

Central City Heritage Study Review

1993

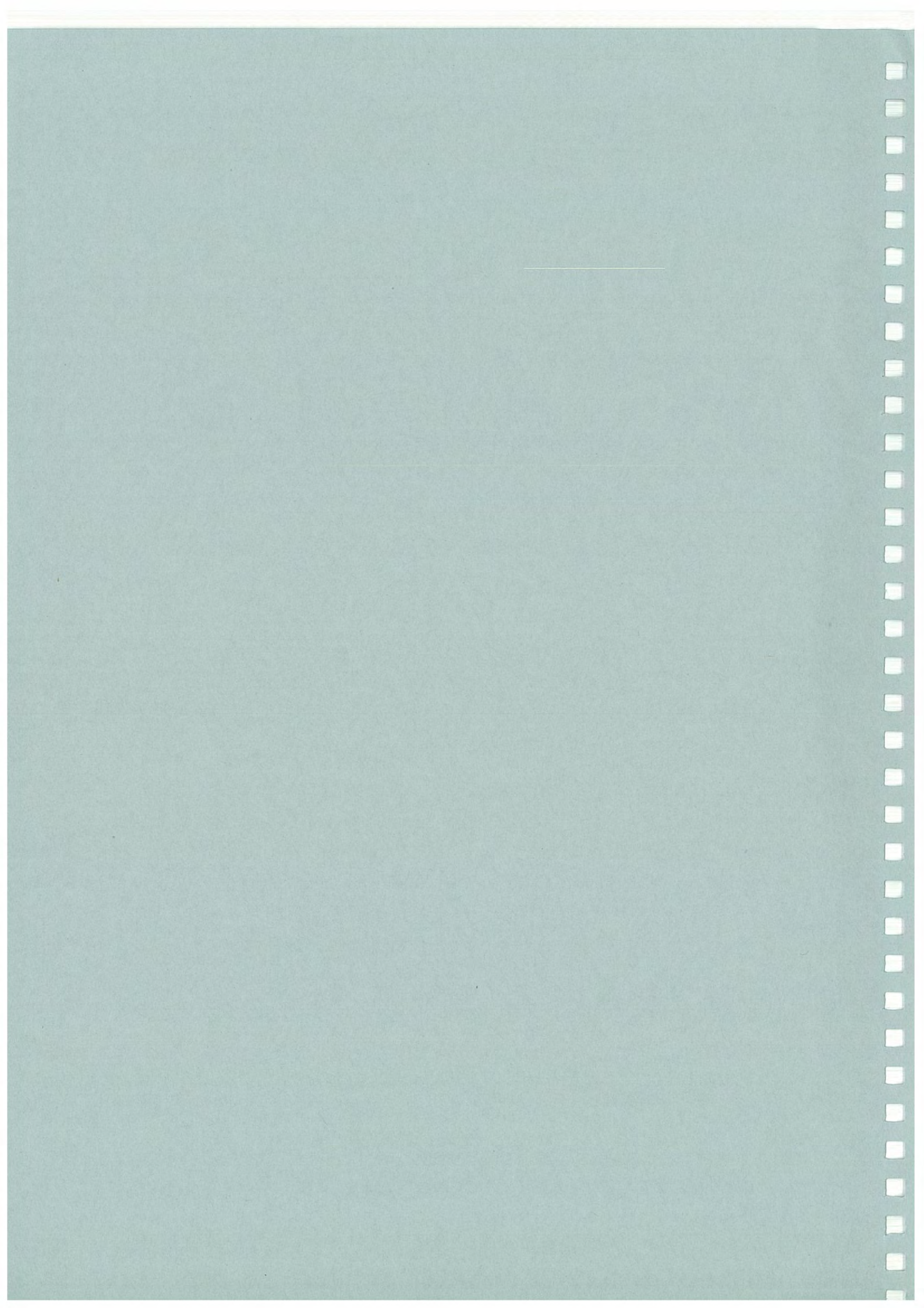
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FINAL REPORT

VOLUME ONE

ANALYSIS AND RECOMMENDATIONS

NOVEMBER 1993



CENTRAL CITY HERITAGE STUDY REVIEW

FINAL REPORT

VOLUME ONE

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VOLUME THREE

Melbourne: An Environmental History
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THE BRIEF

The brief and consultants for this project were confirmed in June 1992. The brief, included as Appendix 3 to this report, required the consultants to update Council's 1985 Central Activities District (CAD) Conservation Study. Emphasis was placed upon analysis of the 1985 study's response to the cultural and social significance of historic precincts, twentieth century buildings (including buildings built between 1956 and 1974), structures located on laneways and items of archaeological interest. Specific objectives included:

- Investigation and recommendations on possible categories or levels of conservation status, and the development of a typology of Central City Buildings;
- Updating Council's 1985 CAD Building Identification sheets and building citations to include these new gradings;
- Investigation of options for broadening the scope of heritage data by, for example, including likely sites for archaeological exploration;
- Investigation and recommendations on changes or additions to the existing Central City Heritage Precincts and Precinct boundaries;
- Preparation of an environmental history component aimed at highlighting significant buildings, precincts and features in the history and development of Central Melbourne;
- Provision of the basis for a broad range of interpretative material for visitors, residents and business interests in Melbourne.

The study as a whole comprised three major components.

The first was a bibliography of publications recording and commenting on the development of Melbourne. The suggested budget for this task was \$4,000.00.

The second component involved the preparation of an environmental history providing historical comment and context for the city's heritage. The nominal fee for this aspect of the project was \$7,000.00.

The final component was to comprise an updated Central City Heritage Study, including recommendations regarding both individual buildings and heritage precincts. It was anticipated that this would include the preparation of citations for approximately thirty buildings which might be nominated for registration as historic buildings or listing as notable buildings within the Planning Scheme. The nominal budget for this component was \$29,000.00.

The total project fee was limited to \$40,000.00. It was noted from the outset that this was a relatively small budget for such large tasks. A costing proposal was placed before the interviewing committee and was accepted, and this has formed the basis of time/cost planning for the subsequent work.

A final report on each of the three components, summarising the work undertaken and the results, has been prepared in the following chapters of this volume.

STUDY AREA

The study area for this review was not identical to that of the 1985 study, which concentrated upon the CAD grid and the wedge of city immediately to the north of the grid (bounded by La Trobe, Spencer, Dudley, Peel and Victoria Streets, including the Victoria Markets but excluding the Flagstaff Gardens). The study area for the 1993 review included the Flagstaff Gardens and also the Parliamentary precinct, the environs of Eastern Hill, and some land extending between Flinders Street and the Yarra River. The study area is shown on Illustration 1.

STUDY TEAM

This review of the CAD Heritage Study was undertaken by a team of consultants drawn together specifically for the task. The team comprised Philip Goad, Miles Lewis, Alan Mayne, Bryce Raworth and Jeff Turnbull.

STUDY TIMING

The study was completed between July 1992 and November 1993.

METHODOLOGY

In their initial submissions to Council the consultants placed considerable emphasis upon the need for this review to not only reassess the status of precincts, buildings and other heritage items within the central city, but also to place them within a coherent overall historical framework. To this end they recommended that the study follow the processes outlined within the *Burra Charter* for the identification of sites of cultural significance. The preparation of a bibliography, a history and a review of sites was therefore seen as preliminary to the preparation of a statement of cultural significance for the CAD as a whole.

New statements of significance for individual buildings were also to seek a higher level of relevance and coherence than many existing MCC citations, with an emphasis upon a clear discussion of the nature and significance of sites which could provide a real guide for future policy purposes.

All existing building gradings and precinct boundaries were to be reviewed, and new items suggested by (a) the environmental history, especially where illustrative of a particular period; and (b) aspects other than architectural high style, including assessment in the light of status as a social or cultural landmark, or as part of a sequence of related structures, or through technical importance, or because of internal features of significance. It was noted that the 1985 study appeared to have been given a *terminus ante quem* for sites to be assessed of 1956.¹

The overall approach was to be rigorous in its application of *Burra Charter* philosophy and principles and was to emphasise integration between the various components of the study.

Considerable time was spent by the consultants and Steering Committee during the early stages of the review in preparing a two page data sheet suitable for the description

¹ Verbal communication from Graeme Butler, author of the 1985 study and of much of the subsequent information prepared on the study area on behalf of the MCC.

