



Peel Street

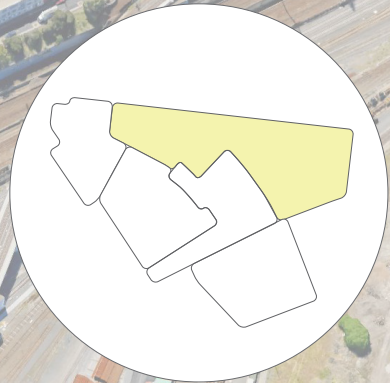
King Street

Roden Street

Victoria Street

Spencer Street

Lothian Street



3.5 HISTORIC HILLTOP

Where is Historic Hilltop?

Historic Hilltop is located in the northern part of West Melbourne adjacent to North Melbourne and is bounded by Peel, Dudley, King, Roden, Spencer, Lothian and Victoria Streets (see Figure 3.34).

An urban design analysis and character study identified the Historic Hilltop as a distinct area based on its high value heritage, small allotment sizes, predominantly residential character, topography and relationship to North Melbourne.

What is the area like now?

Historic Hilltop is a low-scale residential area with high heritage value and wide, open local streets. The area is served by the Errol and Victoria Street shops located to the north of the precinct.

The majority of sites are smaller than 500 m² and have rear access via the extensive bluestone laneway network.

The topography slopes down to the south and west from higher areas along Victoria Street.

Buildings are predominantly between 2 storeys and 4 storeys. Wide 30 metre streets, grassy medians, broad canopy trees and front gardens contribute to a feeling of openness in the streets. Arterial streets impact the amenity of pedestrian and cycling connections to the local shops.

