.*

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The meaning of the comment 'Outside the revised HO4 extent' is unclear as it is proposed to be included in the revised extent.



Figure 7 Comparison between the University High School site (white dash in top plan) and the former Horse Market in the 1890s (bottom); the school site extends further west
Source: Figure 513 in GML Heritage Parkville Heritage Review, p. 645 and MMBW 160 foot: 1 inch plan, 1897, State Library of Victoria

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Comment on the proposed South Parkville Precinct southern boundary

The proposed South Parkville precinct addresses an area of Parkville that has long been subject to heritage controls, but it is now proposed to extend the precinct boundary in this location beyond the current largely Victorian residential streetscapes in Park Drive and Story Street to take in additional areas to the south (on the west side of Park Drive, south side of Story Street and west side of Royal Parade) developed in the twentieth century, including the University High School oval (part of the school itself is already on the VHR) and related land, and the former Veterinary Research Institute (now Bio 21).

The additional areas proposed to be included present as of contrasting historical and current land use and built form character when compared with the balance of the proposed precinct and their inclusion is not clearly justified by the Statement of Significance, nor by the more detailed citation.

Statement of significance

The statement of significance presents the proposed precinct as being 'of local historical, representative, aesthetic, social and associative significance to the City of Melbourne'.³

While there is a general reference to remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct under 'What is significant' (presumably this should be *early twentieth century*), there is no explanation for the inclusion of the additional southern land in the reasons for significance (Why is it significant?). These reasons focus on South Parkville as a 'predominantly residential area'⁴ and on the Victorian-era and Italianate building stock, as well as the history of community action in relation to heritage.

Under Criterion A, historical significance, there is a reference to:

The intact nature of the Victorian-era building stock, included in the residential, commercial and former market area of the South Parkville Precinct, presents an unusual example of a late nineteenth-century suburban Melbourne landscape.⁵

Other than for the remnant sections of the 1888 Northern Market wall (separately listed in the VHR), there is no Victorian-era building stock on the former market area of the proposed South Parkville Precinct.

The later buildings and sites developed on this land in the twentieth century, are not expressive of the precinct's history other than as new institutional uses of land which had previously been reserved for market and associated purposes.

Having regard for the other reasons in the statement of significance (under criteria D, E, G and H), these are not relevant to the former market land.

Heritage citation

While the heritage citation includes information about the historical development of the southern land / former market reserve (see Summary), the historical material in the more detailed heritage citation generally serves to emphasise the *distinction between* the residential areas in South Parkville and the use and development of the market reserve land, rather than seeing the market land as strongly linked (other than by proximity).

In the Precinct History section of the citation it is noted that:

³ GML Heritage, *Parkville Heritage Review – Volume 4 Citations*, July 2023, p. 695.

⁴ GML Heritage, *Parkville Heritage Review – Volume 4 Citations*, July 2023, p. 695.

⁵ GML Heritage, *Parkville Heritage Review – Volume 4 Citations*, July 2023, p. 695.

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By the end of the nineteenth century, South Parkville was substantially developed, and the Victorian character of the streetscape firmly established. A clear demarcation between the residential area north of Story Street, and the Northern Market reserve area south of Story Street, characterised the South Parkville area through the nineteenth century.

The marked-up parish plan at Figure 504 of the study demonstrates the divide (Figure 8).

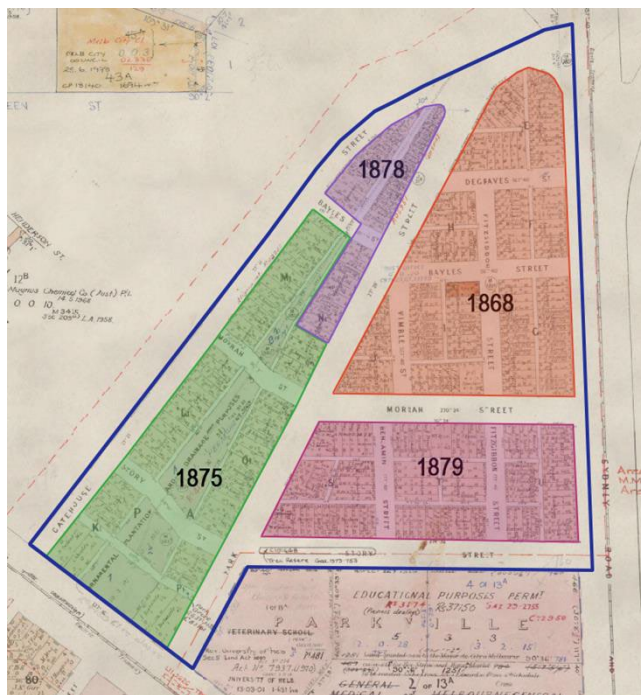


Figure 8 Residential area of South Parkville Precinct (outlined in blue), showing the series of subdivisions that occurred in the area.

Source: Reproduced from GML Heritage, Parkville Heritage Review, p. 634

Further emphasising the distinction between the residential development and the use and development of the market reserve, the citation comments on the uneasy relationship between the contrasting land uses:

Middle-class aspirations for a salubrious suburban area were somewhat at odds with the proximity of houses in Story Street to the livestock market. The market site had been the source of complaints since the early 1880s, due to poor drainage (Leader, 7 June 1884: 27). Following ongoing complaints from residents of South Parkville about the unpleasant sounds and smells emanating from the market, the City of Melbourne built a high brick wall around the market reserve in 1888. This was built to a design by the City of Melbourne architect William Salway, who also designed the Meat Market and the Queen Victoria Market. A remnant of this wall survives in Story Street and Park Drive (VHR 1920, Figure 515). The construction of the high brick wall may have allayed middle-class concerns about the market as an eyesore, and encouraged development in Story Street.⁶

⁶ GML Heritage Parkville Heritage Review, p. 638

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Note that there were two walls. The first was the 1887 walling on Story Street and Royal Parade to the former Horse Market site, constructed to underpin an existing fence at that market (and demolished in 1951 and rebuilt using salvaged bricks). The second was the 1888 brick wall built to enclose the western portion of the market reserve; part of that wall survives and has its own statutory control under the Heritage Act. The core historical significance of the VHR-registered wall is as a remnant of the livestock markets, but it also reflects on the residential interface, its height and solidity signifying the need to protect residents from the nuisances and dangers of the conflicting market land uses. It is a boundary element, but one that is outside, rather than within the residential area.

The *Precinct History* section of the citation goes on to briefly reference the establishment and early history of the University High School site (see Development: 1919-45) but in a purely factual manner.

The *Place Description* section of the citation makes a series of comments which may be relevant to the question of whether the former market land (including the University High School oval in particular) is of heritage significance or contributes to the significance proposed South Parkville Precinct:

The citation's comments are summarised below (Lovell Chen comments *italicised* in square brackets):

- The remaining section of the 1888 wall [*this is the VHR-listed wall, west of the school*] marks the historical visual and functional separation between the South Parkville residential area and the former market area
- There is evidence of the change to institutional uses in the University High School and the former University of Melbourne veterinary school
- The school complex maintains the same boundaries as the Victorian-era market [*horse market?*] and comprises buildings to the west and the school oval to the east [*the boundaries are not the same*]
- Land occupied by the oval has been retained as open space since the 1860s, interpreting the former market through the plan of the oval and the footprint of the surrounding boundary wall of 1888
- The oval has been in almost continuous recreational use since 1931
- 'Within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development, and having retained its low-scale, open space character since the Victorian period'
- The school incorporates buildings from 1929 (VHR-listed) and later 'added in an ad hoc manner'
- To the west of University High School are the surviving sections of the Northern Market wall (1888) and surviving portions of the Veterinary School Building

None of these comments are considered to provide justification for the inclusion of the subject site in HO4. In summary:

- The clear historical distinction between the former market land and the residential areas is confirmed, which does not support the inclusion of the southern land.
- Some references to the University High School Oval are either incorrect or not substantiated (as noted earlier, the school site does not have the same boundaries as the horse market and the oval does not 'interpret' the market, the oval is a recreational facility constructed as part of a school not planned 'green open space in the suburb'. The horse market would not historically have been understood as 'open space.'
- No significant fabric or landscaping is identified on the University High School land (beyond the VHR-listed portion of the school, which is outside the proposed precinct). The 'oval' now comprises a combination of playing field and courts.

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Finally, the *Comparative Analysis* section of the citation contains only limited reference to the former market land:

The retention of the urban demarcation between the residential and former market area, which changed to the more residentially compatible institutional uses in the early twentieth century, ensures that physical traces of this Victorian landscape are retained.

The physical traces of the *Victorian landscape* (Victorian period?) are understood to be limited to the remaining 1888 VHR-listed wall to the western end of Story Street and to part of Park Drive and Flemington Road.

Conclusion

Based on this review, the following conclusions and recommendations are provided:

The southern boundary of the proposed South Parkville Precinct (HO4) should be revised to exclude the non-VHR land as part of the University High School site at 77 Story Street Parkville.

While the nineteenth century history of the site as part of the Horse Market is of interest, the current fabric and layout of the University High School Oval does not reflect on or demonstrate this history, nor does it relate to or reflect the core values of the HO4 precinct. The oval is not of heritage significance and does not meet the definition of Significant Heritage Place.

Significant heritage place

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A significant heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a significant heritage place can make an important contribution to the precinct.

The oval does not warrant the application of the HO either as part of a proposed HO4 precinct or in its own right.

The balance of non-VHR University High School land (to the south of the VHR registered land) is acknowledged in the statement of significance as non-contributory, and should also be excluded from the proposed precinct.

LOVELL CHEN

Historical images

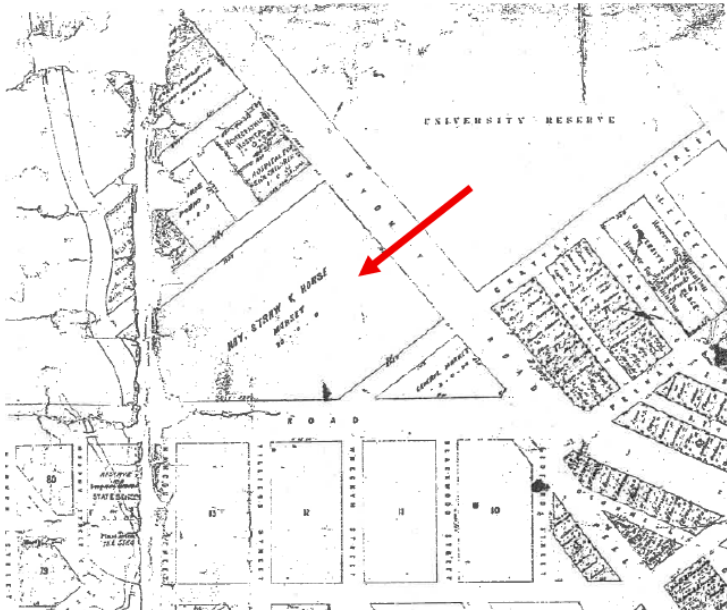


Figure 9 Plan showing allotments and reserves including the Hay Straw and Horse Market reserve
 Source: Wills & McGoldrick, 1858-59, copy in Lovell Chen archives, provided by the City of Melbourne Land Survey Branch, 2001

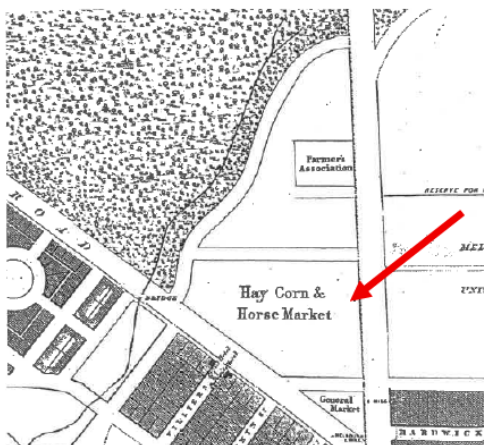


Figure 10 Kearney's Plan of Melbourne, 1855
 Source: State Library of Victoria

LOVELL CHEN

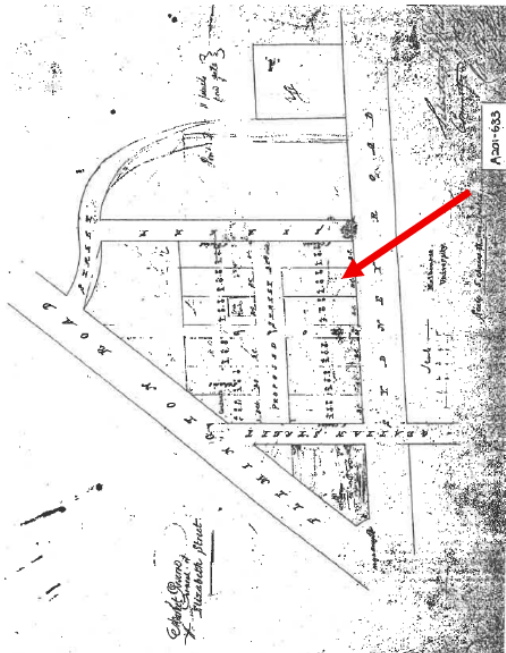


Figure 11 Market Reserve at Head of Elizabeth Street, 1862

Source: Copy in Lovell Chen archives, provided by the City of Melbourne Urban Design Branch, 2001



Figure 12 Another late nineteenth century (c. 1888) plan showing the Horse Market, Pig Market and the balance of the broader site designated as City Depot

Source: Copy in Lovell Chen archives

LOVELL CHEN

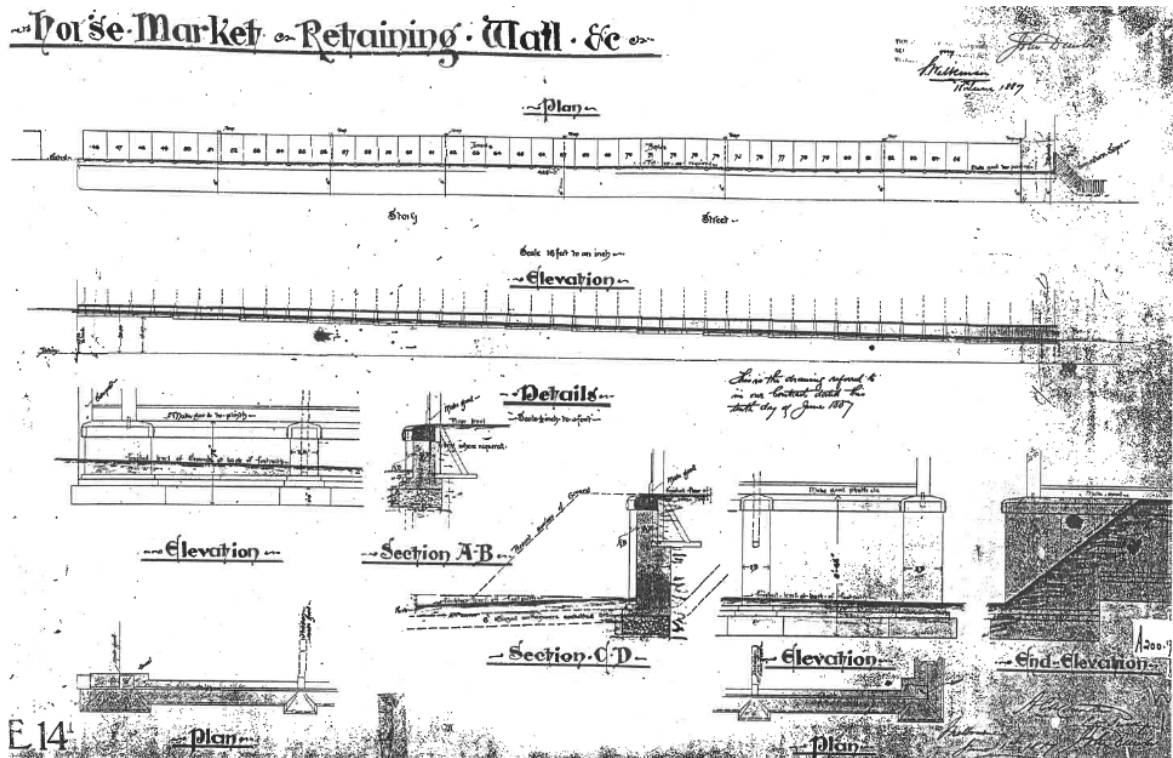


Figure 13 Plan of the 1887 retaining wall to the Horse Market on Story Street
Source: Copy in Lovell Chen archives, provided by the City of Melbourne Urban Design Branch, 2001