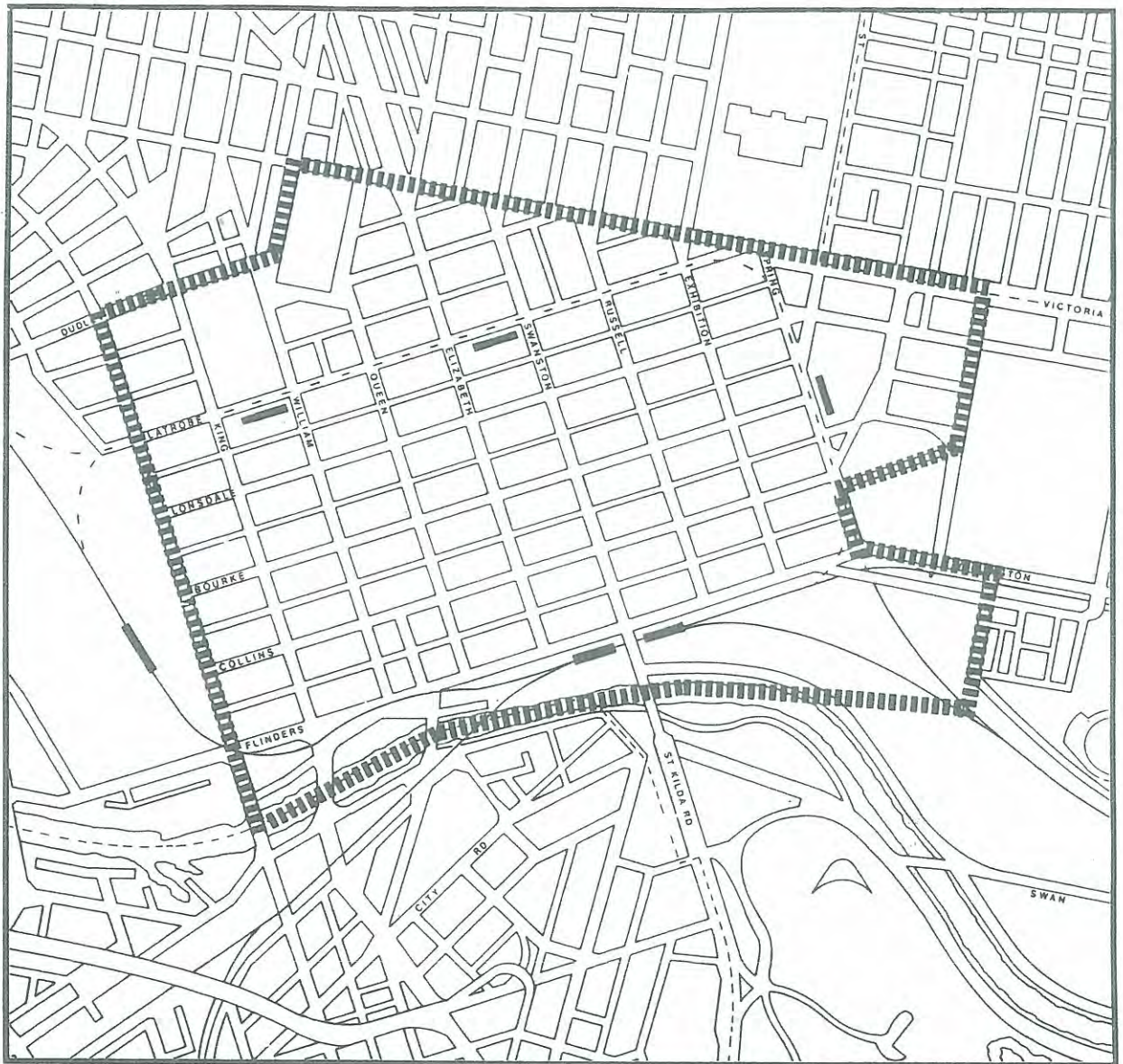


ILLUSTRATION 1
THE STUDY AREA

of buildings identified for potential elevation to historic building or notable status. The design of this sheet evolved from a wish to reconcile the format of the existing building identification sheets, comprising a 20 volume set held by the MCC Statutory Planning Branch, with an appropriate format for entry onto the proposed MCC data base. A design was agreed upon after extensive consultation, and it is this format which has been used in the preparation of information upon the 43 buildings put forward by this study as potential notable buildings.²

It is intended that ultimately all graded buildings will have their data entered into the MCC data base according to this format. Those buildings with no citation require only one page of the new format, while those with individual citations will require two pages. Note that the vast majority of existing citations do not cite sources of information, and many are too long to be made fit within the spaces available. Substantial revision will therefore be necessary before they can be adapted to the format.

STEERING COMMITTEE

The study team would like to acknowledge the enthusiastic support and constructive criticism provided throughout the review process by the study's steering committee, listed below.

Geoff Austin	Heritage Branch, Department of Planning & Development
Jill Barnard	Royal Historical Society of Victoria
Peter Brew/Ann Keddie	Royal Australian Institute of Architects (Victorian Chapter)
Colin Fairweather/Ian Fraser	Archives, MCC
Michael Gallimany	City Heritage Watch
Noel Gately	Strategic Planning, MCC (Secretary)
Jacqui Lavis	Strategic Planning, MCC (Chair)
Gordon Loader/Malcolm Snow	Urban Design/Architecture, MCC
Ken McInnes	Institution of Engineers
Jill Shirley	Statutory Planning, MCC
Rohan Storey	National Trust of Australia (Victoria)
Iain Stuart/Cath Snelgrove	Heritage Branch - Aboriginal Affairs (former VAS)

² The latter number (43) represents the total number of buildings which could be examined as potential notable buildings within the budget provided for this component of the study, and represents a considerable advance on the 30 buildings which were originally to be examined. Nonetheless it must be noted that there remain a number of other A and B grade buildings which warrant investigation as potential notable buildings.

The Bibliography for the central city seeks to include material which will be helpful for a number of quite disparate purposes, from school project work to specialised research on individual locations or aspects of city development, and of course for the Environmental History which forms a part of this present project. A structure has been adopted for it which will serve adequately for most of these purposes, though it may not be ideal for any of them. The following are the major divisions:

1. Histories
2. Map Sources
3. Colonial and State Government
4. Municipal Records
5. Utilities and Transport
6. Town Planning and Improvement
7. Descriptive Material
8. Architectural and Engineering Drawings
9. Illustrations
10. Heritage Studies
11. Reference Sources

Within these headings are such sub-headings and divisions as seem necessary to sort the material conveniently, together with annotations to describe the location of or means of access to certain categories and, in some instances, descriptive or explanatory notes about individual items. Publications have been cited in a fairly standard way, including the place and date of publication of books, but not the publisher, as this will only rarely assist in establishing the location of any item.

The principal means of compilation has been by the author, Miles Lewis, checking likely sources and scouring other existing compilations. Specific contributions have been made also by Philip Goad and Alan Mayne, of the project team, by Colin Fairweather and Rohan Storey of the Steering Committee, and Judith Scurfield, Map Librarian at the State Library. Written enquiries have been made to institutions which hold material, and to consultants responsible for relevant conservation studies in the central city.

While such a bibliography can never be complete, we are conscious of two major deficiencies due to the lack of response from institutions. The first is in relation to illustrations of the city. A list of views has been compiled in general categories, and street by street, running to some pages, but this is far from exhaustive. It is hoped that the State Library's current program of transferring such images, of which it holds the major collection, to video disc will soon result in an extensive and convenient finding guide for public use.

The second deficiency is in relation to conservation studies and reports. Large numbers of such reports are commissioned by owners of buildings and other interested parties in relation to the hearings of the Historic Buildings Council. Others have been commissioned by the Council itself, or by the Heritage Branch within which it falls. The majority of these are not lodged within any public repository, and remain totally unknown, or if they are known they are soon lost. The Heritage Branch has recently supplied a list of studies which it has retained and catalogued and this will be used to

extend the Bibliography where possible. A number of conservation consultants have also responded with lists of relevant studies undertaken by their offices, and these have been incorporated, but the overall register of data of this kind remains far from complete.

It is hoped that this Bibliography can be made widely available to the public and it should, ideally, be continually maintained and updated by qualified staff.

The Bibliography comprises Volume 3 of this report.

The Environmental History for the central city can best be described as a first cut at a task which requires far more time and consideration than has been possible, and probably a broader range of expertise than that of the study team. As the History stands, however, it is sufficient to bring to the reader's attention the major topics and aspects.

The work has been done by Miles Lewis, with contributions by Alan Mayne and Philip Goad. The greatest effort has been expended upon getting relevant material into the history by a process of trawling through existing primary and secondary sources, but time has constrained even this task and some, even amongst the most obvious sources, have not been dealt with. Some overall consideration of the content has taken place during the course of the compilation, and valuable comments from the Steering Committee have clarified or improved some aspects. However, a far more rigorous editing process, and a far more detailed consideration of the substantive issues involved would be required to turn this into a genuine historical account. It is hoped that these things can be done in the near future to transform the document into one suitable for wider publication.