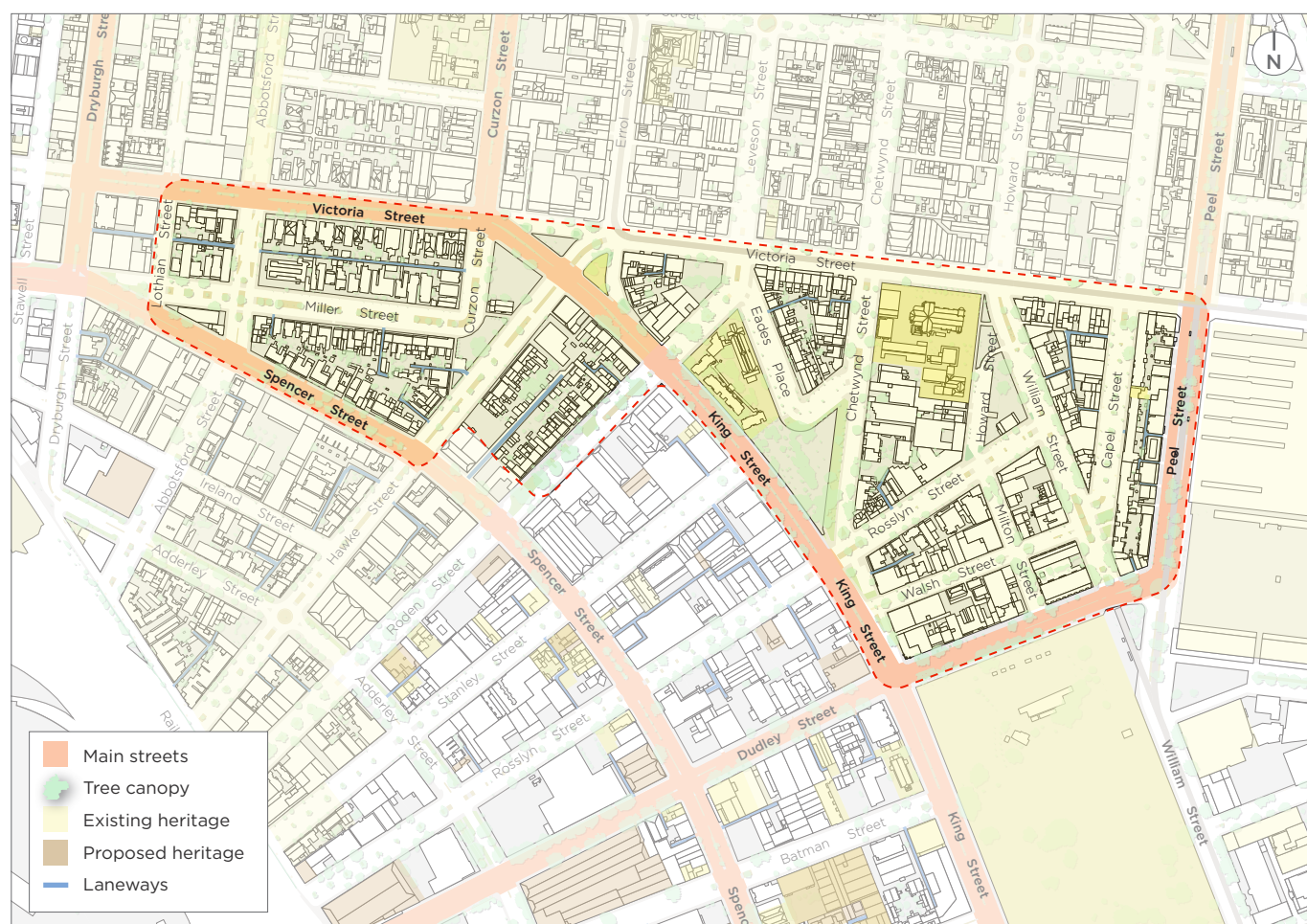


Figure 3.34: Location and characteristics of Historic Hilltop.

What is the vision for Historic Hilltop?

Historic Hilltop is a heritage neighbourhood clustered around the shopping strips on Errol, Victoria and Peel Streets. The fine grained, low scale heritage buildings, retrofitted warehouses and larger institutional buildings represent the diversity of architectural eras that have shaped this precinct. Wide green streets, open spaces, views to the central city and access to Flagstaff Gardens and Queen Victoria Market accentuate the area's proximity to the central city.

Density and built form

Rows of workers' cottages, Victorian terraces and Federation homes provide uniformity to the residential streets, and intact historic shopfronts and awnings line the shopping strips. Landmark buildings such as St Mary's Cathedral occasionally punctuate the skyline. The current built form controls that apply to the area will remain the same with new buildings a maximum height of 14 m.

Activities, uses and infrastructure

This is a mostly residential area with retail along Victoria and Peel Streets and mix of commercial and community uses east of Chetwynd Street.

Movement and access

This area has good access to walking, cycling and public transport routes. Access to the road network for local residents and visitors is provided along the multiple arterial routes - King Street, Spencer Street, Victoria Street and Peel Street.

Streets and spaces

Eades Park and Flagstaff Gardens are existing excellent open spaces. Local streets provide a significant amount of on-street parking to support local businesses. Additional on-street parking is provided on King Street in off-peak times.



Junction Upgrade

The junction of Hawke, Errol, King and Victoria Streets will be redesigned to improve pedestrian and cycling safety and to enhance the functionality of open space.

The intersection of these wide streets create a complex and expansive junction, and despite grassed medians and small parks with significant trees, the area has an open and exposed character, which is dominated by cars.

Opportunities exist to upgrade the junction to improve pedestrian and cycling safety. The existing green spaces will be reconfigured to consolidate existing open space and better celebrate the heritage attributes of the place. This can be achieved whilst retaining all existing car parking spaces that are important for customers accessing adjacent businesses.



Figure 3.35: Aerial photo of the Hawke, Errol, King and Victoria Streets junction. © Google Earth



Figure 3.36: Potential concept for the reconfiguration of the Hawke, Errol, King and Victoria Streets intersection.