LOVELL CHEN

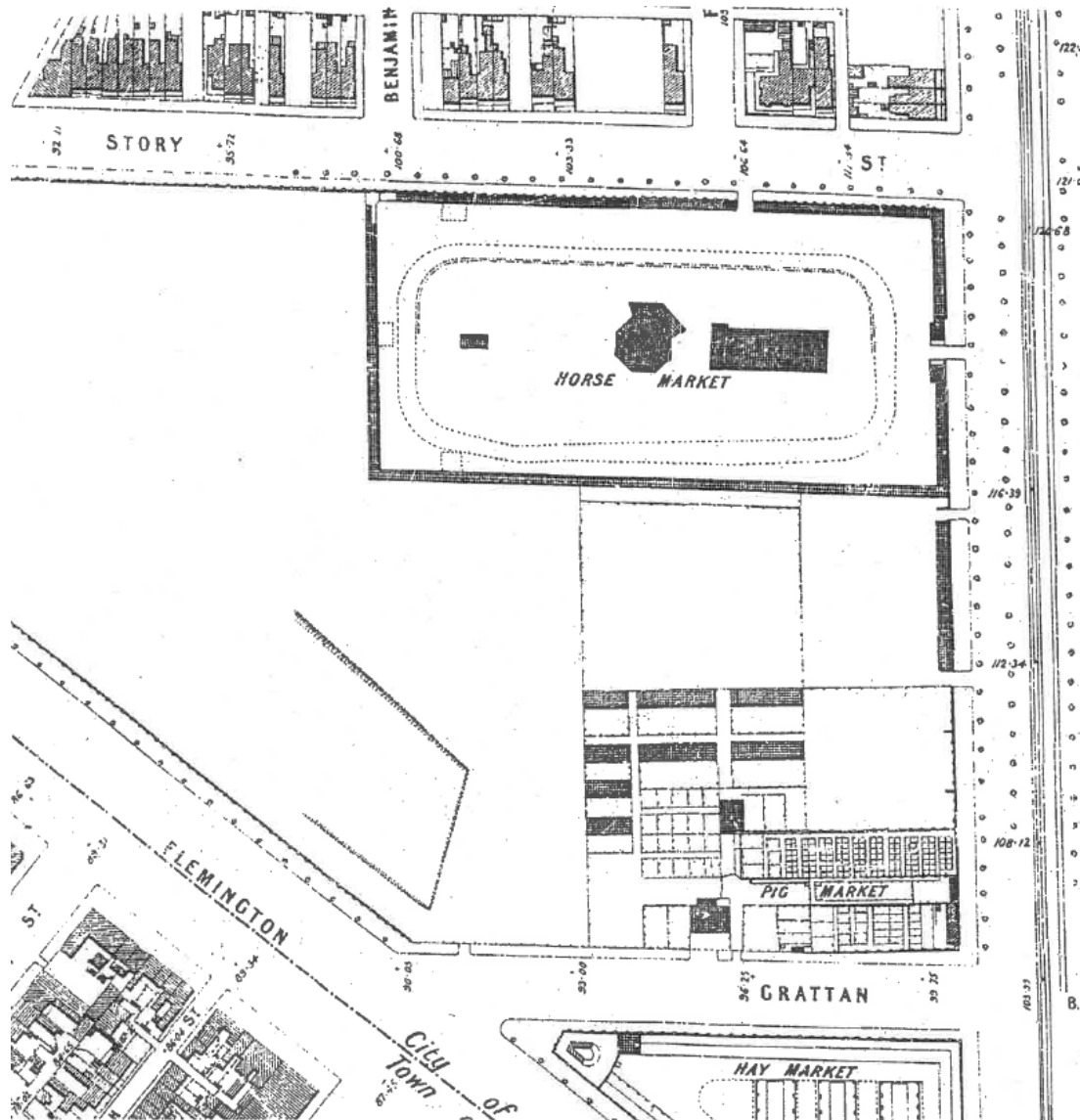


Figure 14 Melbourne and Metropolitan Board of Works 160 foot to 1 inch plan, 1896
Source: State Library of Victoria

LOVELL CHEN

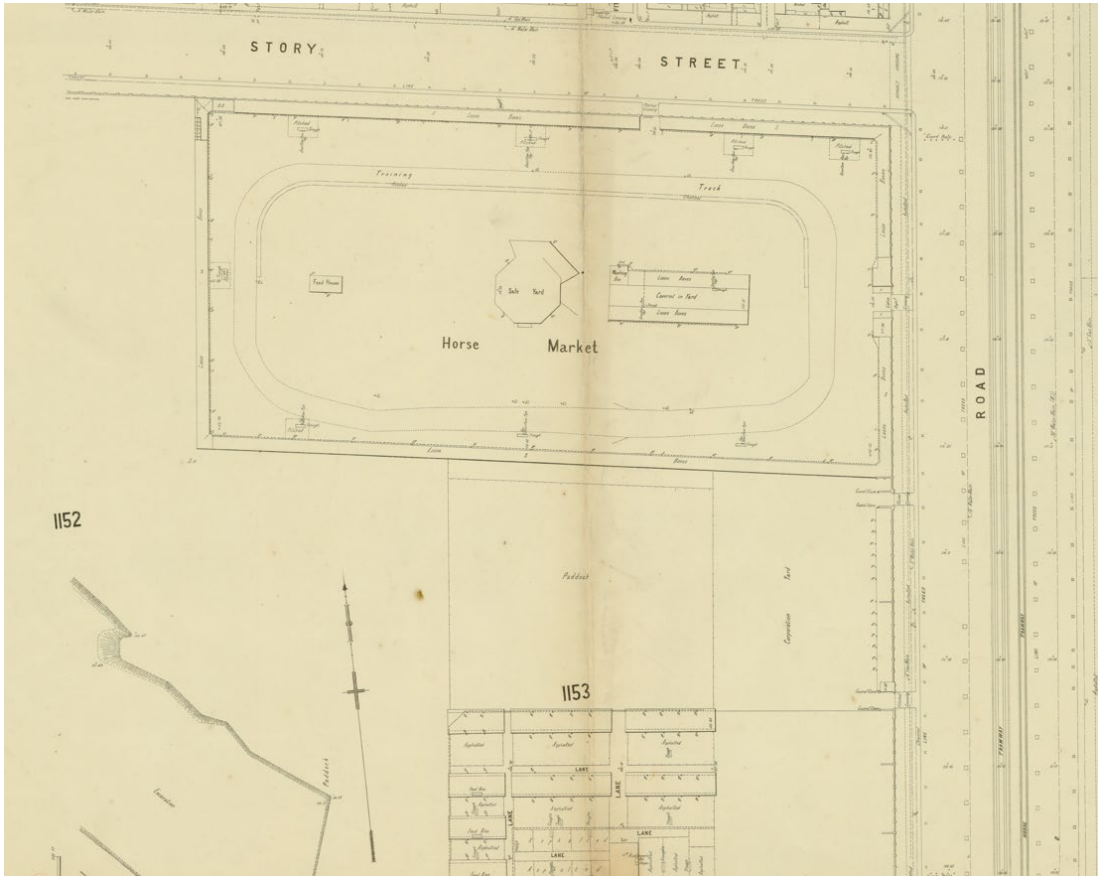


Figure 15 Part of MMBW Detail Plan 1153, 1896
Source: State Library of Victoria



Figure 16 1931 aerial view showing establishment of playing fields for University High School
Source: Landata



Figure 17 American soldiers at the Royal Parade entry to the school site (temporary army camp), 1941-47 (demolished)
Source: State Library of Victoria, H2000.200/1245

LOVELL CHEN



Figure 18 1948 oblique aerial view of the former market reserve with the new uses developed, subject site indicated

Source: Airspy, State Library of Victoria, H91.160-470



Figure 19 Detail of the 1948 Airspy view, the retaining wall on Story Street is still in place in this view

Source: Airspy, State Library of Victoria, H91.160-470

LOVELL CHEN



Current photographs



Figure 20 Demountables and rebuilt retaining wall on the Story Street frontage of the oval, view looking west
Source: Lovell Chen, 2025



Figure 21 Royal Parade frontage of the oval, looking south-west, entry mid-view
Source: Lovell Chen, 2025

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Figure 22 Entry on Royal Parade
Source: Lovell Chen, 2025



Figure 23 View west across the southern part of the oval
Source: Lovell Chen, 2025



Figure 24 View looking north-west over the oval
Source: Lovell Chen, 2025



Figure 25 Road to the south of the oval and RMH carpark entry in the distance

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Figure 26 VHR-registered University High School
Source: Lovell Chen, 2025



Figure 27 VHR-registered Northern Market wall on Story Street, west of University High School
Source: Lovell Chen, 2025



Figure 28 Victorian residences on the north side of Story Street
Source: Lovell Chen, 2025

SUBMISSION 11 - 381 Royal Parade, Parkville (Manning Building)

30 October 2025

Heritage Strategy
City of Melbourne
E: heritage@melbourne.vic.gov.au (lodged via online submission form)

To whom it may concern,

SUBMISSION TO PLANNING SCHEME AMENDMENT C444**381 ROYAL PARADE, PARKVILLE (MONASH UNIVERSITY INSTITUTE OF PHARMACEUTICAL SCIENCES)**

Dexus welcomes the opportunity to provide this submission on Amendment C444 to the Melbourne Planning Scheme, which proposes the introduction of heritage controls across the Parkville area. This submission specifically relates to 381 Royal Parade, Parkville, known as the Manning Building and identified by Monash University as Building 404. Together with the adjoining property at 399 Royal Parade, these buildings are owned by Dexus and form part of the Monash University Institute of Pharmaceutical Sciences (Parkville campus).

Our submission addresses the significant impacts that the proposed heritage controls are expected to have on the role and function of the University and the subject land, should they be applied. Given the University's position as a leading global centre for pharmacy and pharmacology research and education, we have serious concerns about the implications of applying the Heritage Overlay to this land.

As outlined in the following sections, our key concerns relate to:

- a) Limitations on the ability to modernise and adapt specialist lab and equipment in the building.
- b) Limitations on development potential which will limit future operational capacity.
- c) Limitations on the University's ability to advance its current role as an industry leader, in conflict with the purpose and role of the Parkville Priority Precinct and National Employment and Innovation Cluster.
- d) Insufficient heritage significance to meet the threshold for inclusion in the Heritage Overlay.

Summary of request:

- That the Manning building be removed entirely from the proposed Heritage Overlay.
- If the Heritage Overlay is applied:
 - o Exemptions should be made via an incorporated document (or other instrument) to exempt works typical to pharmaceutical / laboratory uses to support the site's ability to progress as a leader in the pharmaceutical and educational realms.



1. SITE CONTEXT

Dexus owns a portion of 381 and 399 Royal Parade, Parkville, the two northernmost buildings of Monash University's Parkville campus (Figure 1). This submission focuses on the Manning Building at 381 Royal Parade (Monash Building 403) (Figure 2). The building and surrounding campus accommodates the Monash University Institute of Pharmaceutical Sciences and forms part of a nationally significant biomedical precinct, which is expected to continue growing in both academic and research activity.

The site is bound by residential and educational uses to the west and educational, commercial and hotel uses spanning to the north and south. More broadly, the site faces Princes Park to the east and the Royal Park Golf Course across The Avenue to the west. The land is located in the Commercial 1 Zone and is affected by the Design and Development Overlay, Schedule 37 (DDO37) which seeks to protect the amenity and outlook of Royal Park, and the adjoining boulevard character of Royal Parade.

Notwithstanding this, the University is identified in several state-level strategic documents as containing multi-faceted significance. The site is located within the Parkville National Employment and Innovation Cluster (NEIC), is identified in the Plan for Victoria as a 'Priority Precinct', and is nominated as 'Australia's world-renowned bio-medical research centre', home to a number of industry leaders.

It is the role that the campus and associated infrastructure plays in the broader health, education and research sectors that forms the basis of this submission, which views the implementation of a Heritage Overlay as a measure that will substantially restrict the expansion and strengthening of the site's role and purpose.

Figure 1 – Monash University Parkville Campus (aerial view)







2. AMENDMENT C444

Amendment C444melb 'Parkville Heritage Review' seeks to implement the recommendations of the Parkville Heritage Review (GML Heritage, 2023), resulting in the application of a Heritage Overlay to the three southernmost buildings of the campus and classification of these buildings as 'significant' heritage buildings. Of relevance to Dexus, this encompasses Monash building '403', known as the Manning Building (Figure 2).

The proposed schedule refers to this portion of the overlay as the '*Victorian College of Pharmacy (Monash University Faculty of Pharmacy and Pharmaceutical Sciences)*' and nominates the following elements of the site as being contributory to the significance of the place:

- *Original curtained wall construction;*
- *External form, materials and detailing;*
- *High level of integrity to its original design;*
- *Original setback from Royal Parade and linking bridges between each building;*
- *Higuchi Sculpture by Norma Redpath (1968–70) (Manning Building, external).*

The Victorian College of Pharmacy is noted as being of '*local historical, representative and aesthetic significance to the City of Melbourne*'. Of particular concern are the limitations proposed on changes to built form within the site, which include:

- Full or partial demolition of significant or contributory buildings, including key elements and principal facades, will generally not be permitted, with an emphasis on retaining the building's complete three-dimensional form and avoiding facadism.
- Additions to significant or contributory buildings must respect their character, scale, materials and style, be set back to maintain prominence and roof form, avoid dominating or obscuring key façades, and remain visually distinguishable from the original structure.

Of particular relevance to the site's ability to accommodate changes considered routine for laboratories and applied science research, include:

- Sustainability fixtures such as solar panels, solar hot water systems or water tanks may be installed on visible parts of significant or contributory buildings only where no feasible alternative exists, they do not detract from heritage character, align with the roof profile, and can be removed without damaging significant fabric.
- For new buildings, services and ancillary fixtures should be concealed, integrated, or incorporated into the overall design.

3. SUMMARY OF SUBMISSION

We are concerned with the proposed Heritage Overlay due to:

- a) Limitations on the ability to modernise and adapt specialist lab and equipment in the building.
- b) Limitations on development potential which will limit future operational capacity.
- c) Limitations on the University's ability to advance its current role as an industry leader, in conflict with the purpose and role of the Parkville Priority Precinct and National Employment and Innovation Cluster.
- d) Insufficient heritage significance to meet the threshold for inclusion in the Heritage Overlay.

These submissions have been expanded upon within the following sections.



A. LIMITATIONS ON THE ABILITY TO MODERNISE AND ADAPT SPECIALIST LAB AND EQUIPMENT IN THE BUILDINGS

The pharmaceutical industry is one of the fastest-evolving sectors globally, and is driven by constant advances in research, technology and importantly, regulatory requirements. Universities specialising in pharmaceutical sciences such as the Monash Institute of Pharmaceutical Sciences must keep pace with these changes to not only remain competitive, but to ensure that facilities are in keeping with industry standards. Characteristically this requires regular upgrades to laboratories, teaching spaces and specialist facilities, which while often internal, do require external building changes to accommodate them. Recent investments by Monash University can be seen, with roof tops on site housing substantial plant and equipment required to support modernisation of laboratory spaces. New plant and equipment, building systems, openings and windows are typical changes required to meet standards set for safety, efficiency and sustainability.

The proposed Heritage Overlay seeks to implement restrictions on façade alterations and the installation of plant. While the Heritage Overlay's schedule is proposed for alteration (including the site and others), the head provision includes the following triggers:

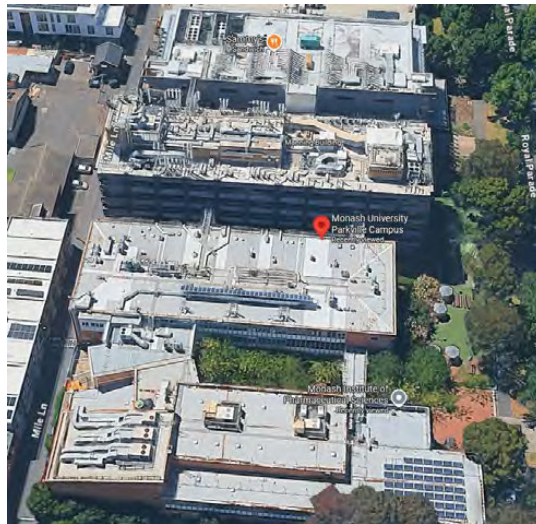
- *Construct a building or construct or carry out works including:*
 - o *Services normal to a building other than a dwelling to small second dwelling, including chimneys, flues, skylights, heating and cooling systems, hot water systems, security systems and cameras, downpipes, window shading devices, or similar, if the works are visible from a street (other than a lane) or public park.*
- *Externally alter a building by structural work, rendering, sandblasting or in any other way.*
- *Internally alter a building if the schedule to this overlay specifies the heritage place as one where internal alteration controls apply.*

The existing plant on top of each building proposed for inclusion in the Heritage Overlay can be viewed directly from both road frontages (Figure 3). As can be seen in Figure 3, there is significant plant extending above the roofline of the Manning Building. Under the proposed controls, the installation of visible plant in the future, such as air handling units, exhaust systems or rooftop solar, would trigger a planning permit under the Heritage Overlay and relevant heritage tests would need to be applied.