This is, or purports to be, a multivalent document, intended to make available relatively specialised material in some fields, to help the reader who is concerned with particular periods, and to assist in analysing aspects of the city as a cultural resource. In an attempt to meet these requirements and to keep track of the balance of the content, a somewhat elaborate structural matrix was agreed to with the Steering Committee. The topic is divided into six periods (upon a basis discussed in the Introduction to the History itself), and into nine themes:

PERIODS

1. Introduction
2. Frontier Town: to 1852
3. Gold: 1852-59
4. Boom and bust: 1860-1900
5. The City Beautiful: 1900-1929
6. The New Image: 1930-1956
7. The Urban Spurt: 1956-1975

THEMES

1. History
2. Social Development
3. City Economy
4. Government
5. Town Planning
6. Utilities
7. Public Works
8. Building
9. Architecture and Streetscape

As each theme is discussed under each period, this creates sixty-three sections or chapters, and it will be readily understood that in the present tentative state of the document these sections are very uneven in their depth of treatment. It is felt, however, that this matrix will remain a useful one even if the material is revamped for public use, provided only that a good and comprehensive index is prepared as a guide to it.

It had at first been proposed to incorporate illustrations, but as the size and scope of the document has become apparent, this has seemed somewhat over-ambitious. Only a quite arbitrary set of illustrations could have been supplied, amounting to little more than window dressing. As it stands only a few diagrams, specifically relevant to the matters under discussion, have been included. It is hoped that the MCC will appoint a qualified person to locate the required illustrations and arrange the copying of them and the necessary permissions. The present team would need to be involved in the final selection of illustrations. This project must be undertaken if there is to be any thought of a publication of a more substantial nature, based upon this history and bibliography, at some stage in the future. In the meantime it is hoped that the history and bibliography will be printed together as a single volume or printed and sold as a two volume set.

The principal purpose of the Environmental History within the context of the present study has been to provide the basis for a statement of cultural significance. Such a statement must be absolutely pivotal to any consideration of a conservation policy for central Melbourne, and that is discussed in the next section.

The Environmental History comprises Volume 2 of this report.

INTRODUCTION

A statement of cultural significance pursuant to the *Burra Charter* is meant to encapsulate what really makes 'place' - any piece of the physical environment, in some way special. It must be brief and lucid. It must incorporate value judgements but not iterate more than a minimum of factual data. If all this is achieved it will be directly translatable - almost phrase by phrase - into a statement of conservation policy designed to maintain and enhance those aspects which have been identified as being of significance.

This statement of cultural significance takes on a much more difficult task than that generally confronted in the assessment of individual objects or smaller, less complex areas. For a start, it draws upon a far more extensive environmental history than is usually associated with an object or place.¹ The study area has been the scene of great diversity of experience and activity, architectural and cultural, over a long period of time, and this makes the summary of significant aspects more challenging. It can hardly be expected that every person who comes to this summary will be familiar with the detailed analysis found in the environmental history, and for this reason it has been seen fit to include selected historical and descriptive material, making this statement of significance more discursive than might be the case in more typical statements of a similar kind. The task nonetheless remains one of distinguishing clearly and concisely those aspects of Melbourne's CAD which set it apart as a distinctive and important cultural site.

STATEMENT OF CULTURAL SIGNIFICANCE

Melbourne's 'Golden Mile', the central 1x1/2 mile grid identified as the Central Activities District, or CAD, is one of the great colonial city centres of the nineteenth century, distinguished by its Victorian architecture, characterised by its regularity of layout and defined by its relationship to the Yarra River, Eastern Hill, and the former Batman's Swamp.

Founded by free settlers from Tasmania in 1835, several decades after the establishment of Sydney and Hobart, six years after Perth, one year before Adelaide and seven before Brisbane, Melbourne's centre quickly became the quintessential expression of early nineteenth century planning, with an emphasis upon broad, rectilinear streets but with little provision for gardens and public space.² Colonial surveyor Robert Hoddle's arrangement of 1 1/2 chain [30m] streets and ten chain [200m] blocks bisected by half chain [10m] lanes is unique amongst Australian capitals. The layout establishes a character quite unlike that associated with the more picturesque cities of the old world, though not so grand as some of the newly founded or redeveloped quarters of the late nineteenth and early twentieth centuries in Europe and North America. The uniform street and footpath widths and the deciduous trees contribute to a coherent and predictable streetscape, and the grid must be seen as the most important and obvious relic of Melbourne's earliest years.

1 See Volume Two of this review, *Central Activities District Environmental History*, which provides the background analysis for this statement of cultural significance.

2 The gardens which ring the CAD are largely the result of the somewhat later and more culturally enlightened vision of Victoria's first (Lieutenant) Governor, Charles La Trobe.

The surviving architecture dates essentially from 1855 onwards. While the number and prominence of public buildings proclaim the independence brought by Victoria's separation from the colony of New South Wales in 1851, the architectural wealth of the city stems largely from the influence of other forces. It reflects first of all the rapid evolution of a wealthy society from the mid-century gold rushes, through the era of protection of native industry, to the financial boom of the late 1880s, when buildings of an eclectic High Victorian character and principally British provenance dominated. This architecture continues to show the diversity of scale and activity contained within the central grid in the nineteenth century, and establishes the city's distinctive, though intermittent, Victorian character. Other elements of the city fabric reflect the hiatus of the 1890s depression, followed by tentative developments from 1905-10 when an austere version of the American Romanesque prevailed as the major commercial architectural expression, most noticeable in the warehouses and emporia of Flinders Street and Flinders Lane.

This period saw Melbourne act as Australia's first capital while a permanent site was being determined and prepared, but the presence of the Federal government had little impact upon the fabric of the city other than to encourage progress on various large nineteenth century public buildings, such as the Parliament House and State Library.

Later buildings began to reflect the 132 foot [40m] height limit and the architectural sensitivity to street context which applied from the Great War until the 1950s, with buildings ranging in expression from Edwardian Baroque to Moderne. The result was a much admired coherence of scale and articulation throughout much of the CAD.

While these stages created the city's distinctive visual characteristics, the post-1950s development had significant impact. It included much of individual quality, but did much to erode the specific character of Melbourne.

The Yarra River has always been critical to Melbourne. In the period of first settlement it provided a major avenue of access to the small township, and the site of the city was largely determined by falls, since demolished, which separated the tidal, salt Yarra from the fresh water above. It was from the south bank that the characteristic views of the town were taken until the 1890s, by which time the consolidation of the belt of railway stations and viaduct largely destroyed that visual link. It remained from the south that continual waves of immigrants first approached the town until, in the late 1950s air travel superseded the sea as the main means of arrival. While late nineteenth and then twentieth century developments gradually built up a visual barrier between the Yarra and the city, the river has remained the southern boundary of the CAD in the collective consciousness of Melbournians.

The early removal of Batman's Hill and the draining of the West Melbourne Swamp largely eliminated the topographical limit of the town to the west, but the Spencer Street Railway Station has since maintained an arbitrary boundary at this point. Eastern Hill, however, has remained a pivotal feature, and has had its role as the religious acropolis reinforced by the establishment of a series of faiths and denominations. Government steadily consolidated the Spring Street boundary, and Melbourne's first glass skyscraper, ICI House of 1956, broke the 132 foot height limit, superseding the spires of St Patrick's Cathedral as the eastern punctuation mark.

Sited at the north west boundary to the CAD, relatively distant from the centres of commerce and government, Flagstaff Hill does not retain the same topographical and visual significance. It nonetheless has strong historical associations and is one of a series of landmarks which cumulatively define Melbourne's identity, including the

Queen Victoria market, the major nineteenth century public buildings, Flinders Street Station and the Royal and Block Arcades. The trams, though not a fixed element, are rendered even more significant by their rattling omnipresence throughout the CAD.

Melbourne's character has also been positively affected by the manner in which various groups and activities have positioned themselves within its matrix, as happens in many cities. The Chinese in and around Little Bourke Street, the mercantile zone near the Customs House in Flinders Street, the rag trade in Flinders Lane, the legal community centred upon the Law Courts in William Street, and the medical profession at the east end of Collins Street - the tendency for these and other groups and activities to perpetuate themselves has contributed noticeably to the social and architectural identity of their respective areas. The wave of European immigration in the post-war period had a less noticeable impact upon the specifically physical, architectural character of the city, while nonetheless clearly transforming its cultural identity, most especially in terms of restaurants, shops and cafes.

It is the sum of all of these qualities, rather than any individual aspect, which gives Melbourne its unique identity. While the rigor of the grid and the quality and prominence of the architectural fabric of the nineteenth century and first half of the twentieth century are the most distinctive and frequently hailed aspects of its physical presence, it is the marriage of these with a strong and diverse cultural persona which sets Melbourne apart as a distinctive post-colonial city within its immediate Australasian context and the rest of the world.

CONSERVATION POLICY

It is not the role of the present report to propose a conservation policy for Melbourne. It is, however, appropriate to point out how readily such a policy could be derived from the above statement of cultural significance. It would therefore follow that access to the Yarra should be enhanced, that the trams should be retained, and that the street and block dimensions, along with the smaller interweaving lanes and arcades, should remain sacrosanct. Consideration should also be given to the reimposition of the 132 foot height limit where still possible, most notably in the heritage precincts, and retention of this limit in the central corridor bounded by Lonsdale, Elizabeth, Flinders and Russell Streets.

