West Parkville Precinct Statement of Significance (GML Heritage, September 2025)

Heritage Place:	West Parkville Precinct	**PS ref no:**	HO1432



What is significant?

The West Parkville Precinct in Parkville, developed from the mid-1850s at 2–32 Church Street, 1–25 Church Street, 72–132 Flemington Road 1–39 Manningham Street and 1–29 Southgate Street, is significant.

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

- low-scale external form of the buildings, typically single-storey with some double-storey examples; and
- buildings' original materials and detailing; and
- pattern and size of original fenestration; and
- buildings' high level of integrity to their original design; and
- early subdivision pattern, including the size of allotments and building setbacks; and
- public space elements, including the street trees, widths and shape of the asphalted footpaths, and bluestone kerbing and guttering.

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

Post-1945 developments are not significant.

How is it significant?

The West Parkville Precinct is of historical and representative significance to the City of Melbourne.

Why is it significant?

The West Parkville Precinct is of local historical significance as an area in the City of Melbourne that was first developed in 1854, with a residential subdivision formalised in 1866. The West Parkville Precinct derives from the earliest residential subdivision in Parkville. The area was originally conceived as part of the short-lived locality of Parkside, which spanned Flemington Road and took in part of North Melbourne. Subsequent development through the latter nineteenth century, and through to the interwar period, retained a degree of modesty that was atypical for residential precincts in Parkville, and reflects a closer association with the neighbouring suburb of North Melbourne with its strong working-class character. (Criterion A)

The West Parkville Precinct is of local representative significance as a residential precinct that developed primarily in the Victorian and Federation periods with some interwar development, representing the principal phases of residential development in the City of Melbourne. The precinct reflects an eclectic collection of architectural styles from the Victorian through to the interwar period, yet demonstrates uniformity through a consistency in building heights, setbacks, overall forms, patterns of fenestration and materiality. The West Parkville Precinct reflects a distinctive urban character, demonstrated through its more irregular subdivision pattern. This is likely influenced by the broader context of the area, which has imposed physical constraints on the development of the precinct, including Royal Park and the Church of England to the northeast, Flemington Road to the southwest and the Moonee Ponds Creek to the northwest. (Criterion D)

Primary source

Parkville Heritage Review (GML Heritage, October 2023)

Street	Number	Property Name	Building Category	Significant streetscape
Church Street	2–4	Marion	Contributory	Significant
Church Street	6–8		Contributory	Significant
Church Street	10–12		Contributory	Significant
Church Street	14		Contributory	Significant
Church Street	16		Contributory	Significant
Church Street	18		Contributory	Significant
Church Street	20		Contributory	Significant
Church Street	22		Contributory	Significant
Church Street	24		Contributory	Significant
Church Street	26		Contributory	Significant

Church Street	28		Contributory	Significant
Church Street	30		Contributory	Significant
Church Street	32		Contributory	Significant
Church Street	1–7		Significant	Significant (applies to both frontages)
Church Street	9		Contributory	Significant
Church Street	11–15		Contributory	Significant
Church Street	17	Ormond	Contributory	Significant
Church Street	19	Ethel Cottage	Contributory	Significant
Church Street	21–25		Contributory	Significant
Flemington Road	72		Contributory	Significant
Flemington Road	72A		Contributory	Significant
Flemington Road	74	Anchorage	Contributory	Significant
Flemington Road	76	Glendenning	Contributory	Significant
Flemington Road	78	Mooranda	Contributory	Significant
Flemington Road	80–84		Contributory	Significant
Flemington Road	86–94	Park Squire Motor Inn and Serviced Apartments	Non-contributory	-
Flemington Road	96		Non-contributory	-
Flemington Road	98 (includes 98 and 98A)		Contributory	Significant
Flemington Road	100–102		Contributory	Significant
Flemington Road	122–124		Contributory	Significant
Flemington Road	126		Significant	Significant
Flemington Road	128		Contributory	Significant
Flemington Road	130–132		Contributory	Significant
Manningham Street	1		Contributory	Significant
Manningham Street	3		Contributory	Significant
Manningham Street	5–11		Non-contributory	-
Manningham Street	21–25		Significant	Significant

Manningham Street	27–31		Contributory (27–31 Manningham Street) Non-contributory (22–28 Emu Lane)	
Manningham Street	35		Contributory	Significant
Manningham Street	39		Contributory	Significant
Southgate Street	1–9	Monaro	Significant	Significant (applies to both frontages)
Southgate Street	13		Contributory	-
Southgate Street	15–19		Non-contributory	-
Southgate Street	21–23		Non-contributory	-
Southgate Street	25–29	Ahaura	Contributory	-