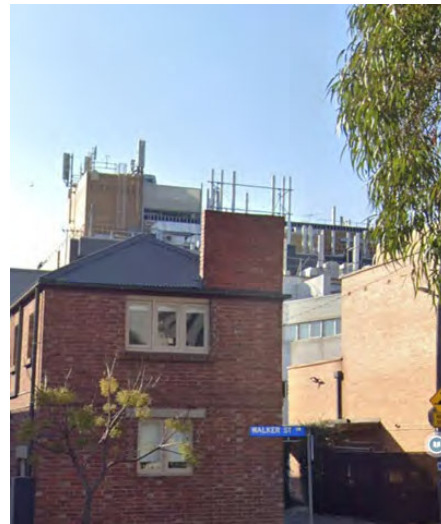
While it is acknowledged that these controls are designed to protect the architectural and historical significance of a place, the result may limit the ability of the University to modernise in a timely fashion, if at all. Cleanrooms, temperature-and-humidity regulated laboratories and advanced ventilation systems required to manage chemical or biological materials require not only maintenance, but replacement for newer, more efficient systems. The rooftop plant required for modern laboratories is highly visible to the public realm, therefore would be subject to heritage controls, should they ever require replacement and upgrading.



Figure 3 – Existing rooftop plant on campus (Buildings 401-404)



Aerial view of rooftop plant



View of Manning Building (403) rooftop plant from Walker Street

Source: Google Maps

The inability to install visible plant or make necessary external changes (such as window treatments, new openings, pipes etc.) and the high likelihood that the impact of these works would not be acceptable from a heritage perspective could therefore delay or prevent the delivery of these facilities. In practice, this means that upgrades to meet new industry standards or accommodate emerging research fields may be slowed by lengthy statutory negotiations or completely restricted. This is expected to have a direct impact on the University's readiness to respond to industry shifts – a recent example of this being contributions to rapid mRNA technology development.

Heritage restrictions would limit the campus' ability to create and offer purpose-built spaces that meet industry specifications and expectations, reducing their competitiveness not only as an educational institution, but within the field of pharmaceutical development. This in turn would threaten the site's status as 'Australia's world-renowned bio-medical research centre', and conflict with the purpose of the corresponding State directive as a National Employment and Innovation Cluster / Priority Precinct under the Plan for Victoria.

In the first instance, it is submitted that the Heritage Overlay should not be applied to the site. However, if it does proceed, exemptions should be made via an incorporated document (or other instrument) to exempt works typical to pharmaceutical / laboratory uses to support the site's ability to progress as a leader in the pharmaceutical and educational realms.



B. LIMITATIONS ON DEVELOPMENT POTENTIAL WHICH WILL LIMIT FUTURE OPERATIONAL CAPACITY

The site is subject to a discretionary height control of 24 metres under DDO37. As Melbourne City Council is aware, discretionary controls provide guidance on preferred building heights but allow variation where the surrounding context and policy supports it. In this case, the context of taller nearby buildings, location and role within a Priority Precinct and the Parkville NEIC and ability to mitigate unreasonable impacts to surrounding sensitive uses indicates that increased height would be supportable.

The application of a Heritage Overlay introduces unreasonable constraints. Heritage Overlays are intended to protect the architectural and historical significance of a place however implementation in this case will limit alterations and additions that impact the external appearance or heritage fabric of the building. These limitations include minor works such as window treatments and façade changes, as well as larger changes such as increases in height and the introduction of any new built form that could be considered visually intrusive or inconsistent with the heritage values.

These controls would significantly reduce the potential to increase building height or expand the built form, despite its suitability for such development under the existing controls. As a result, the University's capacity to expand teaching, research, and support facilities would be constrained. Physical expansion is, in this case, necessary to accommodate growth in student enrolments, new research programs, and modern laboratory requirements given the nature of pharmaceutical studies. Limiting development reduces opportunities to increase floor space efficiently and may require less optimal expansion elsewhere, likely outside of the NEIC.

In practical terms, the Heritage Overlay would restrict the University's ability to respond to future demand, potentially limiting student capacity and research output. This demonstrates a direct conflict between heritage protection objectives, the operational needs of a specialised educational and research institution and the State's directive under Plan for Victoria to deliver transformational change within Priority Precincts as well as support and bolster the internationally important biomedical capabilities of the Parkville NEIC.

C. LIMITATIONS ON THE UNIVERSITY'S ABILITY TO ADVANCE ITS CURRENT ROLE AS AN INDUSTRY LEADER, IN CONFLICT WITH THE PURPOSE AND ROLE OF THE PARKVILLE PRIORITY PRECINCT AND NATIONAL EMPLOYMENT AND INNOVATION CLUSTER

The Monash Institute of Pharmaceutical Sciences is a major contributor to Australia's biomedical research sector and is currently ranked number two in the world for Pharmacy and Pharmacology, recognised internationally for its excellence in education, innovation, and scientific advancement. It forms part of the Parkville National Employment and Innovation Cluster (NEIC) and is recognised within a Priority Precinct under the Plan for Victoria. These clusters are central to the state's future economic growth, designed to attract workers, students, and visitors, and to expand educational and employment opportunities through concentrated investment in research, technology, and infrastructure.

To maintain its status as a world-renowned biomedical research and education centre, the University must continue to advance through targeted technical upgrades. This includes developing new laboratories equipped to meet evolving research needs, providing additional floor space to accommodate growing student and staff numbers, and integrating modern technology to support cutting-edge teaching and research. The pace of change in biomedical science demands that such upgrades be delivered efficiently and without unnecessary delay.

The introduction of a Heritage Overlay on the site would impose significant constraints on this process. Heritage controls limit the ability to make timely changes to operational equipment such as external plant. In a pharmaceutical and biomedical context, plant such as air handling units, exhaust systems, and specialist ventilation is essential for laboratory function, compliance with safety standards, and the maintenance of controlled environments. Restrictions on the visibility or placement of such equipment can delay upgrades or require costly alternative solutions.

Heritage controls also restrict opportunities to increase floor space, particularly through vertical extensions or substantial alterations to existing buildings. This directly impacts the University's operating capacity, reducing



its ability to accommodate more students, researchers, and collaborative projects. Over time, these limitations can diminish competitiveness in the educational and research space, making it harder to attract talent, secure funding, and build industry partnerships.

If expansion becomes too constrained, relocation to a site with fewer restrictions may be considered. Such a move would conflict with the objectives of the NEIC, which relies on colocation of complementary industries and the growth and strengthening of its contributors to achieve its economic and innovation goals.

The success of NEICs, which are identified as the future of the Victorian economy, depend on the ability of participants to grow in response to sector demands. Restrictive heritage controls on strategically important sites risk undermining this capacity and, by extension, the broader economic and innovation ambitions of the State.

D. INSUFFICIENT HERITAGE SIGNIFICANCE TO MEET THE THRESHOLD FOR INCLUSION IN THE HERITAGE OVERLAY

In reviewing the merits of the proposed heritage citation, we have concern with the application of the Heritage Overlay to the Manning Building. Constructed in 1971, it was built almost 15 years after the neighbouring Sissons and Scott Buildings. Since its completion, the building has also undergone a number of alterations which are visible on the façade.

The attached memorandum of advice prepared by [REDACTED] Urbis details the reasons why the Manning Building does not warrant inclusion within the Heritage Overlay, providing an assessment of the place against the eight recognised heritage criteria.

The memorandum concludes that the Manning Building is not of sufficient significance to meet the threshold for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. Later alterations have had a detrimental impact on the integrity, appreciation and legibility of this building, and it does not meet the requisite level of historical, representative or aesthetic significance.

Given that heritage significance has not been adequately established, we submit that the extent of the proposed Heritage Overlay be reduced to exclude the Manning Building.

4. CONCLUSION

We appreciate the opportunity to submit to this Amendment and ask that, in assessing the appropriateness of the proposed Heritage Overlay, consideration be given to both the needs of the University and its critically important role within the Parkville NEIC and Priority Precinct.

Dexus requests the opportunity to present at a future Planning Panel to further outline our concerns, and we would welcome ongoing discussions with the City of Melbourne regarding the proposed amendment.

Should you require any further information on this submission, please contact [REDACTED]
[REDACTED]

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

[REDACTED]



Manning Building, 381 Royal Parade, Parkville: Preliminary Heritage Assessment

Urbis is pleased to provide the following Preliminary Heritage Assessment for the Manning Building on the Victorian College of Pharmacy site at 381 Royal Parade, Parkville (subject site).

This Preliminary Heritage Assessment has been prepared in response to the proposed inclusion of the site at 381-405 Royal Parade within a Heritage Overlay of the Melbourne Planning Scheme, recommended as part of the Parkville Heritage Review, Amendment C444melb (GML Heritage, 2023).

This Preliminary Heritage Assessment draws on a site visit, initial background research, and a review of the proposed citation and Statement of Significance for the place provided in the Parkville Heritage Review. This Preliminary Heritage Assessment is not a full heritage assessment but sets out whether we believe the buildings on the site are of sufficient significance to warrant the introduction of a site-specific Heritage Overlay as proposed under Planning Scheme Amendment C444melb.

1 Introduction

In 2021, the City of Melbourne commissioned GML Heritage to undertake the Parkville Heritage Review. The Review involved a comprehensive review of all existing heritage places within the study area and the assessment of new places for inclusion within the heritage overlay.

In 2023, the Parkville Heritage Review was completed. The Review recommended a new Heritage Overlay be applied to the subject site. The subject site was assessed to be of local historical, representative and aesthetic significance to the City of Melbourne.

In November 2023, the City of Melbourne Future Melbourne Committee supported the implementation of the Parkville Heritage Review through a Planning Scheme Amendment. In May 2025, the Minister for Planning authorised the commencement public exhibition of the Planning Scheme Amendment, C444melb, which seeks to implement the recommendations of the Parkville Heritage Review on a permanent basis. This amendment is currently being exhibited with submissions sought from 18 September – 31 October 2025.

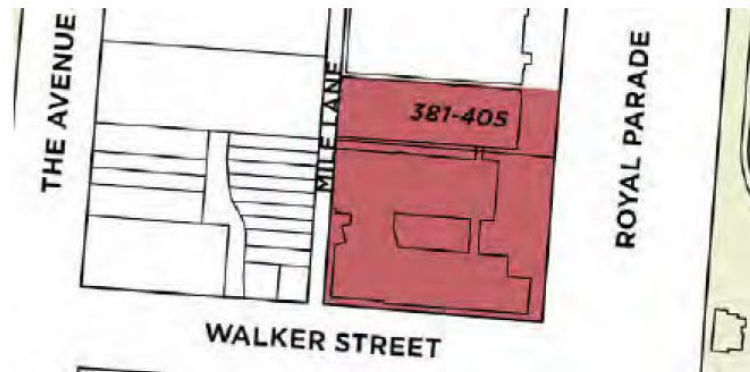


Figure 1 – The proposed extent of the HO which will apply to the subject site (outlined in red).

Source: Amendment C444melb, Parkville Heritage Review, GML Heritage, 2023.

2 Summary Description and History

Three main buildings stand on the site that is proposed to be included in the Heritage Overlay to the Melbourne Planning Scheme: the Sissons Building and Scott Building to the south and centre of the site respectively, and the Manning Building to the north of the site (Figure 2). Although the Manning Building is the subject of this heritage assessment, the Sisson and Scott Buildings are discussed below.

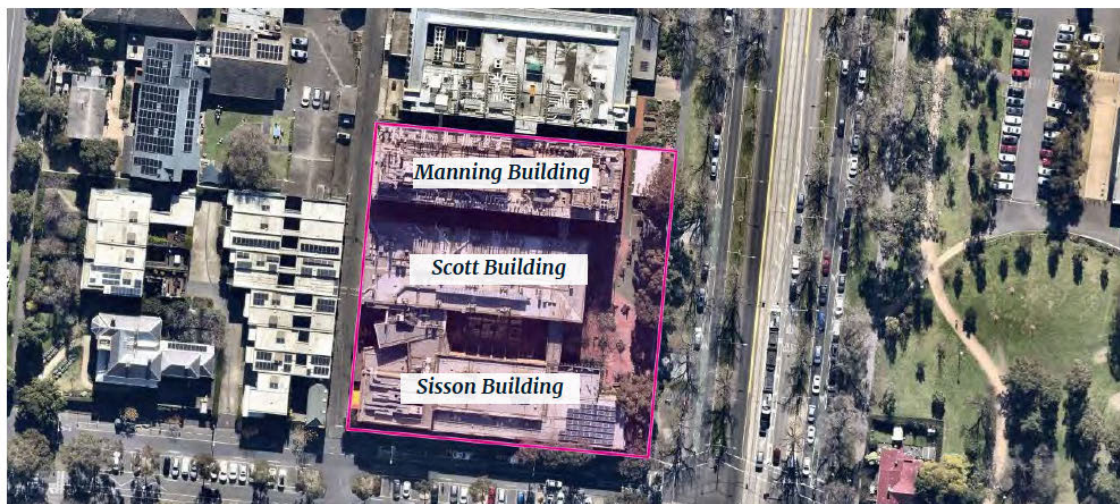


Figure 2 – Subject site with individual buildings named and the proposed extent of the HO outlined in pink.

Source: Nearmap, with Urbis overlay.



2.1 Sissons and Scott Buildings

- The Sissons Building and Scott Building were the first two buildings constructed on the subject site. The buildings were commissioned as the new campus for the Victorian College of Pharmacy.
- The buildings were designed by architect Gordon Murphy of Cowper, Murphey & Associates, with plans developed throughout 1956 and 1958. The buildings and the new campus opened in 1960.
- The two buildings were designed as companion buildings with the same modern design including cream coloured face brick and curtain wall glazing. A bridge connects the two buildings towards the east. A photograph of the buildings after completion in 1960 are shown in Figure 3. Internally, the Sisson building contains a mural by artist Leonard Annois.



Figure 3 – The Sissons and Scott Building, 1960, photographed by Wolfgang Sievers.

Source: State Library of Victoria, H2003.100/301.



Figure 4 – Aerial photograph showing the subject site, c.1967.

Source: City of Melbourne Maps.

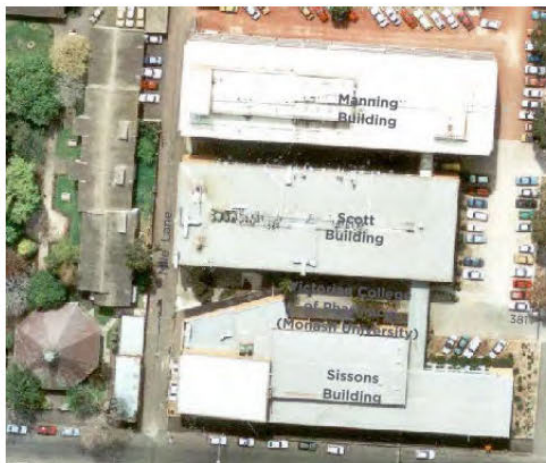


Figure 5 – The subject site, c.1994.

Source: City of Melbourne Maps.

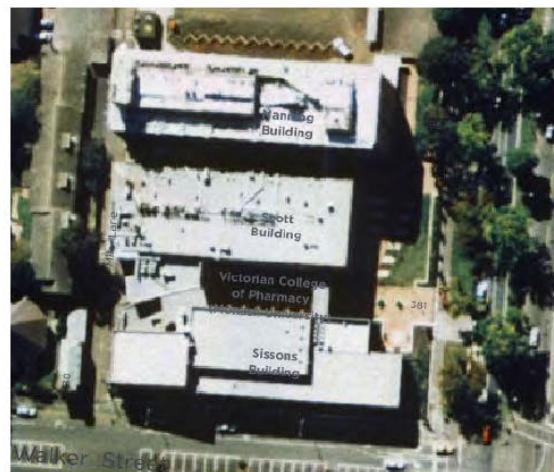


Figure 6 – The subject site, c.2000.

Source: City of Melbourne Maps.



2.2 Manning Building

- The Manning Building was completed in 1971 to the designs of R. G. Monsburgh & Associates. The building was commissioned to meet increased enrolments for the College.
- The building was originally designed as a three storey structure but was subsequently amended to be a five storey structure.
- The building adopts a simpler design than the Sisson and Scott buildings. The main eastern façade is a sheer brick wall defined by a full height vertical slit window and vent (which is a later addition). The sculptural artwork *Higuchi Sculpture* (Norma Redpath, 1970–1972) is mounted to this front wall. Simple cement rendered cantilevering balconies characterise the side facades.



Figure 7 – The Scott Building and Manning Building, 1991.

Source: Parkville Heritage Review, Monash University Archives.