Other directly derivative policies would encourage the return of built forms along the footpaths of all major streets where setbacks have been introduced [and the building out of those post-war plazas which are not in themselves considered significant], and an encouragement of a diversity of working, residential and recreational activities which will make the retention of a broad range of building stock a viable alternative once again.

A major component of the review process was a reassessment of all buildings and objects of heritage interest within the study area. To this end, a physical survey of all graded buildings was undertaken with a copy of the MCC Building Identification Forms on hand as each site was surveyed. Each site was identified, re-assessed against the original grading criteria in the light of its present state and established and/or new information regarding significance, and regraded as was seen appropriate. This process brought to light a great deal of information regarding the condition of the city's heritage, and also highlighted a number of issues of importance in terms of Council's ongoing data on graded sites.

REVIEW OF 1985 LIST OF GRADED BUILDINGS AND BUILDING IDENTIFICATION FORMS

The first point of note was the general concurrence of assessments made by the present review team and those established in the 1985 study (see Appendix 1 for the 1985 schedule of graded structures).

Changes to site gradings usually resulted from one of several clear factors:

- (i) demolition of the structure or site since 1985;
- (ii) detrimental alterations to the site since 1985;
- (iii) changes in the context of the site since 1985;
- (iv) the discovery of new information regarding the site leading to an enhanced understanding of its significance.

A further important factor was the emphasis within the present study upon the critical appreciation of post-war building stock dating between 1956 and 1974, which had not been formally assessed as part of the 1985 study. The assessment of these sites was aided by various reports, Building Identification Forms and citations prepared on behalf of the MCC in the years since 1985.

It is clear that the identification of buildings of a relatively recent date raises some issues not relevant to the assessment of nineteenth century buildings, particularly in a city such as Melbourne where the nineteenth century buildings have a collective significance much greater than the sum of their individual values. While almost any reasonably intact nineteenth century building has a *prima facie* case for grading as part of the overall significant fabric, the same does not hold for post-war buildings. It would be a meaningless exercise to merely list and grade all post-war buildings as either exceptional or representative examples of a type or style. An attempt has been made to distinguish between those post-war buildings which are of real significance, either because of their quality or because they acted as landmarks of style or construction, and those which followed in their path. The buildings which fall into the former category have been graded, while those belonging to the latter group have been omitted from the list.

All graded buildings were identified in 1985 by means of individual Building Identification Forms, twenty volumes of which are held in the MCC's Statutory Planning Branch. Following acceptance of this report by the MCC, all current sheets will be updated to reflect the recommendation and findings of the current review, and new sheets will be prepared for previously unrecognised sites identified in the course of this review.

THE EXTENDED REVIEW AREA

As discussed in chapter 1 above, the study area for the 1993 review extended beyond the boundaries of the 1985 study and included the Flagstaff Gardens, the Queen Victoria Market, the Parliamentary precinct, the environs of Eastern Hill, and some land extending between Flinders Street and the Yarra River. The study area is shown on Illustration 1.

The condition and grades of all buildings in the extended area were checked as part of the overall initial field survey. A number of prominent buildings on the fringe of the original area appear to have been graded in the 1985 study, including Flinders Street Railway Station. Surprising omissions from the 1985 Building Schedule include the buildings within the blocks immediately to the west of the Flagstaff Gardens (notably St James Old Cathedral, King Street, along with lesser buildings in Jeffcott Street, Batman Street and Dudley Street). As Building Identification Forms appear to have been prepared for these sites at some stage the authors of the present review remain unsure about the exact boundaries set for the 1985 study.

Other sections of this extended area have also been reviewed, with buildings graded, by Meredith Gould. Her work encompassed the Eastern Hill and Parliamentary precincts, the Queen Victoria Market, Flagstaff Hill, Flinders Street Station, its railyards and environs, and the area between Flinders Street (and Wellington Parade) and the Yarra River in general. She has also prepared sheets on sites west of Spencer Street, generally associated with Spencer Street Station, but these sites are outside the present review area. Building Identification Forms have been prepared by Ms Gould for most of the sites in these areas, and these are kept partly within, and partly adjacent to, the CAD Building Identification Sheet volumes held by the MCC's Statutory Planning Division.

These fringe areas have generally undergone less change than is evident in the central grid, and no buildings of note were found to have been demolished since 1985 (with the sole exception of 8 Nicholson Street, East Melbourne, which was not initially graded). The few buildings requiring grading or re-grading were generally post-war buildings which were not originally considered heritage items. A schedule of the revised gradings for these fringe areas is provided at the end of this chapter, and the schedule of newly identified and graded sites should also be consulted.

1993 LIST OF GRADED BUILDINGS AND THE GRADING SYSTEM

The initial review of building gradings was based upon the five level system (A, B, C, D and E) used in the 1985 study, which is common to the assessment of sites throughout the municipality. After extensive discussion with representatives of the MCC and with the review's Steering Committee the study team was asked to consider the possibility of changing to an A, B, C structure to reduce the pejorative associations often implied by gradings D and E and to simplify the list overall. MCC planning staff had cited consistent problems with the old system in that owners and developers generally assumed that D and E grade buildings were clear candidates for demolition, regardless of other issues such as streetscape and visual, cultural and historic relationships with associated notable or historic buildings.

The definitions associated with the new system of grades were developed in consultation with the MCC and the Steering Committee and are as follows:

Grade A Buildings

Grade A buildings are of value as an irreplaceable part of the cultural heritage of the State of Victoria.

Due to their significance A graded buildings will either be included on, or are recommended for inclusion on, the Historic Buildings Register, the Register of the National Estate and the list of Notable Buildings in the Melbourne Planning Scheme. Protection of A grade buildings extends to the whole of the exterior and may include the interior.

Grade B Buildings

Grade B buildings are important as milestones in the cultural development of the city and are seen to be of metropolitan significance.

Grade B buildings are either included on, or recommended for inclusion on, the Register of the National Estate and the list of Notable buildings under the Melbourne Planning Scheme. Listing as a B grade building lays emphasis upon the protection of external fabric, and unless specified does not generally extend to the protection of internal fabric.

Grade C buildings

Grade C buildings are of cultural significance for their representation of different phases of development in the central city. Buildings with a C grading make a contribution to the cultural value of the streetscape or precinct within which they are located.

The MCC should undertake to ensure that all A and B grade buildings are nominated to the relevant heritage authority with adequate supporting documentation. It is to be noted that the Australian Heritage Commission, which in March 1993 listed 137 CAD buildings upon its register, has not processed a great number of further nomination because of inadequate documentation, despite the fact that the MCC has all or most of the information required on many of these buildings.

The review of gradings necessarily concluded with an attempt to ensure that all historic buildings and buildings eligible for nomination as historic buildings are now graded A, and all notable buildings or proposed notable buildings are graded B. The remaining graded buildings were graded C. Grade C buildings in heritage precincts are protected under the relevant precinct controls, and retention of C grade buildings outside heritage precincts is encouraged.

The establishment of a new system of grading within the present study of CAD heritage also entailed a review to establish whether some buildings might be dropped from the revised list. A list of approximately 180 sites considered candidates for deletion was prepared by members of the MCC's planning department for examination by the study team. Of these, 80 buildings were deemed of such low or diminished significance that consideration might be given to their removal from the schedule of graded buildings for the following reasons:

- (i) they had undergone alterations which diminished their significance;
- (ii) they had lost significance because of changes to their context, most notably, because adjacent buildings had been demolished or substantially altered or because of unsympathetic adjacent developments;
- (iii) they had originally been listed merely as a representative example of a style or the work of a particular period, but were not in themselves contributory or significant in any real or appreciable sense.

Although a number of buildings had been identified during the initial review survey as worthy of addition to the list of graded buildings according to the original 5 tiered grading system, only 40 of these were considered eligible for listing given the new system of grading. A schedule of these is provided at the end of this chapter.

The reviewed lists of graded buildings can be found at the end of this chapter. All revised gradings and other information gathered during the course of this study is to be added to the existing Building Information Sheets held by the MCC to bring them up to date.

STREETSCAPE GRADINGS

The 1985 study analysed buildings in terms of both their individual significance and their contribution to a streetscape. The streetscape grades were identical to those used in the assessment of suburban streets, with a hierarchy of levels 1, 2 and 3. But while the classification of streetscapes has been useful in terms of the suburban areas of the City of Melbourne, it did not succeed so well in the CAD. Analysis of the streetscape classifications both on paper (see Appendix 1) and on the streets suggested that the diversity found within the city, so much greater than in the suburbs, made the streets difficult to classify. Classifications were not thorough insofar as a large number of sites did not receive streetscape classifications. Moreover, classifications of one level or another often extended for only a few buildings, and in some cases for as little as one or two buildings. This seemed to call the whole notion of streetscape into question.

