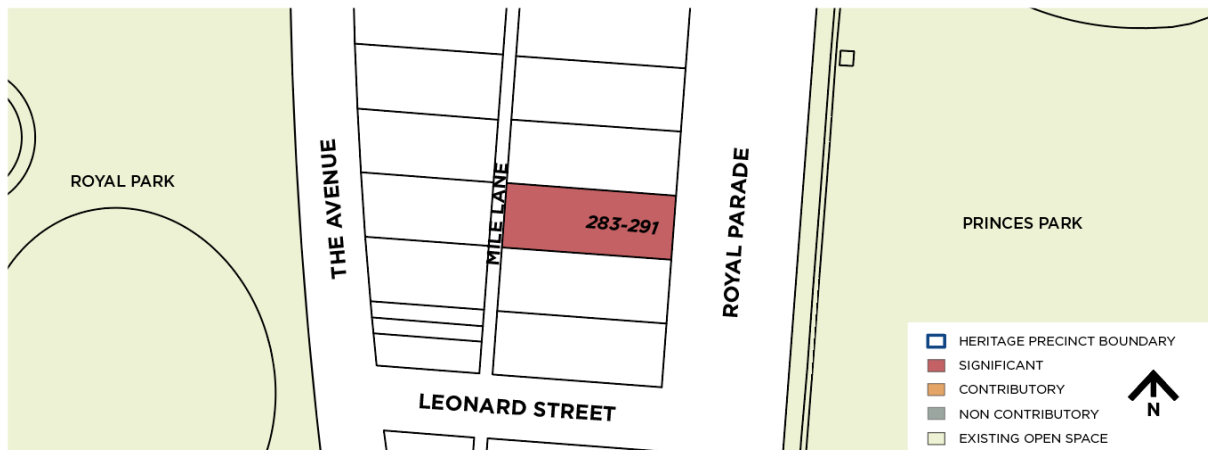


Park Court, 283–291 Royal Parade, Parkville Statement of Significance (GML Heritage, September 2025)

Heritage Place:	Park Court, 283–291 Royal Parade, Parkville	PS ref no:	HO1446
------------------------	---	-------------------	--------



What is significant?

Park Court at 283–291 Royal Parade, Parkville, built 1936–37, is significant.

Elements that contribute to the significance of the place include the:

- building's original external form, fabric and detailing; and
- building's high level of integrity to its original design; and
- pattern and size of original fenestration; and
- clinker face brick and painted render of the upper walls; and
- hipped and tiled roof; and

This document is an incorporated document in the Melbourne Planning Scheme pursuant to section 6(2)(j) of the *Planning and Environment Act 1987*

- original Moderne elements and detailing, including the curved and faceted balconies, metal handrails, decorative brickwork and moulding, stepped brick door surrounds, parapets and chimneys, and the strong horizontal and vertical compositional emphasis and detailing; and
- integrated central courtyard and landscape plan, including the brick gutters; and
- form of the front brick fence with its curvilinear motif.

How is it significant?

Park Court at 283–291 Royal Parade, Parkville, is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

Park Court is historically significant as an early surviving example of flats designed in the Moderne style, for a middle-class market in the interwar period. Designed by Gordon and Bruce Sutherland, and constructed in 1936–37 by HM Brett, the building demonstrates the emerging popularity of the Moderne style. It evidences the importance placed upon modern living during the interwar era, through its spacious apartments, natural light, and pleasant outlooks. It is notable as an example of a new typology, the low-rise flat complex with an integrated central courtyard, which emerged in Melbourne at this time. The arrangement of the building, in an elongated U-shape, shows ingenuity by maximising the availability of natural light and providing views to a central courtyard. This is historically representative of the focus placed upon health in the 1930s, and the growing awareness of the benefits of sunshine and green spaces. The property demonstrates the movement towards higher-density living in Melbourne, and is historically suggestive of the transition of flats from traditionally workers' accommodation towards being stylish and desirable middle-class housing. (Criterion A)

Park Court has representative significance for its highly intact exterior that demonstrates the emerging design principles of the later interwar period. The complex was not conceived as luxury accommodation. Rather, it provided spacious, modern, affordable accommodation for the middle class in Melbourne's inner suburbs, balancing the desire for a stylish design and liveability, with economic design solutions. The U-shape plan of the building became a popular form throughout the later 1930s, providing light and views to residents, and maximising the utilisation of land on site. The largely rectangular plan of the wings is enhanced by the use of Moderne detailing. The integration of the central courtyard maximises the availability of natural light and views to each individual flat. The Moderne style was popular in the City of Melbourne during the late 1930s, with Park Court forming an early example of its type. The building illustrates key stylistic elements such as combination of clinker brick and render, and the emphasis on horizontal motifs. (Criterion D)

Park Court has aesthetic significance for its early adoption of the U-shaped form, its integrated courtyard and landscaping, and its restrained use of Moderne detailing. The building demonstrates key aesthetic characteristics of the Moderne style, seen in the interplay between horizontal and vertical motifs and massing; the use of curved balconies and triple-fronted elevations; and smooth, painted render that is juxtaposed with clinker face brick. The building also features a restrained use of decorative, geometric brickwork and moulding, which enhances the design. Although low in scale, and comparatively modest in relation to the surrounding development, the bold, open design of the building and its courtyard invites views from the public domain and gives the site a high degree of landmark quality in its immediate setting on Royal Parade. (Criterion E)

Primary source

Parkville Heritage Review (GML Heritage, October 2023)