2.2.1 Integrity

Some changes have been subject to the Manning Building including:

- The installation of new black aluminium framed windows in the slit window to the east façade and west façade.
- Installation of a new slit vent to the east façade next to the slit window.
- Installation of corrugated metal clad risers to the side balconies.
- Installation of services and equipment including rooftop plant equipment.

These changes are indicated at Figure 10.

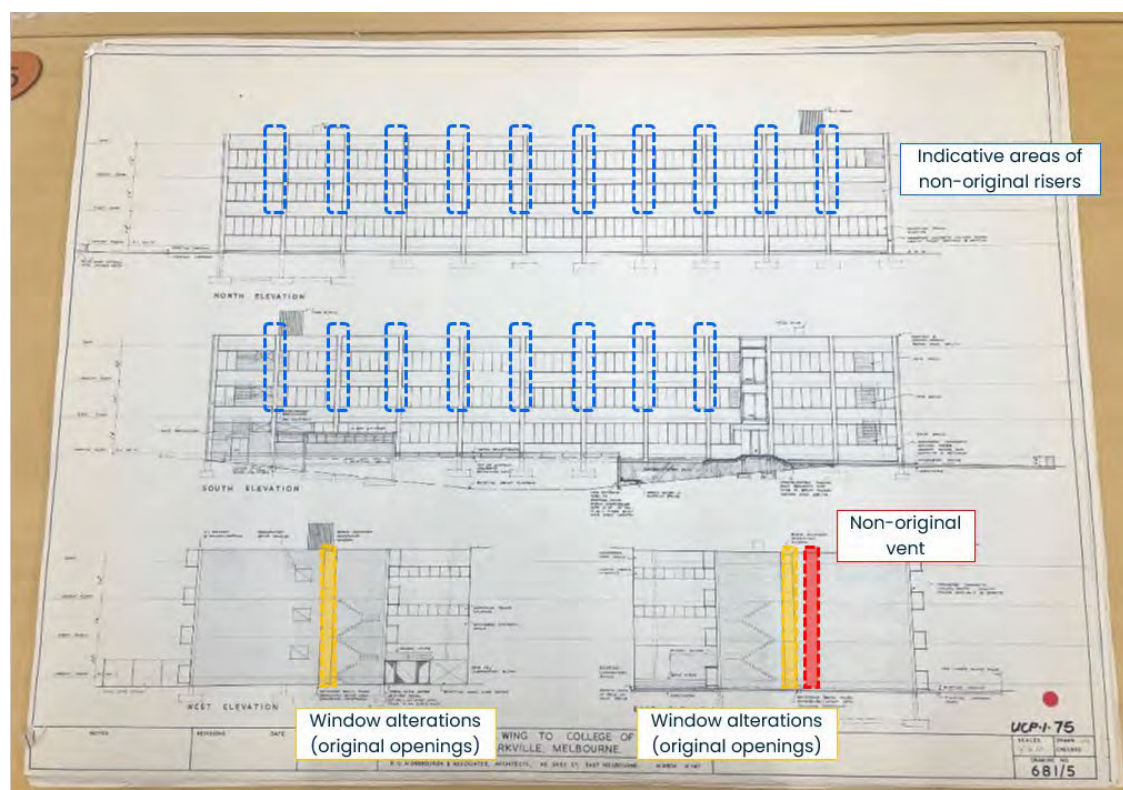


Figure 8 – Indicative alterations, additions and changes to the Manning Building based on 1968 plans. Note that these plans show only the proposed three storey extent of the buildings with the upper two storeys being a later design modification which repeated the same form of the lower levels.

Source: Architectural plans as included in Parkville Heritage Review, with Urbis markup.



3 Proposed Statement of Significance

The proposed Statement of Significance for the 381–405 Royal Parade, Parkville: Victorian College of Pharmacy, as included within Planning Scheme Amendment C444melb Parkville Heritage Review (GML Heritage, 2023), reads as follows:

What is significant?

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, built in 1956–60 and 1968–70, is significant.

Elements that contribute to the significance of the place include (but are not limited to) the building's: [sic]

- *original curtained wall construction*
- *external form, materials and detailing*
- *high level of integrity to its original design*
- *original setback from Royal Parade and linking bridges between each building*
- *Sissons Mural by Leonard Annois (1956–60) (Sissons Building, internal)*
- *Higuchi Sculpture by Norma Redpath (1968–70) (Manning Building, external).*

More recent additions to the Sissons and Scott buildings are not significant.

How is it significant?

The Victorian College of Pharmacy at 381–405 (part) Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

The Victorian College of Pharmacy is of historical significance as a higher education institution which expanded to Parkville in the postwar period. It was established as a private college in 1881 by the Pharmaceutical Society of Victoria, and originally based at Swanston Street, Melbourne. The college purchased land at Royal Parade in Parkville in 1950, to establish a new college in line with increasing enrolments and the college's evolving approach to pharmacy education and training. From the 1960s, the college underwent rapid transformation, establishing itself as a hub of original and exciting research, gaining the right to award a Bachelor of Pharmacy degree by 1967. By 1983, the college became a declared institution, and was able to confer degrees, giving it the same academic standing as universities. (Criterion A)

The Victorian College of Pharmacy is of representative significance as a fine example of the postwar International Style. Designed in 1956–58 by Gordon Murphy of Cowper, Murphy and Associates, the site comprises three buildings, two of which are linked by a pedestrian bridge and reflect key characteristics of the International Style including a dramatic curtain wall construction, cuboid form, and expansive unadorned brickwork. The third building on the site, constructed in 1968–70, responds aesthetically to the original buildings; however, it is reflective of the increased use of materials such as precast concrete in Modernist design, characterised



by the bold projecting precast concrete balconies that dominate the buildings' side elevations. The Victorian College of Pharmacy is representative of a small number of educational buildings in Parkville which adopted the International Style in the mid-1950s including Wilson Hall, the Beaurepaire Centre, and the Baillieu Library at the University of Melbourne. (Criterion D)

The Victorian College of Pharmacy is of aesthetic significance for the Sissons Mural completed by artist Leonard Annois in 1961. Described as Annois' magnus opus, the mural was created using the fresco secco medium, and beautifully portrays the development of science, medicine and pharmacy throughout the ages. Located in Cossar Hall, the mural has been the backdrop of countless formal events and graduations, and is an integral element of the Victorian College of Pharmacy. (Criterion E)

The Victorian College of Pharmacy is of aesthetic significance for the Higuchi Sculpture completed by artist Norma Redpath in 1970. The bronze cast sculpture is composed of two parts: a disc on which there are several ridges and a rectangle with an arc set in. As a whole, the sculpture represents the three main streams of knowledge taught in the pharmaceutical sciences (biological science, physical science and pharmaceuticals), and the integration of academic, practical and professional training and experiences. The Higuchi Sculpture presents boldly from the expansive plain face brick wall of the Manning Building, making it a prominent visual landmark when viewed from Royal Parade. (Criterion E)

4 Heritage Assessment

As part of any heritage assessment, the significance of the place must be clearly demonstrated to justify the place's inclusion in the Heritage Overlay. Planning Practice Note 1: Applying the Heritage Overlay (PPN01), a state government document that provides guidance about applying the heritage overlay, states that each place should be assessed against a set of eight recognised heritage criteria to determine the heritage significance of a place. These model criteria have been broadly adopted by heritage jurisdictions across Australia and should be used for all new heritage assessment work.

PPN01 also states that some comparative analysis is also required as part of any heritage assessment to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay.

5 Assessment Against Criteria

While not proposed in the amendment or recommended in the Parkville Heritage Review, consideration was also given as to whether the property would meet any of the relevant criteria in Planning Practice Note 1 (PPN01), at a level that would support an individual HO.

Responses are provided against the assessment criteria as follows:



Criteria	Assessment
Criterion A	Importance to the course or pattern of our cultural or natural history
Historical Significance	Response: The Victorian College of Pharmacy is identified as being of historical significance as a higher education institution which expanded to Parkville in the postwar period. It is not considered that the later Manning Building meets the threshold for Criterion A. The Manning Building was not one of the College's original Parkville campus buildings. By this logic, all educational buildings constructed by the Victorian College of Pharmacy, regardless of their age would be considered significant to the College as they demonstrate the historical use and development of the site. No other historical associations are identified.
Criterion B	Possession of uncommon, rare or endangered aspects of our cultural or natural history
Rarity	Response: The place does not meet the criterion.
Criterion C	Potential to yield information that will contribute to understanding our cultural or natural history
Research Potential	Response: The place does not meet the criterion.
Criterion D	Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments
Representative Significance	Response: The Manning Building does not meet the threshold for representative significance at a level that would warrant the application of the HO on a site-specific basis. It is not a particularly well-executed example of a Modernist institutional building, nor does it demonstrate key postwar International Style attributes such as large expanses of curtain walling and interlocking masses. The architect of the Manning Building is not well known, and there are no other examples of R.G. Monsburgh & Associates' work that have been listed at the local level or other examples of post-war architecture that have been identified in the Parkville Heritage Review and recommended for individual HO controls. The Statement of Significance fails to clearly define why the Manning Building is considered to meet this Criterion D. The statement suggests that the building 'responds aesthetically to the original buildings' which should be considered under Criterion E



	rather than Criterion D. The Manning Building is not considered a particularly architecturally distinguished example of a 1970s building, nor is it clear how it responds to the International Style of the Sisson and Scott buildings. Furthermore, the Manning Building has been subjected to several changes in the years since it was first constructed. For example, the 'bold projecting precast concrete balconies that dominate the building's side elevations' have been impacted by the addition of risers, and changes have been made to the front elevation and the roof.
Criterion E	Importance in exhibiting particular aesthetic characteristics Response: The Manning Building is of little architectural distinction and does not warrant inclusion in the HO for its aesthetic significance. Furthermore, the alterations to the Manning Building – namely the installation of a full height vent to the front façade and risers to the balconies – have had an adverse impact on the integrity and intactness of the building. The rooftop services are numerous and visually impactful. The <i>Higuchi Sculpture</i> on the Manning Building may qualify for aesthetic significance, however, its significance does not warrant the inclusion of the entire building within the Heritage Overlay. The significance of the artwork could easily be retained in a new location on the site as its significance does not derive from the façade on which it is mounted.
Criterion F Technical Significance	Importance in demonstrating a high degree of creative or technical achievement at a particular period Response: The Place does not meet the criterion.
Criterion G	Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions Response: The Place does not meet the criterion.
Criterion H Associative Significance	Special association with the life or works of a person, or group of persons, of importance in our history Response: The Place does not meet the criterion.



6 Comparative Analysis

Four buildings are included in the comparative analysis for the Victorian College of Pharmacy site:

- Wilson Hall, University of Melbourne Parkville (VHR H1012)
- Beaurepaire Centre, University of Melbourne Parkville (VHR H1045)
- Baillieu Library, University of Melbourne Parkville (no heritage controls)
- Raymond Priestley Building, University of Melbourne Parkville (no heritage controls).

The issue with these four buildings is that two are included in the Victorian Heritage Register, and two are not subject to any heritage controls. Furthermore, it is unclear whether the latter two buildings have ever been assessed.

Although the registered sites may serve to help benchmark the significance of the buildings on the site insofar as favourable comparison would help establish the significance of the place, they shed little light on whether the buildings on the site meet the threshold of individual significance at a local level.

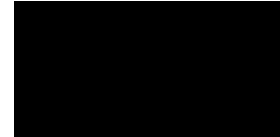
7 Conclusion

In conclusion, upon review of the Manning Building at 381 Royal Parade, Parkville, their historical development, and the proposed Statement of Significance for the place as included in the Parkville Heritage Review, it is my opinion that:

- The Manning Building is not of sufficient significance to meet the threshold for inclusion in the Schedule to the Heritage Overlay of the Melbourne Planning Scheme. Later alterations have had a detrimental impact on the integrity, appreciation and legibility of this building, and it does not meet the requisite level of historical, representative or aesthetic significance.
- The extent of the proposed HO should be reduced to exclude the Manning Building.
- The comparative analysis is inadequate in its current form. It should be expanded to draw on other similar places within the study area, including those subject to site-specific heritage overlay controls.

If you have any questions about this advice, please contact me below.



SUBMISSION 12 - Former CSL, 39-79 (part) Poplar Rd

31 October 2025

Manager - Heritage Strategy
City of Melbourne
GPO Box 1603
Melbourne, VIC 30001

Submission made by online form

Dear Sir/Madam

Submission to Planning Scheme Amendment C444 Parkville Heritage Review
Site: 39-79 (part) Poplar Road Parkville
Property ID 107618, Parkville Heritage Review
Submitter: Zoetis Australia Research and Manufacturing Pty Ltd

Zoetis Australia Research and Manufacturing Pty Ltd (**Zoetis**) welcomes the opportunity to make this submission on Planning Scheme Amendment C444 (**Amendment**) to the Melbourne Planning Scheme (**Planning Scheme**) as it relates to 39-79 (part) Poplar Road, Parkville (**Site**).

Zoetis' submissions are summarised below. Following that summary, we provide some background on Zoetis and set out our preliminary submissions in more detail.

We note that the preparation of this submission has been assisted by specialist heritage advice provided by Lovell Chen. However, in the time available, Lovell Chen has not been able to undertake a detailed merits assessment of recommendations in the Heritage Review which are proposed to be implemented by the Amendment. Some preliminary comments on the proposed heritage overlay (HO1442 'Commonwealth Serum Laboratories 39-79 (part) Poplar Road Parkville') and the buildings and land area affected by HO1442 are set out below.

Zoetis reserves the right to make further submissions on the Amendment once it has been able to undertake a merits assessment of the Heritage Review recommendations and statement of significance. Zoetis also requests the opportunity to be heard, make further submissions and present evidence at the Planning Panel to consider the Amendment which we understand will be scheduled for March 2026.

Zoetis also seeks an opportunity to discuss the Amendment with relevant officers of Melbourne City Council (Council) or the Future Melbourne Committee, particularly in relation to a potential incorporated plan to guide future development of the Site which is considered in this submission.

Summary of submissions

- 1 The Amendment proposes to apply a new heritage overlay (HO1442 'Commonwealth Serum Laboratories 39-79 (part) Poplar Road Parkville') to a large part of the Site (approximately half the Site and an area of approximately 5 acres). Zoetis opposes Amendment C444 and specifically HO1442 as it applies to the Site in its current form. Zoetis does not agree with the heritage significance of individual buildings and other elements within the Site identified in the *Parkville Heritage Review 2023* (GML Heritage, October 2023) (**Heritage Review**) and the *Commonwealth Serum Laboratories (CSL), 39-79 (part) Poplar Road, Parkville Statement of Significance* (GML Heritage, September 2025) as part of the Exhibition Documents.
- 2 Zoetis acknowledges the important history of the Commonwealth Serum Laboratories and activities that occurred at the Site. However, Zoetis considers that HO1442 as proposed is too broad and should be narrowed through a more detailed testing of the merits of the heritage significance of the buildings and areas identified and the recommendations proposed in the Heritage Review.
- 3 The broad application of HO1442 is also inconsistent with the significant policy support in the Planning Scheme and other Victorian Government policy documents for the use and development of the Site for biomedical manufacturing and research purposes as part of a world-leading 'gateway' biomedical precinct to the city. We have outlined relevant aspects of this policy support in this submission.

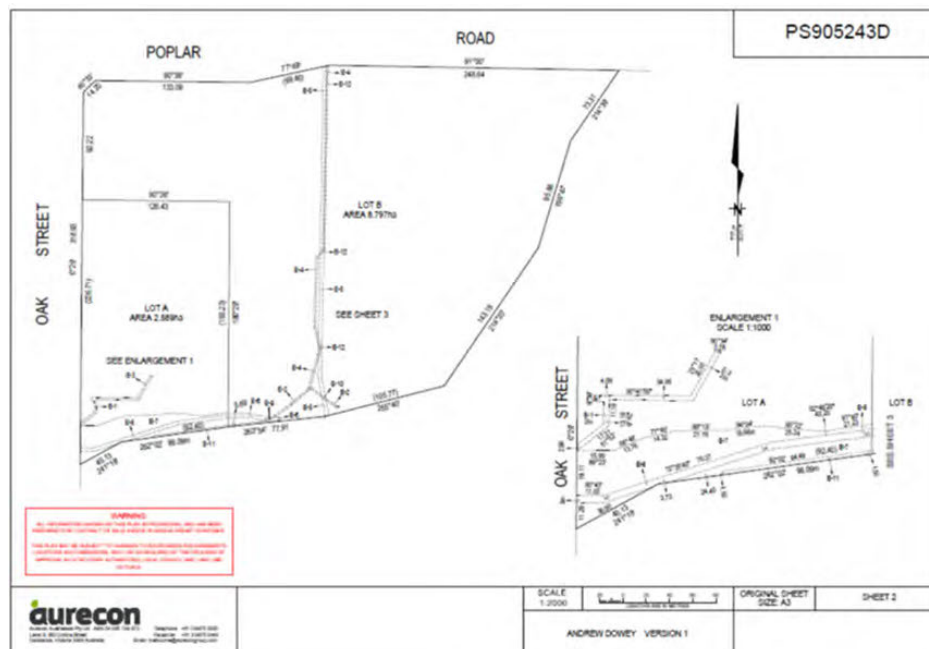
- 4 Additionally, to the extent that the Site is included in HO1442, Zoetis considers that it may be appropriate to introduce an incorporated plan under clause 43.01-3 of the Planning Scheme to identify works that are exempt from the need for a planning permit under the overlay to support ongoing operations on the Site.