Perhaps most importantly, the planning staff of the MCC found that the streetscape classifications were not essential to their understanding of individual sites or groups of sites, and were rarely invoked in analyses of sites in the CAD. The major streetscapes identified in previous studies formed the basis of the existing heritage precincts, and were generally well protected either through the heritage precinct provisions or by means of notable building provisions.

For the above reasons it was decided, in consultation with the Steering Committee, that the assessment of sites in this review would not include classifications in terms of streetscape according to the previous criteria. Streetscape considerations would instead be invoked in future by means of written analyses of the urban context of individual buildings and, where appropriate, groups of buildings. If reference to the 1985 streetscape grades were required then these could still be identified from the list in Appendix One of this report.

LIST OF DEMOLISHED BUILDINGS

A great number of graded structures have been demolished since 1985. Although this number continues to rise, at the time of writing (November 1993) 145 of the 1131 buildings graded during the 1985 study have been demolished (these numbers do not include sites which are not generally defined as buildings, such as public sculptures, horse troughs and the like, which were originally listed separately to buildings). A great number of these demolished buildings were graded D and E, but the list also includes three A grade buildings, thirteen B grade buildings and twenty six C grade buildings. These figures do not include buildings which have been altered to such an extent that the consultant team considered downgrading to be appropriate, but which nonetheless retained sufficient significance to be graded at one of the various levels. A list of demolished buildings is included at the end of this chapter.

It is of note that certain categories of building and particular areas have suffered most heavily in terms of demolition. A substantial amount of demolition was undertaken in preparation for the erection of major commercial towers such as 101 Collins Street, 333 Collins Street, Melbourne Central, the ANZ Tower and Bourke Place, and much demolition is therefore localised rather than intermittent. Often the impact of demolition was to the lesser streets and lanes as well as the major streets, and it is noticeable that substantial sections of Flinders Lane, Little Bourke Street, Little Collins Street, Little La Trobe Street and Little Lonsdale Street have been affected by recent developments. This accounts for the large number of warehouses and factories demolished over this period. La Trobe Street has also been radically altered in the past eight years.

The loss of so many warehouses and factories lends weight to arguments for greater control over remaining warehouse and factory precincts. The relatively low grading of many of these buildings makes them susceptible to demolition when considered on an individual merit basis. Nonetheless, their collective value is great as cultural artefacts describing the historical scale, commercial and industrial uses and architecture of their areas. Other amenity value, as pedestrian precincts of low to medium scale and density and attractive character with great potential for adaptation to residential and commercial use, is outside the considerations of this report. It is important that the individual and collective value of these buildings as cultural objects be recognised through some form of planning scheme protection, otherwise there is potential to see valuable areas such as the streets and lanes around Hardware Lane, Niagara Lane and Guildford Lane lost in the interest of large developments requiring site consolidation.¹ This is discussed further in chapter 6 below.

It is important that the data base soon to be established within the MCC be maintained in such a manner as to take note of substantial alteration and, in particular, the demolition of graded buildings, so that the data remains up to date rather than frozen as an historical document requiring substantial review every five or so years. A specific procedure should therefore be set in place such that a MCC officer within either the Building or Planning departments made responsible for entering demolition data into the data base as soon as demolition of a building or site is confirmed.

INCONSISTENCY BETWEEN THE VARIOUS REGISTERS OF HERITAGE ITEMS

Another area of concern in reviewing the gradings was the degree of inconsistency and incompleteness of the various heritage registers relating to the CAD. The Historic Buildings Council, the National Trust of Australia (Victoria), the Australian Heritage Commission and the City of Melbourne all keep registers of significant sites, but there was a surprising degree of discrepancy between the lists in terms of those buildings listed and those not listed. This does not in general indicate disagreement over the significance of certain sites, but reflects the incompleteness of all registers. This lack of coordination to some extent undermines the credibility of each list, and certainly leads to confusion for owners over whether their buildings are indeed significant and worthy of retention or of the controls imposed by regulatory bodies. This lack of coordination is best explained through a discussion of each register in turn.

The Historic Buildings Register, which now also includes Government Buildings and which is maintained by the HBC, lists 109 historic buildings and 25 government buildings within the central grid area (March 1993).² Nonetheless, a recent study of twentieth century buildings within the CAD commissioned by the HBC found many

1 Such as the Melbourne Central complex.

2 This does not include a small number of sites which have recently been recommended to the Minister, but have not yet been gazetted, eg McPhersons Building, Collins Street.

buildings which warranted examination as potential historic buildings.³ In addition, it is clear that there are a number of A graded buildings within the MCC's list of graded buildings and other buildings which are listed as Notable within the Planning Scheme which might also be examined. Most of these buildings have simply not had an opportunity or pressing reason to be examined in the past. The provision of extensive controls over the external fabric of notable buildings has to some extent lessened pressure for the HBC to consider all significant sites in the CAD, but it is desirable that this process be brought forward in the interests of owners and public alike.

The **Planning Scheme's list of Notable Buildings** is composed of 303 buildings. Most of these are graded A or B within the MCC's system, but many were graded C or D by the 1985 study. While the vast majority might be considered legitimate buildings of individual significance, it also seems that a number are listed primarily because of their contribution to important streetscapes.⁴ This contention is supported by the inadequate nature of their notable building citations, which are factual and descriptive rather than critical and analytical and which thus do not provide any clear statement of the basis of their significance. Given that these same buildings are often located within Heritage precincts and thus protected in terms of their streetscape contribution, it may at some stage be appropriate to review the list of Notable buildings with a view to their removal. In the interim, it has been seen as appropriate to accept that their status as Notable buildings should elevate them to a B grade building.

On the other hand, there remain a number of A and B graded buildings which might be considered worthy of addition to the list of Notable Buildings. Some of these are already registered historic buildings. Approximately 50 of these have had data and statements of significance prepared as part of this study to support any future application either to amend the planning scheme or to add the buildings to the register of historic buildings.

The **Register of the National Estate**, administered by the Australian Heritage Commission (AHC), lists 137 sites within the study area (March 1993). It would seem appropriate that all buildings listed as notable and all registered historic buildings should also be included on the Register of the National Estate. This suggests that the Register of the National Estate at present lacks over 200 buildings which are eligible on this *prima facie* basis. Examination of the Australian Heritage Commission's data base, however, reveals that a large number of these buildings have already been nominated, but their assessment has been delayed due to insufficient or incomplete data. In most cases the MCC holds sufficient data to enable this assessment process to proceed, or at least to enable it to commence, and the MCC should adopt a policy of seeking funding from the AHC to complete the task of bringing this information into an appropriate format. Those historic buildings, notable buildings and proposed notable buildings not

3 Meredith Gould, 'Melbourne Central Activities District Typological Study 1900-1939', unpublished report prepared on behalf of the Historic Buildings Council, Melbourne 1992.

4 Eg a number of buildings found in Bourke St east, south side. While no clear definition or criteria for Notable buildings have been identified to date, some indication of their relative value is provided in a document prepared within the Ministry for Planning & Environment in support of an amendment to list the notable buildings in the Planning Scheme: 'It is the Responsible Authority's view that the 300 (buildings) chosen have, firstly, received recognition over a longer period of time and, secondly, make a collective contribution by their proximity or thematic relationship to each other that is more telling than a randomly distributed range of "interesting buildings". It is in this sense that they are notable. They are not an indiscriminate collection of buildings but an acute representation of aspects of the city's heritage. Their notability is in their representative quality which may equally be their ordinariness as it may be their grandeur.' Ray Tonkin, 'Melbourne and Metropolitan Planning Scheme Amendment 425, Further Submission by the Responsible Authority relating to the importance of the Amendment to the Heritage of Victoria', unpublished report, 30 July 1987.

already nominated to the AHC should be nominated and the relevant data formatted and passed on as part of the same exercise.

The register of buildings classified by the National Trust of Australia (Victoria), is more complete in comparison with the Planning Scheme's list of Notable Buildings, and even includes a number of modern buildings which the present review proposes should be nominated for Notable status (but which are not protected by this status at present). Nonetheless, there are holes in the Trust's list, most of which stem from the difficulty experienced by the Trust's honorary committees in dealing with an enormous backlog of significant buildings from all over the state rather than from any doubt over the significance of the individual sites. The Trust should be encouraged to bring its list up to date, perhaps as part of the same fast track information processing exercise suggested above with reference to the Register of the National Estate.

In summary, it is appropriate that all these registers be brought into line to the greatest extent possible. It is recognised that the HBC and the AHC have different thresholds of significance (state versus local significance) for the buildings placed on their registers, and that the Planning Scheme seems to have no definition of a Notable Building whatsoever (other than the fact of inclusion within the Planning Scheme). Judging by the current figures it would seem likely that the HBC's list of historic and government buildings should be roughly half the length of the list of Notable Buildings and the list of buildings on the Register of the National Estate. The latter two lists should be roughly equivalent in content, and the list of buildings classified by the National Trust should be of a similar length and content to these,⁵ although as the only body to include buildings classified at a local level in the same list as those classified at higher levels it will inevitably classify additional buildings which will remain ineligible for addition to the other registers. Differences between the various registers should, however, come to reflect real differences in their respective criteria for eligibility rather than haphazard assessment processes. The MCC should resolve to take a leading role in promoting the integration of heritage lists, as its resources and responsibilities equip it well for this task.