About Zoetis

- 5 Zoetis is a leading global animal health company, producing medicines and vaccines relied upon by more than 80 per cent of Australia's cattle, sheep, poultry, pig and equine industries. Zoetis has discovered, developed and manufactured a vast range of products to save lives and improve the productivity and competitiveness of Australian primary industries.
- 6 Australia's strong and growing agriculture and food production industries enjoy a competitive advantage in the global marketplace. Zoetis Australia serves as a strategic research, development and manufacturing hub which plays an important role within Zoetis' Asia-Pacific and global operations.

Subject Site

- 7 Zoetis has executed a contract to acquire from the Secretary, Project Development of the State of Victoria, which will serve as a purpose-built facility dedicated to the development and manufacture of animal vaccines.
- 8 The Site is identified as 39-79 (part) Poplar Road, Parkville, more particularly described as Lot B on proposed Plan of Subdivision No.PS905243D being part of the land contained in Certificate of Titles Volume 11917 Folios 113 and 115, known as 45 and 63 Poplar Road, Parkville.
- 9 Zoetis currently produces 130 million vaccine doses per year at the Site. In acquiring the Site from the State of Victoria, Zoetis has committed to further developing the Site into a world-leading biomedical centre for innovation and advanced manufacturing. Zoetis' aim is to establish a collaborative network of leading Australian biotech researchers and innovative Australian biotech companies which produce a full range of vaccines on the Site to facilitate greater exports to local and regional markets. The Site, which is located on the former CSL Parkville campus, has a rich history of research, innovation and commercial production spanning nearly a century. The use of the Site which Zoetis proposes is broadly consistent with the historical use of the site by CSL.
- 10 The Site to be acquired by Zoetis is identified on the subdivision plan below, Zoetis is acquiring Lot B. The Department of Planning, representing the Secretary, Project Development of the State of Victoria as current landowner, notified Zoetis of the Amendment. Completion of the Contract of Sale is anticipated by 15 January 2027. As the future registered proprietor of the land, Zoetis has an interest (and an obligation given the commitments it has made to the Secretary, Project Development of the State of Victoria) to ensure its future use and development is permitted.



- 11 The Site is within the Industrial 1 Zone of the Planning Scheme. A small portion of the Site is affected by an existing Heritage Overlay (HO897 'Jennerian Building, CSL Ltd, 45 Poplar Road Parkville') which reflects the inclusion of the Jennerian Building and associated land in the Victorian Heritage Register (VHR) under the *Heritage Act 2017 (Vic)* as VHR H1974.
- 12 An Asbestos Register Review dated 24 November 2021 identified a wide range of asbestos materials affecting the buildings on the Site, including a low to high development risk in all buildings subject to HO1442 and recommended a more intrusive assessment for the Site in line with future development plans. The extent of hazardous materials and their impact on the future use and development of the Site should be considered in the application of HO1442.

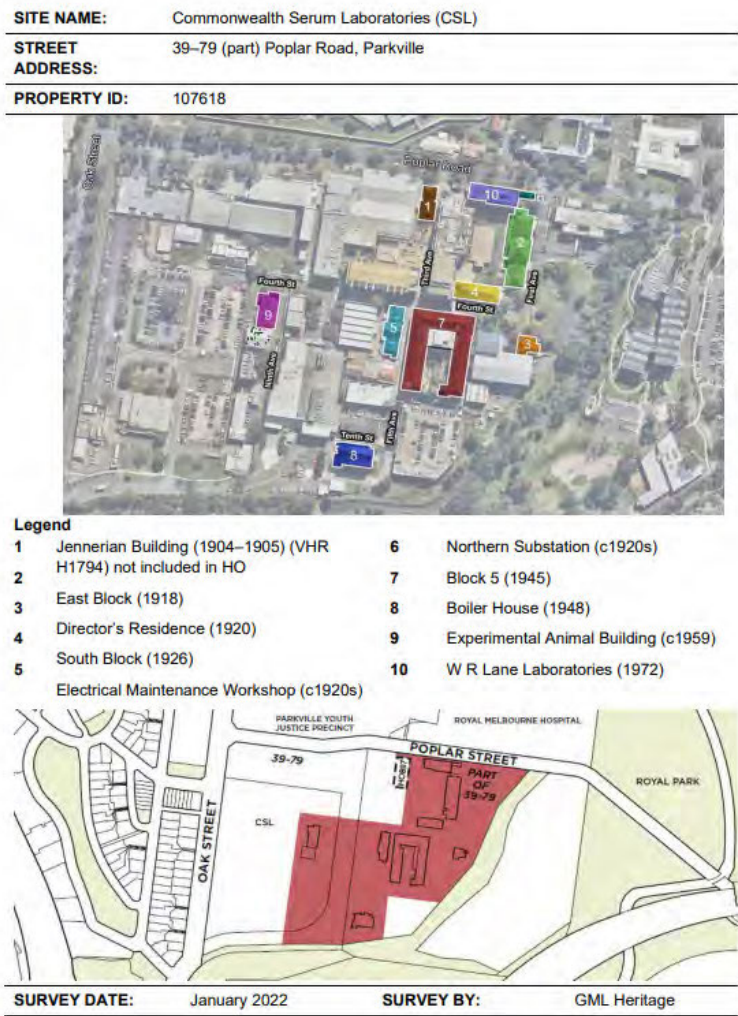
Amendment C444

- 13 The Amendment proposes to apply a HO1442 to approximately half the Site and an area of approximately 5 acres. No internal or tree controls are proposed.
- 14 The Amendment also proposes to introduce the *Commonwealth Serum Laboratories (CSL), 39–79 (part) Poplar Road, Parkville Statement of Significance* (GML Heritage, September 2025) (**Statement of Significance**) into the Planning Scheme as an incorporated document.
- 15 The Statement of Significance identifies nine buildings, the quadrangle and some mature trees as having heritage values, which are said to contribute to the significance of the Site.
- 16 The Site would also be a Significant Heritage Place in the Heritage Places Inventory already incorporated into the Planning Scheme.

- 17 The figures below provide a comparison of the current (HO897) and proposed (HO1442) changes to the Heritage Overlay applicable to the Site prior to and post Amendment C444.



- 18 The Amendment seeks to implement the recommendations of the *Parkville Heritage Review* (GML Heritage, October 2023) (**Heritage Review**) which is proposed to be a Background Document in the Planning Scheme.
- 19 The Heritage Review identified 10 buildings and areas at the Site as being of significance as shown in the plan below (note one of the 10 is the VHR-registered Jennerian Building).



- 20 Zoetis outlines its preliminary submissions below in relation to the Heritage Review recommendations and proposed HO1442 pursuant to the Amendment below.

Submissions in relation to the proposed HO1442

- 21 Zoetis opposes Amendment C444 and specifically HO1442 as it applies to the Site in its current form. Zoetis does not agree with the heritage significance of certain individual buildings and places within the Site identified in the Heritage Review or the recommendations in the Review for statutory heritage controls.
- 22 Zoetis acknowledges the important history of the Commonwealth Serum Laboratories and activities that occurred at the Site. It also acknowledges there are buildings on the Site that relate to various phases and aspects of that history. However, Zoetis considers that HO1442 as proposed is too broad and should be narrowed through a more detailed testing of the merits of the buildings and areas of land identified and the recommendations proposed in the Heritage Review, and further consideration of the most appropriate approach to recognising significance.
- 23 The following comments are preliminary in nature and will be expanded on following further review by Lovell Chen.
- 23.1 In relation to land, extensive areas of the site are proposed to be included within HO1442 where there are no buildings identified as contributing to significance. Reasons for the proposed mapped extent of HO1442 are not given.
- 23.2 Under *What is significant*, the statement of significance for HO1442 lists elements that contribute to the significance of the place. It does not clarify elements that are *not significant*, as PPN01 Applying the Heritage Overlay suggests can be done.
- 23.3 In adopting this broad approach, HO1442 effectively applies a heritage overlay to 18 buildings (at least) which are not specifically identified as of heritage significance in the Parkville Heritage Review citation or the statement of significance.
- 23.4 As a consequence, HO1442 would restrict development over a large area of land and most of the buildings on the Site, which possess no heritage significance at all.
- 23.5 Further, the site as a whole would be identified as a *Significant heritage place* in the Heritage Places Inventory (incorporated document) with no reference to the large number of non-contributory buildings/elements within the proposed mapping of HO1442.
- 23.6 Additionally, in relation to those buildings and other elements that are referenced in the statement of significance (Elements *that contribute to the significance of the place* under 'What is significant?'), Zoetis questions the ability of these buildings and elements in all cases to demonstrate the values of the place identified in the statement of significance.
- 23.7 The supporting Parkville Heritage Review heritage citation suggests that the approach has been to identify '*intact buildings that demonstrate the key phases of historical and architectural development of the site*' (see Summary, p. 189) distinguishing these from other buildings that are either of later phases (1990s-2000s) or are '*primarily utilitarian in their form and materiality, and their phase of development is better represented by other examples*' (see Place history – Overview, p. 192).
- 23.8 However, in the statement of significance, there is relatively limited reference to the significance or contribution of individual buildings to an understanding of the heritage values. Under Criterion A, the purpose-built nature of CSL is noted and there is a general reference to earlier buildings and later expansion on the Site. Under Criterion D there is a

brief comment that the buildings collectively and individually 'demonstrate the different architectural styles adopted by research and manufacturing institutions throughout the twentieth century' and five of the buildings are listed under relevant styles, the East and South blocks, the Boiler House and Experimental Animal Building and the WE Lane Laboratories. The scale of the complex is referenced in the statement of significance response to Criterion F, which notes that CSL 'is of technical significance for its ability to demonstrate CSL's immense research and ever-expanding manufacturing capacity throughout the twentieth century' referencing the whole of the complex including areas and buildings not proposed to be included in the proposed HO1442.

- 23.9 Additionally, Zoetis notes no justification is provided for the inclusion of the 'quadrangle' under the list of elements under 'What is significant', other than for a suggestion (in the heritage citation not the statement of significance) that it 'contributes strongly to an understanding of CSL's early institutional development' (see Integrity, p. 215). It is noted that for many years the quadrangle has accommodated substantial built form.
- 23.10 Given there is no intent to include tree controls as part of the proposed heritage overlay, the reference in the statement of significance to trees providing amenity contribution under 'What is significant?' is also questioned ('Existing mature trees also contribute to the overall amenity of the place').

Strategic policy context

- 24 As part of the sale of the Site from the State, Zoetis is required to enter into a Project Development & Construction Management Agreement (**PDCM Agreement**) with the Secretary, Project Development under section 22(2) of the *Project Development and Construction Management Act 1994 (Vic)*. To ensure the site is used as the State of Victoria intends, Zoetis was required to enter into this agreement which will be registered on title following transfer of the land and directs the use to which the land can be put.
- 25 Attachment 1 of the PDCM Agreement describes the Project Commitments under Context and outlines Zoetis and the State of Victoria's shared vision for the Site:

"The [Site] will enhance the sovereign capabilities for Victoria and Australia so that valuable livestock and domestic animal industries have access to lifesaving vaccines at a time when there is an increasing risk of animal diseases and the need to manage emerging threats"

"This will enhance the sovereign capabilities for Victoria and Australia so that valuable livestock and domestic animal industries have access to lifesaving vaccines at a time when there is an increasing risk of animal diseases and the need to manage emerging threats"

"The Parkville precinct is a world-leading biomedical precinct and quality life sciences sector in Parkville, renowned for:

- *its biomedical and research capabilities;*
- *being the hub for this industry; and*
- *the wealth of university collaboration to deliver and expand research, innovation, engineering, design and manufacture at the Subject Land."*

[Zoetis] will:

- *strengthen its network capabilities to commercialise research;*

- ... achieve the modernisation of its existing facilities and use best endeavours to procure the consolidation and transfer of certain activities to centralise .. Australasian operations within the Parkville precinct;
- achieve the introduction of innovative developments and advancements that enable opportunity to enhance skills in the animal health segment in this region of the world;
- prioritise the growth of key manufacturing developments to enable Australians to have access to world-renowned technology and services;
- establish an animal health centre of excellence on the Subject Land that supports the development of new capabilities and further enables collaboration within the Australian animal health ecosystem;
- develop the opportunity to export Australian products and services within the region as a hub for the Owner's group of companies; and
- enable the Owner's global group of companies to develop highly skilled initiatives to be distributed within the supply network ... enhancing the skills and opportunities for team members ...having the [Site] as their primary place of employment.

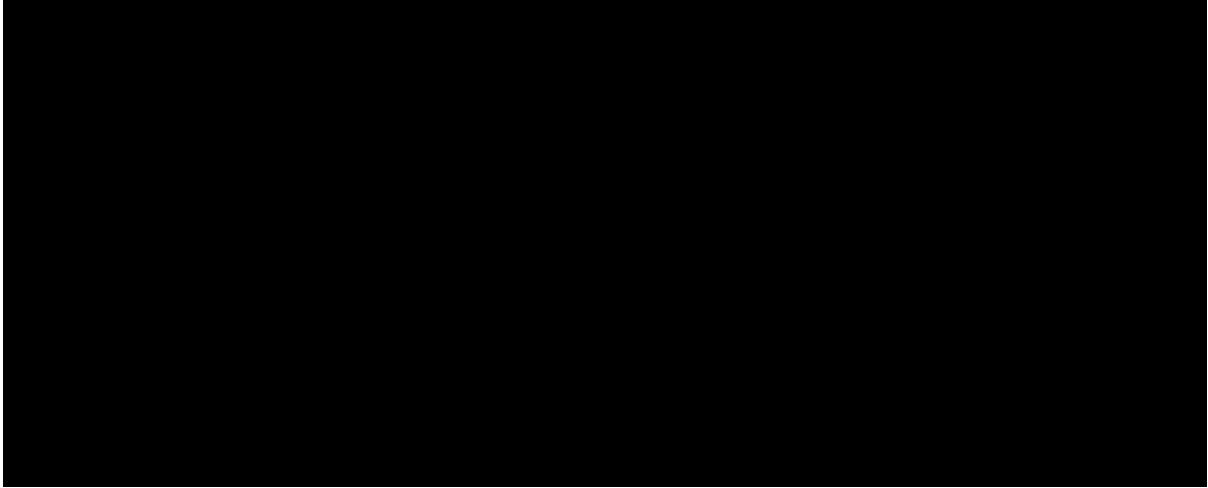
- 26 The broad application of HO1442 as proposed is inconsistent with the significant policy support in the Planning Scheme and Victorian Government policy documents for the use and development of the Site for biomedical manufacturing and research purposes. The broad application of the HO to the Site is inconsistent with that planning policy support and creates a 'planning tension' by elevating the heritage significance of the majority of the Site, constraining development for biomedical research and other purposes as envisioned in those policies.
- 27 The Site is identified as forming part of world leading biomedical precinct in the Municipal Planning Strategy and Planning Policy Framework in the Planning Scheme. There are range of other Victorian Government policies and statements that are relevant and should be considered – these include: *Plan Melbourne* (2017–2050) *Melbourne BioAgenda* (City of Melbourne, 2002); *Melbourne Biomedical Strategic Plan* (2018) and the *Parkville Precinct Opportunity Statement* (2023).
- 28 The relevant policy statements are summarised in the table below.

Policy	Relevant statements
City of Melbourne's Municipal Planning Strategy at MPS 02.03-6	"The universities and TAFE institutes are able to link locally with industry, business, hospitals and research institutes in the Parkville, Alfred Hospital and St Vincent's Hospital precincts." "The City has a traditional manufacturing and industry base but in recent times, many manufacturing uses have relocated to the periphery of Melbourne or offshore. The City, however, offers unique locational and access advantages, particularly for advanced manufacturing industries." <u>"In supporting employment and innovation, the Council will ...encourage development that supports the City's role as an Australian and Asia Pacific gateway for health services, financial and business services, education and biotechnology ...encourage uses that include research and development activities."</u> [emphasis added]

Policy	Relevant statements
City of Melbourne's Planning Policy Framework at MPS 11.03-6L-11	"Support research, education and development consistent with the local amenity of residential and mixed-use zones ... <u>at the Commonwealth Serum Laboratory</u> ". [emphasis added]
Victorian Government's Plan Melbourne (2017–2050)	Identifies Parkville as of a place of "state significance" as both a "health and/or education precinct" and a "national employment and innovation cluster" (NEC). NEC's have the following stated purpose: "To improve the growth and <u>clustering of business activity of national significance</u> , particularly in <u>knowledge-based industries</u> . These areas are to be developed as places with a concentration of linked businesses and institutions providing a major contribution to the Victorian economy, with excellent transport links and potential to accommodate significant future growth in jobs and in some instances housing." [emphasis added]
City of Melbourne's Melbourne BioAgenda (City of Melbourne, 2002)	References City of Melbourne' vision: "to develop the City as a gateway for biotechnology in Australia and the Asia-Pacific region".
Victorian Government's Melbourne Biomedical Strategic Plan (2018)	Identifies Parkville as part of the Melbourne Biomedical Precinct with a 10-year strategy of: "[Becoming] a renowned world top 10 biomedical precinct and a driver of healthcare advances, economic growth and jobs for Victoria" by "increase[sing] impact through a greater focus on commercialisation" and "deliver[ing] the best facilities and infrastructure."
Victorian Government's Parkville Precinct Opportunity Statement (2023)	Specifically advocates for Government and private sector action and investment within Parkville to transform it into a internationally renowned research and development centre with a stated vision of: "A centre for the advancement of Victoria's knowledge economy, Parkville is a place where education, research and commercialisation come together to elevate Victoria's capabilities and develop world-leading advancements in medicine, medical practice, research and emerging technology."

Conclusion

- 29 Having regard to the significant policy support in the Planning Scheme and other Victorian Government policies identified above and expert heritage advice received to date, Zoetis submits that Amendment C444 and HO1442 is not justified in its current form.

- 30 Zoetis thanks Council for the opportunity to prepare and file this submission to Planning Amendment C444 and look forward to our continued involvement in the process. We understand that the Amendment will be considered by an independent Planning Panel in March 2026. Zoetis wishes to appear before the Panel to present our submission and call expert evidence in support of those submissions. We reserve our right to amend, add to or amplify our grounds upon which we seek to rely on at any panel hearing.
- 31 Zoetis also seeks an opportunity to discuss the Amendment with relevant officers of Melbourne City Council (**Council**) or the Future Melbourne Committee, particularly in relation to a potential incorporated plan to guide heritage triggers impacting the future development of the site which is considered in this submission.
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SUBMISSION 13 - University of Melbourne

31 October 2025

Manager Heritage Strategy
Heritage Strategy Team (Parkville)
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

Submitted electronically via <https://participate.melbourne.vic.gov.au/parkville-heritage-review/submission-form>

Dear Manager,

RE: Submission to Amendment C444melb: Parkville Heritage Review

1. The University of Melbourne (the **University**) makes this submission regarding Amendment C444melb to the Melbourne Planning Scheme, as owner of the following properties:
 - Lisa Belleair House (Former Zebra Motel) at 303-309 Royal Parade;
 - International House at 197-259 Royal Parade;
 - Ruth Bishop Building (Former Veterinary College) at 30-36 Flemington Road; and
 - 16 and 18-20 (Park Manor) The Avenue,(together, the **Properties**).
2. The University's Parkville campus was established in 1853, and features numerous listed heritage buildings and other culturally significant assets. The University is custodian of a diverse range of significant heritage buildings and places within its broader estate and is committed to managing its heritage estate in accordance with best practice. In this context, the University understands that it is timely for the City of Melbourne to review and update the heritage controls in the Parkville area. However, the University is also cognisant that heritage controls impose permit triggers and potential limitations on the future flexibility of the University's use and development of its estate, which may restrict the University's ability to deliver on its statutory purposes. Therefore, the University's position is that local heritage controls should only be applied when heritage criteria are strictly met and the University should otherwise continue to manage heritage buildings and places within its estate in accordance with its current practices.
3. The University does not support the changes proposed by Amendment C444melb in relation to the Properties.

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The University of Melbourne, Victoria 3010 Australia

Phone:
+61 414 257 788

Doc Id 173802v5



4. The University objects to the manner in which new Heritage Overlays are proposed to be applied to the Properties and does not agree with the assessments of significance supporting the proposed new Heritage Overlays.
5. Specifically, the University submits that two of the Properties do not meet or satisfy the criteria for local heritage significance required by *Planning Practice Note PPN01 – Applying the Heritage Overlay (Practice Note)*, contrary to what is recommended by the Parkville Heritage Review study prepared by GML Heritage Pty Ltd (**Parkville Heritage Review**). Therefore, the Properties should not be included in the following proposed new site-specific Heritage Overlays proposed by Amendment C444melb:
 - 303-309 Royal Parade - individual heritage place, proposed as *HO1447 Former Zebra Motel*; and
 - 197-259 Royal Parade - individual heritage place, to be removed from the existing Parkville Precinct HO4 and proposed as *HO1445 International House Complex*.
6. The University submits that the proposed Statements of Significance for each of these Properties:
 - overstate, inaccurately attribute or fail to establish the significance of the Properties;
 - make assumptions and ascribe values to the Properties that are not supported by evidence in the Parkville Heritage Review;
 - fail to appropriately respond to the Thematic Environmental History of Parkville; and
 - draw incorrect associations between the Properties and historical, architectural, aesthetic and/or social characteristics.
7. Amendment C444melb also proposes to make other changes to the existing HO4 Parkville Precinct which affect the Properties:
 - 30-36 (part) Flemington Road – to form part of the proposed new *HO4 South Parkville Precinct* and categorised as "significant"; and
 - 16 and 18-20 The Avenue – to form part of the proposed new *HO1433 The Avenue Precinct* and be categorised as "contributory".
8. The University submits that 30-36 (part) Flemington Road should not be included in the proposed *HO4 South Parkville Precinct*.
9. The University further submits that the proposed grading for 16 and 18-20 The Avenue as "contributory", under the Heritage Inventory relies on an assessment of significance for the proposed *HO1433 The Avenue Precinct* that is not supported by evidence in the Parkville Heritage Review.
10. The University sets out its high-level submissions in relation to each of the Properties in **Annexure A** to this letter.



11. For these reasons, the University submits that it is inappropriate for Heritage Overlays to be applied to the Properties as proposed by Amendment C444melb.
12. The University is concerned about aspects of the heritage assessment in the Parkville Heritage Review, the contents of the proposed Statements of Significance and the associations they make in the absence of robust evidence. In these circumstances the University submits that the heritage status of the Properties, and the contents of the proposed Statements of Significance, should be tested and considered at a planning panel hearing.
13. The University notes that Amendment C444melb affects University-owned properties other than the Properties, and the University supports Amendment C444melb as proposed in respect of those other properties.
14. The University wishes to be heard at any panel hearing convened in respect of Amendment C444melb unless it advises otherwise at the relevant time.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



ANNEXURE A

University Submissions in respect of the Properties

University site	Existing Heritage Overlay number and name	Effect of Amendment C444melb	University submission
Lisa Belleair House (Former Zebra Motel) 303-309 Royal Parade	N/A	Proposes that the property be included as a new individual HO place (<i>HO1447 Former Zebra Motel – 303-309 Royal Parade</i>) on the basis it satisfies Criteria A and D of the Practice Note. Proposes to introduce the building into the Heritage Inventory with a "significant" grading.	The building does not satisfy Criteria A and D for recognition of local heritage significance. Criterion A (historical significance) is not met, given the building's minimal relationship to the postwar tourist boom and the absence of a connection to the pattern of motel development. The Former Zebra Motel is an example of commercial tower construction of the late 1960s and early 1970s but not one that would satisfy Criterion D (representative significance).
International House 197-259 Royal Parade	HO4 Parkville Precinct	Proposes to remove the Parkville Precinct HO4 from the site. The site as a whole is currently included within the HO4 Parkville Precinct with heritage category buildings, comprising of Ayr Cottage ("significant"), Greycourt ("significant") and the former Ida Scheps Wing ("contributory"). Proposes instead that the complex be identified as a new individual HO place (<i>HO1445 International House Complex – 197-259 Royal Parade</i>) which satisfies Criteria A, E and G of the Practice Note.	The site as a complex does not satisfy Criteria A, E or G of the Practice Note. Criterion A (historic significance) is not met for reasons which include not demonstrating: - the historical importance of International House as compared to other sites developed in response to the post war boom in student enrolments and policy changes; and/or - the importance of the history of the International House complex to Parkville or the broader City of Melbourne.

Postal address:
Level 1, Elisabeth Murdoch Building, Parkville Campus
The University of Melbourne, Victoria 3010 Australia

Phone:
+61 414 257 788

Doc Id 173802v5



University site	Existing Heritage Overlay number and name	Effect of Amendment C444melb	University submission
		Proposes to amend the Heritage Inventory so that all of the buildings at 197-259 Royal Parade have a "significant" grading	Criterion E (aesthetic significance) is not met for reasons which include: - it is typical of most educational campuses developed over a period of time; and - there is no evidence of recognition by the community or experts as an aesthetically significant place. Criterion G (social significance) is not supported by evidence. The University acknowledges that Ayr Cottage and Greycourt are significant buildings which require heritage protection at a local level and individual site-specific Heritage Overlays may be appropriate for these two sites. While the former Ida Sheps Wing is currently contributory within HO4, further comparative analysis may elevate it to the level of "significant" and also warrant a site-specific Heritage Overlay.
Ruth Bishop Building/Bio 21 Institute (Former Veterinary College) 30-36 Flemington Road	HO4 Parkville Precinct	Proposes to extend the new South Parkville Precinct beyond the boundaries of the current Parkville Precinct HO4 across Story Street to include additional sites, including the Former Veterinary College site (proposed to be designated "significant"), as well as the University High School sports field (to also be designated "significant") and an area of land behind the high school	The proposed extension of the precinct to include buildings and properties south of Story Street is not supported, given it involves expanding the traditional historical boundary for the residential precinct to include a building with no direct historical relationship with the precinct values.

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Doc Id 173802v5



University site	Existing Heritage Overlay number and name	Effect of Amendment C444melb	University submission
		which is proposed to be graded "non-contributory". Proposes to introduce the 1908 Veterinary College building to the Heritage Inventory under the "significant" grading.	
The Avenue Precinct 16 and 18-20 (Park Manor) The Avenue	HO4 Parkville Heritage Precinct	The Avenue Precinct would be created within a part of the current HO4 area which is located east of Royal Park and north of Macarthur Road. Other sites currently within HO4 are proposed for individual Heritage Overlays. None of the properties within the proposed precinct are currently designated as a "significant streetscape" within HO4. Proposes to grade the flats blocks on the subject site as "contributory" within the new precinct, and to apply the "significant streetscape" designation, based on the new precinct's attribution of value to later phases of development.	There are significant issues with some aspects of the Parkville Heritage Review's characterisation of The Avenue Precinct and its findings in relation to heritage significance. In relation to Criterion A (historical significance) these issues include the attribution of importance to inter-war and post-war development patterns, given these interrupt and fragment the Victorian development pattern for which The Avenue has been considered significant (as part of the current HO4). In relation to Criterion E (aesthetic significance) these issues include attribution of aesthetic significance to mixed period "layering" and "architect-designed" built form. These aspects of the precinct assessment of significance have implications for the categorisation of 16 and 18-20 (Park Manor) The Avenue as 'contributory', given these buildings are modest interwar buildings of unremarkable quality.

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The University of Melbourne, Victoria 3010 Australia

Phone:
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Doc Id 173802v5

SUBMISSION 14 -381-405 Royal Parade, Monash University**Date**

28 October 2025

To

Strategic Planning
City of Melbourne
120 Swanston Street
Melbourne
VIC 3000

Sent

Via email to: heritage@melbourne.vic.gov.au

Dear Sir/Madam,

Submission to Planning Scheme Amendment C444melb**Parkville Heritage Review****381-405 Royal Parade, Parkville (part)**

The Pharmaceutical Society of Victoria is the registered proprietor of the land at 381-405 Royal Parade, Parkville.

This submission is made in response to the exhibition of Planning Scheme Amendment C444melb (the Amendment) to the Melbourne Planning Scheme.

Subject Site

The subject site is located on the northwest corner of Royal Parade and Walker Street in Parkville. The rear part of the site has an abuttal to Mile Lane.

The site comprises the following land parcels:

- Allotment 1 Section C PP2796J
- Allotment 2 Section C PP2796J

The site is regular in shape and has a frontage of approximately 60 metres to Royal Parade, a frontage to Walker Street of 80.48 metres and an overall area of approximately 4,865 m². Occupying the land are two buildings known as the Scott Building and the Sissons Building. The buildings are occupied by the Monash Institute of Pharmaceutical Sciences.

A cadastral plan and aerial photograph are provided below.

381 Royal Parade, Parkville, Vic 3052
Facsimile: 03 9389 4044

Telephone: 03 9389 4000
Email: reception@psa.org.au

Figure 1 – Cadastral plan (Courtesy of Landchecker)



Figure 2 – Aerial Photograph (Courtesy of Nearmap. Image dated October 15, 2025)



381 Royal Parade, Parkville, Vic 3052
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Telephone: 03 9389 4000
Email: reception@psa.org.au

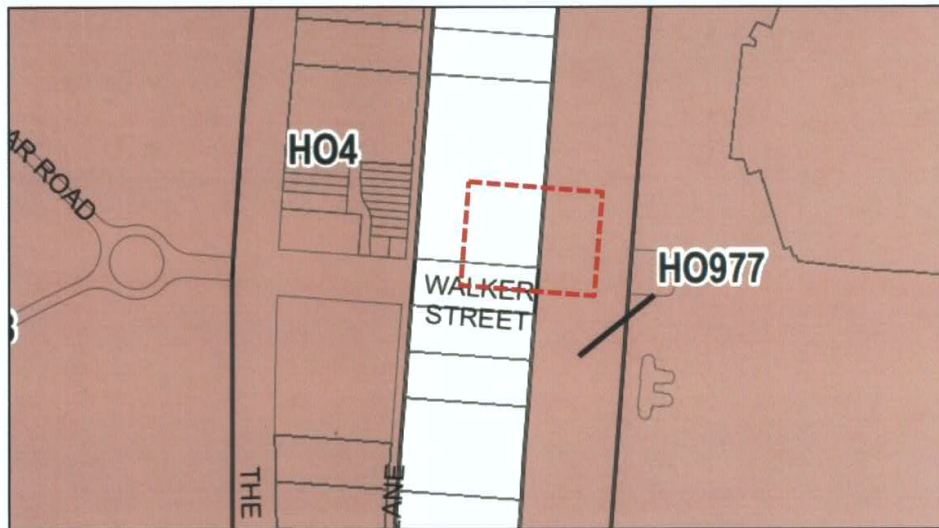
Current Planning Controls

Pursuant to the Melbourne Planning Scheme, the site is currently subject to the following planning controls:

- The Commercial 1 Zone
- Design and Development Overlay – Schedule 37 (Pharmacy College).

The site is not currently subject to a Heritage Overlay, however surrounding land is. The current extent of surrounding Heritage Overlays is depicted below:

Figure 3 – Melbourne Planning Scheme Heritage Overlay Map 5



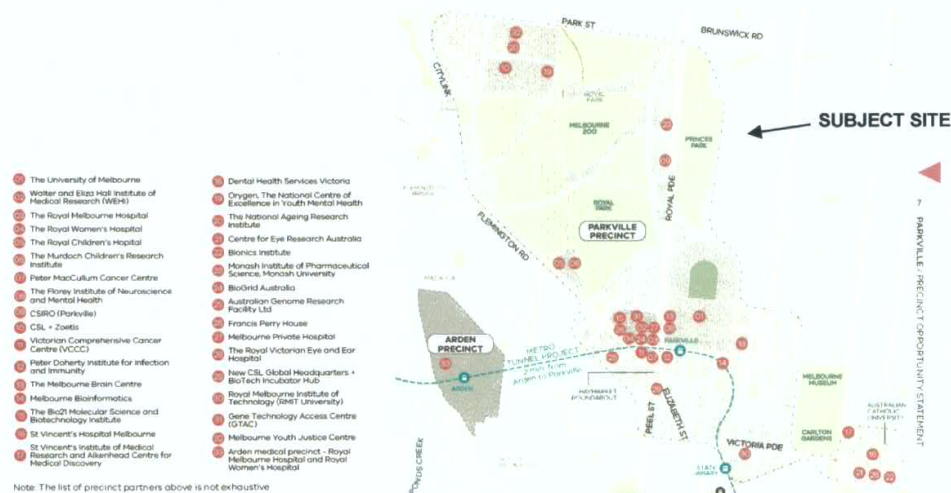
In addition to the above controls, the following planning policy guidance within the Melbourne Planning Scheme is of particular note:

- Clause 11.01-1R seeks to (inter alia) 'Focus investment and growth in ... Priority Precincts...'
- Within Clause 11.03-6L-11 (Parkville), the subject site is located within 'North Parkville'. One of the associated strategies seeks to 'Support research, education and development consistent with the local amenity of residential and mixed use zones:
 - o At the Commonwealth Serum Laboratory.
 - o In the commercial zones along Royal Parade in North Parkville.
- Clause 17.01-1S (diversified economy) seeks to 'Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region'.
- Clause 17.01-1R (Diversified economy - Metropolitan Melbourne) aims to Support the employment and servicing role of Health and Education Precincts by:
 - o Focussing on improving access, particularly public transport access.
 - o Encouraging co-location of facilities to better utilise existing infrastructure.
 - o Supporting and facilitating growth of associated businesses and industries.
 - o Reinforcing their specialised economic functions while also providing opportunities for ancillary retail, commercial, accommodation and supporting services.