It has recently been announced that the Historic Buildings Council is to be replaced by a *Heritage Council of Victoria*.⁶ It is believed that the register to be kept by the Heritage Council, the *Heritage Register of Victoria*, will be roughly equivalent in criteria and extent to the Register of the National Estate administered by the Australian Heritage Commission. Should such a change take place, the MCC should continue to seek to implement the recommendations outlined in this report by means of the new legislation in whatever form it might take.

LIST OF PROPOSED ADDITIONAL NOTABLE BUILDINGS

As discussed above, it is clear that there are a number of buildings graded A and B within the CAD which are *prima facie* deserving of listing within the Planning Scheme as notable buildings. At the end of this chapter can be found a list of buildings which the consultant team has singled out for attention as a first cut of buildings for nomination to notable status. This list is not exhaustive, and has been kept to this length by budgetary considerations and a desire to maintain an appropriate level of documentation for each site. Note that a number of these buildings are already registered historic buildings, and their exclusion from the list of notable buildings

5 The National Trust has files on about 350 buildings in the CAD, the great majority of which are classified.

6 Announcement of Minister for Planning & Development, the Hon. Rob Maclellan, 13 August 1993.

therefore seems anomalous. The individual two page Building Identification Forms for each of these sites are attached to this report as Appendix C.

It is suggested by the consultant team that criteria and thresholds of significance be established for the assessment of notable buildings, although not necessarily written into the Planning Scheme. The relevant criteria might be based upon metropolitan significance as individual buildings or as part of a group of buildings or streetscape. An ongoing process of judging A and B grade buildings against that criteria could then be established. Those buildings which do not meet the criteria, and which are neither registered historic buildings nor suitable for nomination to the Historic Buildings Council, could then be graded C rather than A or B.

LIST OF INTERIORS OF INTEREST

The consultant team is aware of a number of interiors which are not protected by heritage controls at present. It is not always possible to protect interiors unless the building in question is a registered historic building. Notable building status is clearly directed primarily to the protection of the exteriors of buildings, and heritage precincts controls are basically streetscape controls. A brief list of interiors which are of interest but which are not specifically protected at present has been appended to this chapter. It is hoped that efforts will be made to encourage the owners of these interiors to retain and enhance rather than replace them. These interiors have also been noted on the relevant Building Identification Forms.

ARCHAEOLOGICAL SITES

The brief called for an assessment of potential sites for archaeological exploration. The Victorian Archaeological Survey undertook a parallel survey of the CAD in 1992 which resulted in a four volume report comprising a brief history (not listed as a volume) and four associated survey volumes (with Volume 3 comprising five individually bound volumes of data).⁷ A copy of this report has been lodged with the MCC.

The findings of the survey are summarised in section 3.0 of Volume 1 of the VAS report. This summary does not, however, include a list of sites of significance. This information is only available through reference to the individual inventory sheets found in the five volumes of Volume 3 and the further volume of Volume 4. A total of one thousand one hundred and seventy three (1173) sites/areas of archaeological potential were inventoried, with nine hundred and seventy three (973) of these in the central grid area. Of the identified items thirty six are remnant structures, including four open bluestone drains, partially demolished bluestone warehouses, perimeter walls and buildings, and refaced, modified and partially incorporated brick and bluestone buildings. One hundred and ninety items possess significant fabric, but in most cases these are historic buildings already identified in heritage studies or other citations. Other important surviving urban fabric includes laneway and subdivision patterns.

Given the enormous amount of information generated by this report, it is suggested that it is inappropriate to attempt to provide a summary within the present study. Instead it is proposed that the data base generated by the VAS consultants be incorporated into the MCC's data base and form the basis for any decisions regarding archaeological assessment of individual sites.

7 Marie Fels, Siobahn Lavelle & Dana Mider, 'Melbourne Central Activities District Archaeological Management Plan', unpublished report prepared on behalf of VAS and completed as Occasional Report, Maritime and Historical Archaeological Unit, No. 1, Aboriginal Affairs Victoria, 1993.

The MCC should also adopt a position with regard to the following recommendations, made in section 5.3 of Volume 1 of the VAS report:

- (i) All of the identified and inventoried items in this management plan document should be included in the schedule of a planning instrument with appropriate provisions to enable the protection of the archaeological resource. Such provisions should aim to ensure that archaeology is adequately addressed in the content of any development proposals not only for those which will necessitate ground disturbance and accordingly pose a direct threat to the survival of the archaeological resource, but also proposals which involve extensive physical intervention in above-ground building fabric, which may reveal areas of the structure likely to contain archaeological relics or deposits (eg underfloor areas, wall cavities, roof spaces, etc).

Appropriate provisions would include the need for preparation of an historical archaeological assessment for each identified item. In the case of the items identified as archaeological sites and/or areas of archaeological potential, this type of assessment should include (as a minimum) detailed consideration of the specific occupational history of the site (including the extant structures) and more clearly determine the likelihood of survival of the resource. The existing information base provided by the current study will also assist in enabling broad comparisons across the whole resource for the assessment of significance, range/numbers of comparative sites, etc. In the case of items identified as areas of potential/partially disturbed the assessment should cover similar issues but will need to also specifically focus on the degree of disturbance (this will usually be related to the most recent occupation).

The historical archaeological assessment should also formulate an archaeological proposal and strategy which is appropriate to the identified significance and potential to yield information of the individual site or an area assessed. Appropriate strategies are likely to range from archaeological monitoring briefs to full scale urban excavation. Note that with the present basic level of understanding of the resource it is not appropriate for this management plan document to initiate standard archaeological strategies for the different site categories owing to the range and variation which will occur within the resource itself.

Extensive urban archaeology experience in Sydney shows that the resource is often fickle, even after initial predictive assessment and in some cases initial site investigations. A good example for Melbourne is provided by the excavation of the Black Eagle Hotel (Commonwealth Block, Inventory block 16) where all signs indicate a minimally disturbed site which nevertheless yielded relatively little information due to prior activities removing anticipated archaeological deposits.⁸ Thus, the only way to verify the overall assessment of the character of the resource provided by this plan, is to initiate the preparation of site-specific strategies not to implement 'blanket' assumptions and/or procedures.

- (ii) For items identified in this plan which are included in an existing planning schedule, the provisions of the scheme should be amended to enable consideration of the archaeological importance of the item. Existing conservation Study citations for the CAD should be similarly amended or-referenced to this archaeological management plan document.
- (iii) In the case of items identified in this plan which are included in the Register of Historic Buildings, the existing registrations should be amended and expanded to include the consideration of relevant archaeological aspects. Such aspects may be relevant if alterations or conservation works are proposed and will certainly be

⁸ J McCarthy, *Archaeological Excavation of the Commonwealth Offices and Telecom Corporate Building Sites, The Commonwealth Block, Melbourne Victoria*, report prepared for the Department of Administrative Services and Telecom Australia, Melbourne, 1988.

relevant in the case of proposed demolition. As outlined in Section Two, archaeological aspects may include previous occupations on the site or buildings which have significant fabric and/or are generating archaeology in their own right.

- (iv) All of the items identified in this plan should be included in the Register of Archaeological areas/sites maintained under the Archaeological and Aboriginal Relics Preservation Act, 1972, (now occurring within Aboriginal Affairs, Victoria).
- (v) Discussions should be initiated with other relevant government agencies as outlined in Section 5.2 above.
- (vi) This archaeological management plan should not be regarded as a static document. It should be updated as changes in the circumstances of the archaeological resource in the CAD requires, and reviewed at not less than five yearly intervals. This updating would be best facilitated by use of the data base generated for the current project. An immediate priority must be for the entering of the additional two hundred items in the extended area into the same final inventory format and data base as the nine hundred and seventy three inventories sites.

The MCC should also seek to obtain a copy of the data base generated by the VAS consultants for incorporation into the Council's own planned land-use data base.

GRADED OBJECTS (HERITAGE ITEMS WHICH ARE NOT BUILDINGS)

The 1985 study was not completely successful in identifying significant street objects other than buildings. The 1985 building schedule (Appendix 1) includes as a postscript a schedule of elements including street furniture, sculpture and service covers for the hydraulic system, but a number of clear candidates for inclusion upon this list are missing. These include the Burke and Wills statue presently located in the City Square and the Matthew Flinders sculpture outside St Paul's Cathedral. An updated list of such elements is included at the end of this chapter.

Public toilets can be said to fall into a special category of building. Public toilets both above and below ground are scattered throughout the CAD, and many are of specific architectural as well as general cultural significance. An attempt has been made in the present study to include all such toilets within the schedule of elements, but it is recommended that an individual study of public conveniences be commissioned by the MCC which takes into account all examples found throughout the municipality in order to establish a clear policy regarding their significance and protection.

The MCC's 1985 study did not develop a policy regarding trees and other organic landscape elements within the CAD. It is generally recognised that the protection of such elements is difficult unless they are in the ownership of a sympathetic government or municipal authority. There are certainly a number of gardens, stands of trees and individual trees of note within the study area. A number of individual trees are listed in Section 219 of the local section of the planning scheme, and a permit is required to (a) remove, prune or alter (any of these trees) or (b) construct a building or construct or carry out works within 5 metres outside the canopy edge (of any of these trees). Other trees and gardens are either protected as a matter of public policy, in the case of public gardens such as the Treasury and Parliament gardens, or have been identified by the National Trust by means of its Schedule of Significant Trees CBD Area (sic) (Appendix 2).

The MCC should adopt a policy of consultation with the National Trust during the assessment of any development in which a tree cited within the Trust's schedule is threatened with damage or removal.

REVISED SCHEDULE OF BUILDINGS

This schedule, based upon the 1985 schedule, excludes buildings located in the fringe areas of the CAD which were not included within the 1985 study area, buildings which have been demolished, buildings which are recommended for removal from the list of heritage sites, and newly identified heritage sites, all of which are listed in subsequent schedules. The gradings are those recommended by the present consultants. The original 1985 grades may be found in Appendix 1.

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1985 STUDY AREA BUILDING SCHEDULE AS FOUND 1993

NAME	TYPE	STREET	NUMBER	DATE	VALUE	HBR	Notable
	Forge, Stables?	A'Beckett St	041-045	1885-c	C		
	Warehouse?	A'Beckett St	047-049	1915c	C		
	Warehouse?	A'Beckett St	051-053	1915c	C		
	Warehouse	A'Beckett St	056	1905c	C		
	Garage	A'Beckett St	060-062	1912	C		
McClure & Valentine Warehouse, former Victorian Spiritualists Union	Warehouse	A'Beckett St	061-069	1871	B		N
	Warehouse	A'Beckett St	071-073	1854	A		N
	Warehouse	A'Beckett St	104	1890c	C		
	Warehouse	A'Beckett St	106-116	1907	C		
Commonwealth Motors, former	Retail, Motor Factory?	A'Beckett St	111-125	1936	C		
	Factory, Warehouse?	A'Beckett St	127-141	1935c	C		
	Factory, Warehouse?	A'Beckett St	144-154	1925c	C		
	Factory, Warehouse	A'Beckett St	174-184	1910c	C		
Grange Lynne Pty. Ltd. White & Gillespie Pty. Ltd., former	Warehouse	A'Beckett St	185-187	1937-44	B		
	Factory	A'Beckett St	190	1935c	C		
	Factory?	A'Beckett St	199	1930c	C		
Gill Memorial Home for Men former tobacco factory	Factory	A'Beckett St	217-219	1889	B		N
Royal Aust. Army Medical Corp. Naval & Military Club, former (1918-) Swinerton Bros & Co Building	Drill Hall	A'Beckett St	235-249	1938	A	HBR	N
Mitre Tavern	Hotel	Alfred Place	007	1887-	B		
Charter House	Offices	Anthony St	014	1924	C		
Savage Club	Offices	Bank Place	001-003	1868-	A	HBR	N
	Offices	Bank Place	004	1907	B		N
	Office	Bank Place	012-016	1884-85	A	HBR	N
Bank House, former W O'Donnell, Engineer	Printing Office	Bank Place	018-020	1906	B		N
	Factory	Bank Place	011-019	1903	B		N
	Factory	Batman Street	033-047	1940c	C		
Keep Bros & Wood	Warehouse	Batman Street	049-053	1930c	C		
St James Old Cathedral	Church	Batman Street	055	1928c	C		
	Warehouse?	Batman Street	002	1842-51	A	HBR	N
	Retail, Residential	Block Place	028	1890c	C		
	Retail, Residential	Bourke Street	002-018	1857-63	B		N
	Retail, Residential	Bourke Street	019-021	1901	B		N
New Metro Picture Theatre, former Society Cafe	Cinema	Bourke Street	020-030	1935c	C		
State Savings, Bank, former	Restaurant,	Bourke Street	023-029	1901	B		N
	Bank, Residence	Bourke Street	031-033	1906	B		N
Bourke St. East Post Office, former	Retail Stores, Cafes	Bourke Street	032-038	1892	B		N
	Retail, Residential	Bourke Street	035-037	1872	B		N
	Retail, Residential	Bourke Street	039-041	1905c	B		N
	Retail, Residential	Bourke Street	043	1905c	B		N
	Retail, Residential	Bourke Street	051-053	1880c	B		N
Crossley's Building	Retail, Residential	Bourke Street	054-062	1848-9	A	HBR	N
Salvation Army Temple, former YMCA	Residential, Welfare	Bourke Street	065-073	1890	A	HBR	N
	Retail, Residential	Bourke Street	066-070	1865c	B		N
	Retail, Residential	Bourke Street	072-074	1860c	B		N
	Retail, Residence	Bourke Street	075-077	1880c	B		N
Cafe Florentino, (exterior) A.J. Building	Retail, Residential	Bourke Street	078-080	1860-	A	HBR	N
	Retail & Caberet	Bourke Street	079-085	1935-6	C		
	Retail, Residential	Bourke Street	082	1853-	A	HBR	N
	Offices,	Bourke Street	086	1925c	B		N
Australian & New Zealand Banking Co., F. London Chartered	Bank	Bourke Street	088-090	1870-71	A	HBR	N
Long's Chemist, former	Retail, Chemist	Bourke Street	094-098	1853-	C		
National Hotel, former	Hotel	Bourke Street	118-122	1860c	C		
Eastern Arcade, former (renovation)	Retail Arcade	Bourke Street	131-135	1926	C		

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Hoyts Cinema Centre	Cinema, Offices	Bourke Street	134-144	1969	A		
	Offices?	Bourke Street	144-150	1865c	C		
Malcolm Reid & Co. Ltd.	Offices, Retail	Bourke Street	151-155	1935c	C		
Patersons Furniture Warehouse, former	Retail, Furniture	Bourke Street	152-160	1934	C		
Paynes Bon Marche P/L	Retail, Offices	Bourke Street	157-163	1935c	C		
	Retail	Bourke Street	160-162	1905c	C		
Barnett's Building	Offices	Bourke Street	164-166	1938	C		
	Retail, Offices	Bourke Street	165	1925c	C		
National Australia Bank, former Australia Felix	Hotel, Retail	Bourke Street	168-174	1860-61	B		
	Retail, Residential	Bourke Street	171	1868	C		
(Renovation)		Bourke Street	175-177	1925c	C		
Bourke House	Offices, Retail	Bourke Street	179-183	1930c	C		
Norman's Corner Stores, former	Retail, Offices	Bourke Street	180-182	1935c	C		
Rockman's Shoeroms, former	Offices, Retail	Bourke Street	188	1935c	C		
Bank of New South Wales, former	Bank	Bourke Street	190-192	1929	A	HBR	N
Carlton Hotel	Hotel	Bourke Street	193-199	1937	C		
Hoyts Midcity Cinemas	Cinema, Offices	Bourke Street	194-200	1977	C		
	Retail, Residence	Bourke Street	201-207	1880c	C		
	Retail, Residential	Bourke Street	209-215	1880c	C		
Commonwealth Bank of Australia	Bank	Bourke Street	219-225	1941	B		
Royal Mail House	Offices, Retail	Bourke Street	253-267	1963	C		
The Leviathan Clothing Store	Retail, Clothing	Bourke Street	271-281	1912-13	B		N
	Retail, Residential	Bourke Street	274-278	1859-	B		N
Francis & Co. Chemists, former	Retail	Bourke Street	280-282	1913	B		N
Roughton's Buildings, former	Retail	Bourke Street	284-288	1914	B		N
Sutton's Pty Ltd, former	Retail Store	Bourke Street	288-292	1902	B		N
Buckley & Nunn's Mens Store, former	Retail, Clothing	Bourke Street	294-296	1933	A		N
Buckley & Nunn's Emporium, former	Retail	Bourke Street	298-304	1911-12	B		N
G.J. Coles Stores	Retail	Bourke Street	299-307	1928-40	B		N
Buckley & Nunn's Emporium	Retail	Bourke Street	306-312	1911	C		
Diamond House (upper facade), former	Retail	Bourke Street	313-317	1936	C		
Myer Emporium (facade)	Retail	Bourke Street	314-336	1933	A		N
Public Benefit Bootery, former	Retail, Offices	Bourke Street	323-325	1924	C		
Deva House, former B.J. Coles & Co. Store	Retail, Offices	Bourke Street	327-329	1925	C		
Royal Arcade	Retail Arcade	Bourke Street	331-339	1869-70	A	HBR	N
	Offices, Retail	Bourke Street	345-347	1920c	C		
London Stores Ltd.	Retail	Bourke Street	349-357	1925	B		N
Coles & Garrard	Offices, Retail	Bourke Street	376-378	1960c	C		
	Retail, Residential	Bourke Street	384-386	1880c	C		
	Offices	Bourke Street	388-390	1925c	C		
Danks & Co. former	Retail	Bourke Street	391-403	1915c	C		
	Offices	Bourke Street	414-416	1928	C		
Rochelle House, former Evans House	Offices, Retail	Bourke Street	415-419	1930	C		
Gothic Chambers	Retail	Bourke Street	418-420	1890-1	C		
Kaye Butchart & Co. Building	Offices	Bourke Street	421	1859-	B		N
Commercial Bank, former	Offices	Bourke Street	422-424	1868c	C		
London Assurance Building, former	Offices	Bourke Street	468-470	1959	B		
Equity Chambers	Offices	Bourke Street	472-478	1931	B		N
Eagle House	Offices	Bourke Street	473	1971	A		
	Offices	Bourke Street	480	1925c	C		
	Offices	Bourke Street	482	1925c	C		
BHP Building	Offices	Bourke Street	505-523	1972	A		
Goldsbrough Mort Wool Store	Offices, Warehouse	Bourke Street	514-526	1862-	A	HBR	N
AMP Tower & St. James Building	Offices	Bourke Street	527-555	1965-9	A		
ACI House, Former	Office Block	Bourke Street	546-560	1964	C		
Abrahams, Former Gollin's Building	Offices, Warehouse	Bourke Street	561-563	1902	A	HBR	N
Bourke Street West Police Station	Police Barracks	Bourke Street	621-629	1888	A	HBR	N
Bourke Street West Police Station Gaol	Gaol (Watchhouse)	Bourke Street	621-629	1881	A	HBR	N
St. Augustine's Church	Church	Bourke Street	631-653	1870-	A	HBR	N
St. Augustine's Church Hall & School	School	Bourke Street	631-653	1881	A	HBR	N
Unity Hall, Australian Railways Union	Hall, Offices	Bourke Street	636-638	1916	C		
Eliza Tinsley Building, former	Warehouse, Offices	Bourke Street	640-652	1905c	B		N
Sunshine Building	Garage, Warehouse	Bourke Street	654-664	1914	B		N
Hudson's Stores	Warehouse	Bourke Street	655-659	1877	B		N