Within Plan for Victoria, Parkville is identified as one of 15 'Priority Precincts', which are areas for 'transformational change' to deliver new jobs and homes.

Within the *Parkville Precinct Opportunity Statement* (October 2022), the site and the 'Monash Institute of Pharmaceutical Science, Monash University' is identified as one of the various 'precinct partners'.

Figure 4 – Parkville Priority Precinct – Source: Parkville Precinct Opportunity Statement



381 Royal Parade, Parkville, Vic 3052
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Proposed Amendment C444melb

The amendment proposes to implement the recommendations of the *Parkville Heritage Review* (GML Heritage, October 2023) by introducing new Heritage Overlays and making adjustments to existing Heritage Overlays.

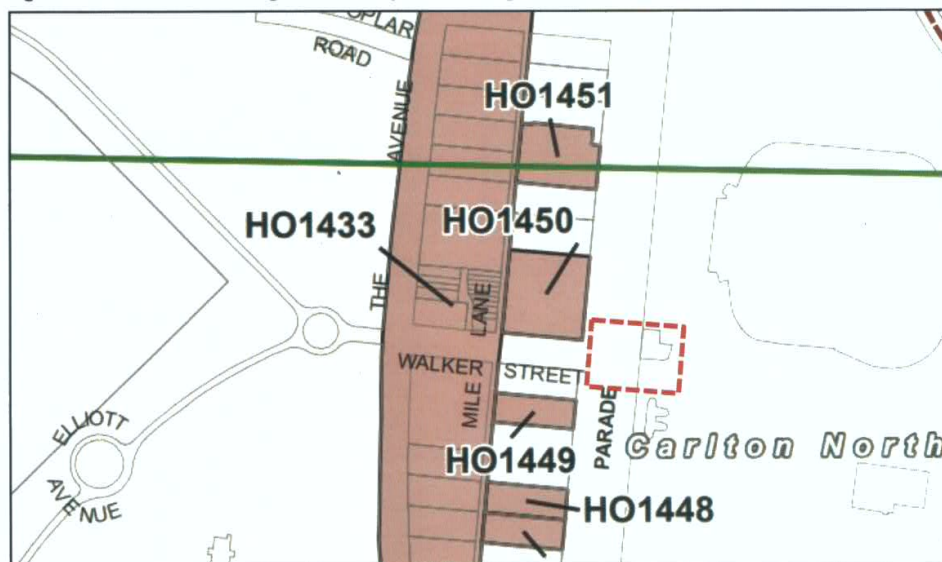
As it relates to the subject site, the Amendment seeks to apply a new Heritage Overlay – Schedule 1450 (Victorian College of Pharmacy), supported by a Statement of Significance prepared by GML Heritage.

A summary of the proposed changes is otherwise provided as follows:

- Applying a Heritage Overlay to nineteen (19) new individual places.
- Applying a Heritage Overlay to four (4) precincts by replacing the existing HO4 Parkville Precinct with HO4 South Parkville Precinct, HO1432 West Parkville Precinct, HO1433 The Avenue Precinct and HO1434 St George's Precinct.
- Removing three (3) existing individual Heritage Overlays HO308, HO310 and HO313 and including this land within HO1432 West Parkville Precinct.
- Amending planning scheme maps to reflect the changes above.
- Amending Clause 15.03-1L-02 (Heritage) to include the Parkville Heritage Review (GML Heritage, 2023) as a policy document.
- Amending the Schedule to Clause 43.01 (Heritage Overlay) to include all additional places.
- Amending the Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme)
- Amending the Schedule to Clause 72.08 (Background Documents) to include the Parkville Heritage Review (GML Heritage, 2023).
- Amending the heritage categories and/or addresses for properties within the Heritage Overlay as reflected in the proposed Heritage Places Inventory March 2022 (Amended September 2025) Incorporated Document.:

The proposed Heritage Overlay Map extract is provided below:

Figure 5 – Melbourne Planning Scheme Proposed Heritage Overlay Map 5



Submissions

The Pharmaceutical Society of Victoria is opposed to the introduction of a Heritage Overlay to the subject site.

Our reasons are set out as follows:

Strategic Context – Alignment with State Government Ambitions

381 Royal Parade, Parkville, Vic 3052
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The subject site is a large, strategic landholding within the Parkville Priority Precinct occupied by an identified 'precinct partner', the Monash Institute of Pharmaceutical Sciences.

The proposed introduction of a Heritage Overlay to the subject site is contrary to State Planning Policy and State Government ambitions for Parkville.

Plan for Victoria identifies Priority Precincts as areas for 'transformational change' to deliver new jobs and homes and State Planning Policy at Clause 11.01-1R seeks to (inter alia) 'Focus investment and growth in ... Priority Precincts...'.

The State Government's *Parkville Precinct Opportunity Statement (October 2022)* ('the opportunity statement') states that 'Parkville is the epicentre of Victoria's world leading biomedical sector' and outlines the State Government's vision for Parkville as follows: 'Parkville is a world-leading biomedical precinct and a centre for innovation.'

The opportunity statement also states that Parkville is an 'internationally renowned research and development centre' and that 'the vision reflects the shared ambitions of the Government and the biomedical industry and community in Parkville to be a world leader in biomedical innovation'.

The subject site, and existing use by the Monash Institute of Pharmaceutical Sciences, is an important contributor to the precinct and directly aligned with the precinct vision.

Innovation precincts operate in adaptable contexts and benefit from a degree of agility in order to fulfill their intended purpose, foster ambition, and produce advancement in new products, services and ideas.

The introduction of a Heritage Overlay, and its inherent restrictions, runs directly counter to these notions and the central purpose of the Parkville Priority precinct. It also conflicts with opportunities identified under 'Goal 2: A driver of investment and innovation' within the opportunity statement, which seeks to ensure that '...planning controls provide an enabling environment for investment and growth in sectors with strengths in Parkville' (Emphasis added).

Innovation and research frequently require new or adapted facilities to accommodate emerging technologies and equipment, and the introduction of Heritage Overlay represents a constraint that has the potential to disincentivise further investment in the site and the precinct more broadly.

As is recognised by the opportunity statement, Parkville's ability to accommodate ongoing employment growth is already constrained by existing heritage controls in the precinct, together with the amenity value of surrounding parkland, which must also be protected.

The introduction of a Heritage Overlay to the subject site would add further constraint to the precinct and compound existing challenges to future growth.

In summary, the weight of policy and State Government ambition is in favour of an enabling environment and a planning regime that provides flexibility rather than additional restriction.

For the above reasons, it is submitted that the introduction of a Heritage Overlay on the subject site is misaligned with State Government policy and ambitions, and has the potential to disincentivise investment in a world-leading biomedical precinct.

Heritage Considerations

In addition to the above strategic considerations, it is submitted that the existing building is of limited significance and does not warrant the introduction of Heritage Overlay.

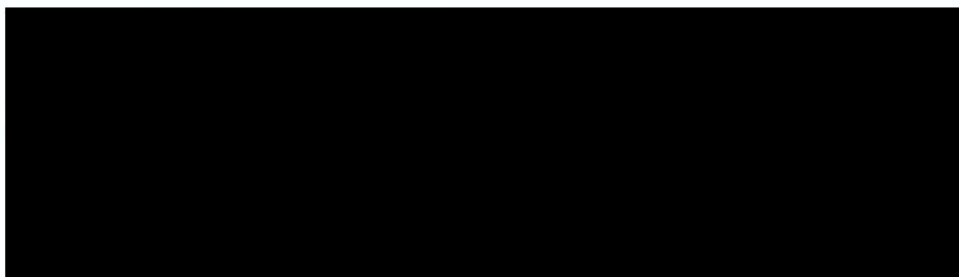
While we reserve the right to make further submissions in this respect at a later stage in the Amendment process, we note that:

- It is acknowledged that the site has a long history of use as a higher education institution, however this alone does not warrant inclusion within a Heritage Overlay.

- State Planning Policy and Government ambitions already seek to protect and foster future growth of Parkville as a world-leading biomedical precinct.
- As owners of the Sissions Building and custodians of the *Sissions Mural*, we acknowledge its aesthetic value and share a desire to ensure its protection, however a Heritage Overlay is not necessary, nor an appropriate tool, given the alignment of our ambitions.
- The subject site and adjoining land to the north are part of a distinct area that was intentionally excluded from the original application of Heritage Overlay controls to the wider precinct, and we submit there are no changed circumstances that would warrant such controls now.
- The Melbourne Planning Scheme already provides sufficient guidance in relation to built form to ensure that the existing built form, open space and landscape character is protected, in particular DDO37 which relates to 'Pharmacy College'.

Conclusion

Thank you for the opportunity to participate in this process. Should you have any queries in relation to this submission, please do not hesitate to contact the undersigned.



SUBMISSION 15 - Resident - 78 The Avenue Parkville

From: [Participate Melbourne](#)

Participate Melbourne



Make a submission on Parkville C444 Form Submission

There has been a submission of the form Make a submission on Parkville C444 through your Participate Melbourne website.

First name
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Please provide your submission below
Thank you for the opportunity to have input to the Heritage Review (Parkville). As a resident [REDACTED]
[REDACTED] I was very excited to learn that the committee has
chosen our units for heritage consideration.

I believe that since the introduction of a garden in 2019, assisted by City of Melbourne Urban Forest award of \$5000, the quality of life in our units has improved substantially. Biophilia seems certainly to have been at work!

Initially during COVID, when the need for direct contact with nature for our psychophysical well-being was urgent, our garden was a godsend.

During [REDACTED] there was much opposition to the establishment of a garden.... too costly and difficult to manage....were the objections. However our garden, the two patches of grass bordered by agapanthus, did little to stop the footy crowds brazenly parking there.

We certainly looked like the poor cousins among the other stately gardens of our neighbours.

However with the carrot of the Urban Forest Fund Habitat grants, we were able to match the quality of other Parkville gardens by meeting aesthetic as well as sustainability goals.

The gardens have attracted a new generation of younger unit owners who are keen to learn how to garden and work cooperatively to maintain the property. They want to hang out together in the garden and are forming bonds in contrast to earlier years when people never knew who their neighbours were.

I hope this gives a picture of the affection and pride people are taking in their property situated in the beautiful parkland. It also affords them many possibilities of learning how to live peacefully and respectfully in the more populous inner city.

Mind you, when there has been mention of heritage accreditation, some owners have expressed reluctance, in case it would influence negatively on the value of their property.

I look forward to learning the outcomes of your review and thank you for the effort.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



SUBMISSION 16 - The Parkmore Hotel and Parkville Tennis Club

From: [Participate Melbourne](#)

Participate Melbourne



Make a submission on Parkville C444 Form Submission

There has been a submission of the form Make a submission on Parkville C444 through your Participate Melbourne website.

Please provide your submission below

I'm a resident  I think it's a great place to live and I hope that more people have to opportunity to live in this area. Local government should be looking to densify this great neighbourhood with new buildings that can house university and hospital

workers who want to commute by foot, tram, or bike. Our community is between two parks and a natural corridor between high growth areas. Increasing heritage overlays makes it more difficult to build. I don't object to the preservation of interwar apartment blocks or the Zebra Motel (love that building!), but I have two specific objections listed below. I think these are pushing heritage too far and will hinder the ability of Parkville to welcome new residents along a transport corridor that is expanding. This will push people further up into already congested Brunswick and into car-based outer suburbs. We need to create density in the city's existing footprint so that we can house more people in this lovely, walkable neighbourhood.

I am particularly surprised to see 419-443 Royal Parade on the HO list. It has one space-age curve at the entrance and, frankly, that's it. Preserving the site also preserves a lot of surface parking that is outmoded and contributes to the city's heat island effect. In its current incarnation as the The Parkmore Hotel the building is painted in a dull grey and black and has new, cheap acrylic signage that is shiny and, while it might be trying for something Jetsons Era, is failing. It is very unlikely that a member of the general public will recognise this as Googie architecture or postwar heritage. This is not one of the greatest hits of midcentury motels, it's not even on the chart. It should not be included.

I also object to the inclusion of the Parkville Tennis Club. I think that would be a great site for redevelopment. The tennis club is quite ugly and is obscured by tarps that are constantly graffitied. There is nothing loveable about that site. I say build a building there and put some tennis courts on the roof. Right now you're locking in a mono-use for valuable land that's close to everything. There is nothing about the sport of tennis that says it needs to be played at grade. Hong Kong, London, São Paulo and dozens of other world cities have rooftop tennis courts, including many that are public. If we want to be a world city we need to recognise that in order for things to stay the same—for us to keep the parts of Melbourne that we love—things will also need to change. Within just over one kilometre of the Parkville Tennis Club there are nearly two dozen tennis courts (including those at Uni Melb), we don't need to protect a half-acre of red dirt in perpetuity, and doing so is one of the reasons why people become disillusioned with overly-assertive heritage plans. We need to give the city some flexibility for the future.

Which of the following best describes your connection to this City of Melbourne project?

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

SUBMISSION 17 - Park Avenue Towers

30 October 2025

Manager Heritage Strategy
City of Melbourne
MELBOURNE VIC 3001

Submission via online form at participate.melbourne.vic.gov.au/parkville-heritage-review

Dear Heritage Strategy Staff

Submission regarding Melbourne Planning Scheme Amendment C444melb

This submission supports Amendment C444melb but raises some important concerns which I believe should be addressed.

I am a resident of Park Avenue Towers 236-246 The Avenue, Parkville and will confine my comments to matters directly related to that property and the proposed HO1433 The Avenue Precinct. I have worked for over 30 years as a heritage architect, including as a sessional member of Planning Panels Victoria and as a heritage advisor to local government. My focus in this submission is to make the resultant HO1433 and the references to Park Avenue Towers more accurate, robust and defensible.

I support Park Avenue Towers being graded with the building category of significant. However the nature of its significance has not been accurately described. It is a building of high architectural merit and high integrity. It is not 'substantially altered' or 'of social value' as described in the *Parkville Heritage Review* (GML Heritage, October 2023) Volume 1, Appendix A: Rationale for changes to heritage building categories and significant streetscape (extract provided below).

171	Park Avenue Towers	Up	Ungraded	Significant	HO1433 The Avenue Precinct	- Of social value. - Of some historical interest. - Substantially altered. - Within the estate of a new precinct. - (Streetscape) Part of a collection of buildings significant in their own right.	
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The description in the *Parkville Heritage Review* (GML Heritage, October 2023) Volume 4b Citations, p716 is more correct:

Park Avenue Towers at 236–246 The Avenue is a 13- storey postwar Modernist, high-rise apartment building constructed 1976–78 to a design by architect Ermin Smrekar. It displays distinct characteristics of the Modernist style including simple geometric volumes, lack of ornamentation and extensive use of glass.



Further, on p717, it includes:

...the two apartment towers on the corner of levers Street, which are visual landmarks in the area. Overall, and across all periods of development, the precinct exhibits a high architectural quality with the work of a number of high-profile architects represented in the precinct.

I support these comments and stress that being 'visual landmarks' is not sufficient justification to apply Criterion G Social Value and this criterion was not selected in the citation (p720). Hence the earlier rationale should be corrected.

Park Avenue Towers is a landmark building when viewed from both the east and west. One of the important features of the Modernist design of this building is that it equally addresses two parks and two vistas with sweeping views - Royal Park to the west and Princes Park to the east. There can be no argument that only the view and addressing of Royal Park is important as the design facing Princes Park is identical with the same expanses of Modernist glazing onto wide balconies. This fact is consistently omitted in the *Parkville Heritage Review*, for example in the Citation comparative analysis discussion p719 and in the Statement of Significance, p728 which states:

Consistent with the earlier development of The Avenue, this later phase involved high-quality, architect-designed development that took advantage of available views over Royal Park. This included several blocks of flats built in the mid to late 1930s, and two high-rise towers built to the design of architect Ermin Smrekar. (Criterion A)

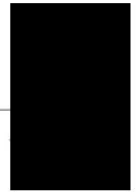
This should read 'available views over Royal Park and Princes Park'. This correction should be made in *The Avenue Precinct Statement of Significance* intended to become an incorporated document.

The Citation, p698, lists one of the significant development periods as 'Postwar Period (1945-1975)'. Park Avenue Towers was constructed 1976-78 as is acknowledged elsewhere in the report and is therefore excluded from this period by the current dates.

In the Explanatory Report accompanying Amendment C444melb, Park Avenue Towers has the significant streetscape category applied to both frontages (p46). However, in *The Avenue Precinct Statement of Significance* which would become an incorporated document in the Melbourne Planning Scheme it is not listed as '(applies to both frontages)' as occurs with other properties. This is inconsistent and I support it being applied to the levers Street frontage as well as The Avenue.

Lastly my strongest concern is about *The Avenue Precinct Statement of Significance* which would become an incorporated document. The section 'Why is it significant?' is overly descriptive and does not clearly justify the selected criteria. In my view, it does not respond adequately to *Planning Practice Note PPN-01 Applying the Heritage Overlay*.

For example, the paragraphs for criterion A, describe how the precinct developed rather than focusing on the extant evidence which demonstrates why it is important. The curve of The Avenue provides evidence of the former path or carriageway within Royal Park. The subdivision period and high quality homes reflect the date when it was excised and imposition



of strict building regulations to address public opposition. Mile Lane remains as evidence of the night soil collection and rear access to dwellings. The interwar and postwar development demonstrates the need for higher-density housing in relation to the hospitals and university during those periods. The ongoing highly regarded location is demonstrated in the architect designed towers taking advantage of views over Royal Park and Princes Park.

For criterion E, the first paragraph is generally better but still needs some reframing from how to why it is significant. For example the opening sentence 'The Avenue Precinct is of aesthetic significance primarily as a prestigious residential area of mixed character that has developed and evolved from the 1870s through to the present day' should be rephrased. Much of inner Melbourne has evolved from the 1870s to the present day. The significance is that it retains legible evidence of its development periods and the aesthetic quality of development remained high.

The last paragraph is not sufficiently detailed and should be strengthened. For Park Avenue Towers, there is no reference to its Modernist design with high integrity. Arcadia next door is also an architect designed post-war high rise apartment but is non-contributory. Park Avenue Towers is a significant building. There is not a clear difference between the two in the wording of criterion E.

In conclusion, I support amendment C444melb to the Melbourne Planning Scheme and thank the City of Melbourne and GML Heritage for their great work. My comments have been restricted to Park Avenue Towers and HO1433 The Avenue Precinct. As *The Avenue Precinct Statement of Significance* will be a Clause 72.04 Incorporated Document and the *Parkville Heritage Review* (GML Heritage, October 2023) will be a Clause 72.08 Background Document, the issues I have outlined should be addressed.

If a public hearing is held for this amendment, I would like the opportunity to participate. Please contact me if further information is required.



SUBMISSION 18 - Victorian College of Pharmacy



MONASH University

[REDACTED]

31 October 2025

Manager Strategic Planning
Transport and Heritage
City of Melbourne
GPO Box 1603
Melbourne VIC 3001

Lodged via online: participate.melbourne.vic.gov.au/parkville-heritage-review

Monash University submission in relation to Parkville Heritage Review - Melbourne Planning Scheme Amendment C444

Thank you for your letter dated 15 September 2025 providing formal notice of Amendment C444 and inviting Monash University (Monash) to make a submission.

Monash objects to Heritage Overlay HO1450 being applied to the Victorian College of Pharmacy comprising three buildings at 381-395 Royal Parade, Parkville ie. the Sisson, Scott and Manning Buildings (Buildings) for the following reasons:

1. The Buildings do not meet one or more of the criteria set out in the *Planning Practice Note 1: Applying the Heritage Overlay (August 2018)* and therefore does not meet a threshold of local significance;
2. The GML Heritage assessment has not undertaken sufficient comparative analysis to substantiate the local significance of the Buildings; and
3. Recent additions to the Sissons and Scott buildings adversely impact the heritage value of those buildings.

[REDACTED]

Yours sincerely

[REDACTED]

[REDACTED]

[REDACTED]

OFFICIAL: Sensitive

SUBMISSION 19 - VIDA Health

BAC-DM-27447

City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

Dear [REDACTED]

RE: Proposed Planning Scheme Amendment C444melb – South Parkville Heritage Precinct Submission

Thank you for notifying the Victorian Infrastructure Delivery Authority (VIDA) Health of the public exhibition of draft Planning Scheme Amendment C444melb, which seeks to implement the recommendations of the Parkville Heritage Review. VIDA Health welcomes the opportunity to provide feedback on the draft amendment and values the ongoing collaboration between your organisation, VIDA Health and the Department of Health.

Amendment C444melb proposes the introduction of 19 new individually significant places and splitting the existing Parkville Precinct (HO4) into four new precincts, including the South Parkville Precinct. This includes extending the heritage overlay at 77 Story Street (University High School) to include the oval as significant to the South Parkville Precinct and the remainder of the property as non-contributory, upon the recommendations of the *Parkville Heritage Study* (GML Heritage, July 2023).

VIDA Health does not believe there is a proper rationale for the inclusion of University High School in the proposed South Parkville Precinct (HO4).

The land at 77 Story Street is partially covered by HO978 and is listed on the Victorian Heritage Register (VHR H2183). The heritage registration applies specifically to the 1929-1930 school building and its immediate curtilage. The remainder of the site, which includes non-significant buildings, portable classrooms, netball/basketball courts and a playing field, is not currently subject to heritage controls.

The *South Parkville Precinct Statement of Significance* (GML Heritage, September 2025) states that remnant elements of the Northern Market and the early nineteenth-century development of the southern area of the precinct, including the University High School oval, contribute to the significance of the place. While VIDA Health acknowledges the importance of protecting genuine heritage elements, this protection is already provided through existing site-specific heritage controls. VIDA Health maintains that there is no sound heritage basis for extending the heritage overlay to 77 Story Street beyond the existing HO978.

To inform this position, VIDA Health engaged Bryce Raworth Pty Ltd to undertake a peer review of the Parkville Heritage Review and provide expert heritage advice (**Attachment 1**). The peer review notes the schools oval and surrounding grounds do not meaningfully contribute to the interpretation of the Northern Market. Land at the rear of the 1930 building has been intensively redeveloped. Any previous oval that may have been an interpretation of the earlier horse track no longer exist and the land does not retain any heritage fabric associated with the market.

Further, while the oval offers a low scale, open character, its historical purpose as an enclosed horse market was never intended as public open space and we are not aware of any evidence suggesting it was created with the purpose of improving Parkville's urban amenity. For these reasons, the VIDA Health does not support Amendment C444 in its current form.

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Thank you for your consideration. We look forward to your response.

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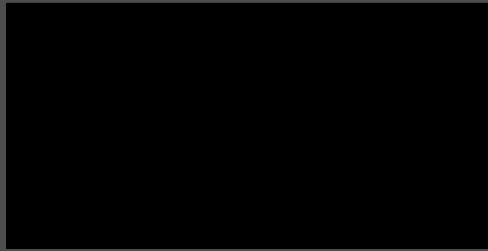
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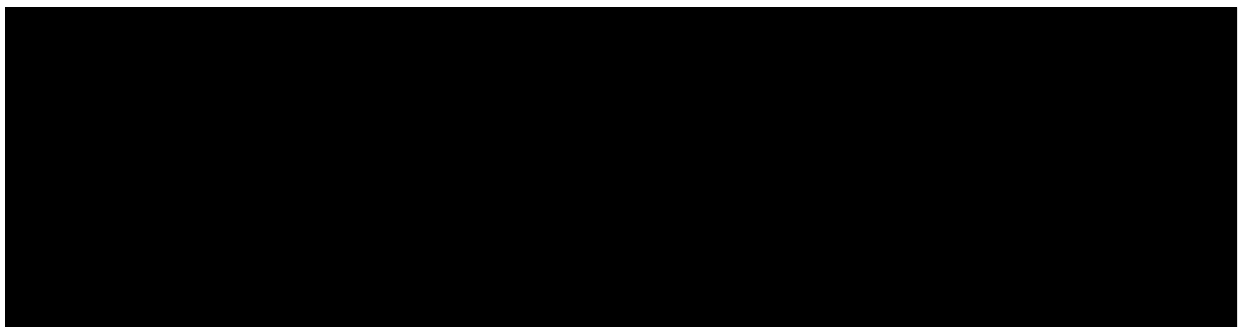
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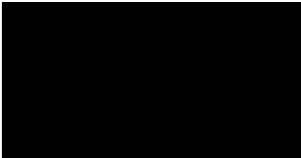


Memorandum of Heritage Advice

University High School
77 Story Street, Parkville

28 October 2025





University High School
Parkville, VIC

Initial consultant heritage advice regarding the proposed Heritage Overlay

This memorandum of advice was prepared at the request of VIDA Health. It comments on the proposal to apply a Heritage Overlay control to University High School under Amendment C444 to the Melbourne Planning Scheme.

The following analysis is informed by an inspection of University High School and its environs along with a review of the Amendment C444 documentation, including the *Parkville Heritage Study* (GML Heritage, July 2023). Reference is also made to Heritage Victoria’s registration documentation for University High School. Historical sources relied upon include MMBW plans and photographs (accessed via the State Library of Victoria website) and *A City Built to Music: The History of University High School, Melbourne 1910 to 1960* (Alice Hoy, 1961).

The land presently occupied by University High School originally formed part of the Northern Market – a large livestock and hay market established in the mid 1850s on land bordered by Flemington Road, Royal Parade, Story Street and Park Drive. An 1896 MMBW plan shows a horse market on the school site with street boundaries enclosed by a masonry wall with loose boxes (ie horse stalls) along the inside perimeter. Land that was to become the school oval contained an octagonal plan sales yard and horse stalls at the centre of a training track.

The school opened in 1930 and has undergone substantial change in recent decades with an underground carpark created beneath the oval, serving the adjacent Royal Melbourne Hospital. In the 1990s a three storey art and technology building was erected over the western end of the oval. The more recent development of the Gene Technology Access Centre has further reduced the extent of the oval. It presently has an artificial turf surface, with portable classrooms arrayed along its north and east sides.

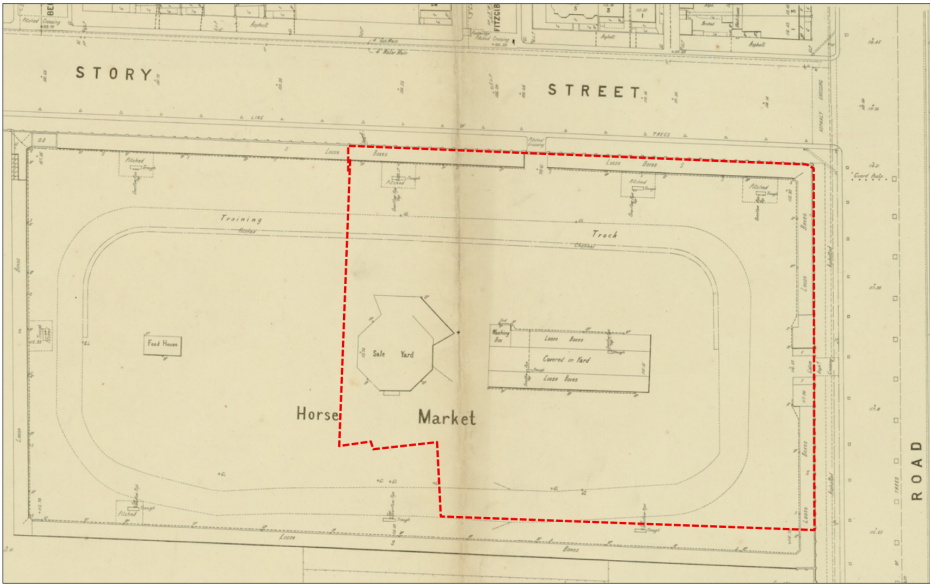


Figure 1 Extract from an 1896 MMBW plan of Parkville showing the layout of the horse market that was later redeveloped to create University High School. The dashed red line marks the approximate extent of the existing school oval. Source: State Library of Victoria.





Figure 2 A c1920s aerial photograph of horse market, shortly before the site was redeveloped as University High School. Source: State Library of Victoria.

University High School is included on the Victorian Heritage Register as place H0978. The extent of registration is limited to the original 1930 building and a curtilage of land. The balance of the school grounds are not subject to any heritage controls. The northern side of Story Street is included in the Parkville Precinct (HO4).

Inter alia, Amendment C444 proposes implement the recommendations of the *Parkville Heritage Study* by splitting the existing Parkville Precinct into four new precincts – the South Parkville Precinct (HO4), West Parkville Precinct (HO1432), The Avenue Precinct (HO1433) and the St George’s Precinct (HO1434). The Heritage Overlay boundary to HO4 will be extended to include the University High School oval as a significant place. The school grounds to the south of the 1930 building would also be included in HO4 as a non-contributory place (as illustrated below).



Figure 3 (left) Heritage Victoria’s extent of registration for University High School. The pink shaded area is included in the Parkville Precinct (HO4).

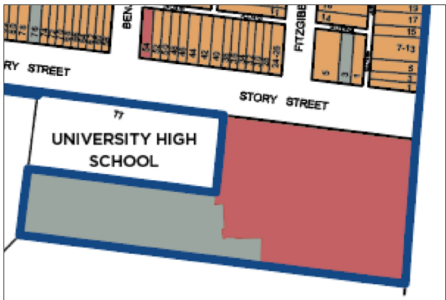


Figure 4 (right) Map extracted from the *Parkville Heritage Study* showing the proposed extension to the heritage overlay precinct encompassing the University High School oval (shaded red to indicate a significant grading) and land to the rear of the main school building (shaded grey to indicate a contributory grading).

The *Parkville Heritage Study* provides a rationale for changes in the heritage status of individual places in the form of a table (Appendix A to Volume 1: Methodology Report). In the case of University High School, the ‘rationale’ is described as follows:

- Assessed as a significant place within a precinct.
- [Streetscape] Part of a collection of buildings significant in their own right.
- Outside the revised HO4 extent.

The above does not constitute a proper rationale for the inclusion of the University High School grounds in HO4. A form of explanation can be found in the 'place description' section of the precinct citation, as follows:

University High School at 77 Story Street is located on the site of the former Northern Market, which was reserved in the 1850s. The school complex maintains the same boundaries as the Victorian-era market, and comprises a group of buildings within the western portion of the site and the school oval in the east.

The area occupied by the oval has been retained as an open space since the 1860s, interpreting the former market through the plan of the oval and the footprint of the surrounding boundary wall that existed on the site in 1888 (Figure 513). The oval's siting was established with the creation of the school in 1929, and was formalised by 1931. It has remained in almost continual recreational use since this time. Within Parkville, the oval is representative of the desire for green open space in the suburb, providing a visual break from the surrounding development, and having retained its low-scale, open space character since the Victorian period.

The University High School grounds do not help to interpret the operation of the Northern Market in any meaningful sense. In the first instance, the oval and land to the rear of the 1930 school building do not retain any fabric associated with the market. Surviving parts of the market's brick boundary wall on Story Street, Park Drive and Flemington Road are already protected through inclusion on the Victorian Heritage Register. The land to the rear of the 1930 school building has been intensively redeveloped in the post war period and the footprint of the oval is much changed. As such, the school grounds don't retain any evidence of the layout of the horse market.

Nor is the oval representative of a desire for green open space in Parkville. The site was reserved for market purposes in the mid 1850s and by the end of the nineteenth century it was occupied by various horse stalls and other structures. Which is to say, the oval was never set aside as a public reserve/parkland and it was not historically devoid of built form. It is also the case that the horse market was visually closed off from the surrounding residential area of Parkville by a tall brick fence, which would have negated any sense that the site was experienced as open space. We are not aware of any evidence to suggest the oval was created with the purpose of improving the urban amenity of Parkville. Schools are more typically provided with ovals to fulfil a utilitarian need for sports playing fields.

The exclusion of the oval from University High School's extent of registration can reasonably be taken as evidence that the oval was not considered to be integral to the significance of the place. There are instances where ovals/playing fields make an important contribution to the historic setting of a school – examples of this being Wesley College, where vistas across the school oval take in the main heritage building, and Melbourne High School, which is prominently sited on an escarpment above an oval. In both instances the heritage buildings are purposefully orientated to face the oval. University High does not have the same relationship with its oval. The heritage building is orientated north to Story Street and is separated from the oval to its east by modern built form.

Having regard for all of the above, University High School does not warrant inclusion in the South Parkville Heritage Overlay precinct, as proposed by Amendment C444.

28 October 2025