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	Warehouse	Bourke Street	666-668	1879	B		N
Melbourne Tramway&Omnibus Co. Building	Offices	Bourke Street	669-675	1890	A	HBR	N
RMIT Building 2, Art School	School, Art	Bowen Street	2	1915	C		
Kernot Building, Former Engineering School	School, Engineering	Bowen Street	3	1931	C		
RMIT Building 4	School, Carpentry...	Bowen Street	4	1890	A		N
Building 5, RMIT	School	Bowen Street	5	1938	B		
RMIT Building 6	School	Bowen Street	6	1955	C		
RMIT, Building 7	School, Chemistry	Bowen Street	7	1948	B		
RMIT Building 9 (Electrical Trade School)	School	Bowen Street	9	1938	B	GBR	
	House	Casselden Street	017	1877	B		N
Former Sing Lee Cafe	House, Store	Celestial Avenue	015-017	1883c	B		N
	House (Chinese?)	Celestial Avenue	016-018	1895	B		N
	Substation	Celestial Avenue	020	1923	C		
Centre Court	Arcade, Retail	Centre Place	-	1930c	C		
Craig Williams Pty. Ltd., former	Factory, Warehouse...	Club Lane	-		C		
	Warehouse, Museum	Cohen Place			B		N
Alcaston House	Offices, Residential	Collins Street	002	1930	A	HBR	N
ANZAC House	Offices	Collins Street	004-006	1937-8	A	HBR	N
	Residential, Surgery	Collins Street	005-007	1884	B		N
Portland House	Residences, Surgery	Collins Street	008	1873	A	HBR	N
Grosvenor Chambers	Studios	Collins Street	009	1888	A		N
Victor Horsley Chambers	Offices	Collins Street	010-012	1920-1	A	HBR	N
Chanomy	Offices	Collins Street	014-016	1912-13	B		N
Coates Building	Offices	Collins Street	018-022	1959	A		
Melbourne Club	Club	Collins Street	036-050	1858-83	A	HBR	N
	Row Houses	Collins Street	052-054	1881	A	HBR	N
Reserve Bank of Australia, former	Offices, Public	Collins Street	056-064	1965	C		
C.B.A. Bank, Former Surgery	Surgery, Residence	Collins Street	070	1867	A	HBR	N
Harley House	Offices	Collins Street	071-073	1924	B		N
Le Louvre	Town House	Collins Street	072-074	1855-	B		N
	Offices	Collins Street	075-081	1937	B		N
OPSM Building	Offices, Retail	Collins Street	082	1960	C		
Athenaeum Club	Club	Collins Street	083-087	1929	B		N
	Residences, Surgeries	Collins Street	086-088	1873	B		N
	Surgeries, Residences	Collins Street	096-098	1879	C		
Gilbert Court	Offices	Collins Street	100-104	1955	A		
Francis House	Offices, Retail	Collins Street	107	1926-7	B		N
CBC Bank	Bank, Offices	Collins Street	109-113	1938	C		
Professional Chambers	Offices	Collins Street	114	1908	A	HBR	N
Austral Buildings	Offices	Collins Street	115-119	1891	A	HBR	N
Independent Church	Church	Collins Street	122-136	1867	A	HBR	N
	Residence, Surgery	Collins Street	133-139	1887-	B		N
Scot's Church	Church	Collins Street	140-154	1874	A	HBR	N
Temperance & General Building	Offices	Collins Street	141-153	1926-38	B		N
Assembly hall	Hall	Collins Street	156-160	1915	A	HBR	N
George & Georges, Former Equitable Coop.		Collins Street	162-168	1883-91	B		N
Society Retail, Drapery Building							
Auditorium Theatre, Former	Theatre, Offices	Collins Street	167-173	1912-3	A	HBR	N
Baptist Church	Church	Collins Street	170-174	1846-61	A	HBR	N
Kurrajong House	Offices	Collins Street	175-177	1926-7	B		N
Martin & Pleasance Building	Offices	Collins Street	176-180	1889	B		N
	Residential,Retail	Collins Street	179	1855-	C		
Melbourne Theosophical Society	Offices	Collins Street	181-187	1937	A		N
Clyde House	Offices	Collins Street	182	1915	B		N
Melbourne Athenaeum Officers & Library	Offices, Library	Collins Street	184-192	1885	A	HBR	N
Melbourne Athenaeum Theatre (interior)	Theatre	Collins Street	184-192	1924	A	HBR	
	Retail, Residence	Collins Street	189	1854-	B		N
Regent & Plaza (part) Theatres, Former	Cinema	Collins Street	191-197	1929	A	HBR	N
Albany Court, Former	Offices	Collins Street	228-232	1935c	C		
Age Building, Former	Offices	Collins Street	233-235	1959	C		
The Age Building	Offices	Collins Street	239	1925c	C		
Fourth Victoria Building, Former	Offices	Collins Street	241-245	1912	B		N
Newspaper House, Former	Offices	Collins Street	247-249	1932-3	A	HBR	N
Lyric House, Former	Offices	Collins Street	250	1931	B		N
Kodak House	Offices	Collins Street	252	1935	B		N
	Offices	Collins Street	256	1915c	C		

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Centreway Arcade	Retail, Arcade	Collins Street	259-263	1913	B		N
Bank of Adelaide, former	Bank	Collins Street	265-269	1962	C		
National Bank	Offices, Bank	Collins Street	271-279	1927	B		N
Allan's Music Building	Retail, Offices	Collins Street	276-278	1956-7	C		
Block, The	Retail Arcade	Collins Street	280-286	1890-	A	HBR	N
Royal Banking Chambers	Bank & Offices	Collins Street	287-301	1939-41	B		N
Block Court, former Atheneum Club	Retail, Club	Collins Street	288-292	1891	B		N
Dumas House, former Dunkling's Building	Offices	Collins Street	294-296	1915	B		N
Altson's Corner, former	Offices, Retail	Collins Street	298-304	1904	B		N
Colonial Mutual Life Building	Offices	Collins Street	308-334	1963	C		
Embank House	Offices	Collins Street	319-325	1965	C		
Commercial Bank of Australia (Dome & Chamber)	Offices, Bank	Collins Street	335-339	1891-93	A	HBR	N
Hardy Brothers Jewellery Store	Retail/Offices	Collins Street	336-338	1933c	C		
Burns House	Offices	Collins Street	340-342	1930	C		
Mercantile Chambers, former	Offices, Bank	Collins Street	345-349	1889	A	HBR	N
Stock Exchange House	Offices	Collins Street	351-357	1968	C		
Melbourne Stock Exchange, former	Offices	Collins Street	376-380	1891	A	HBR	N
E S & A Bank (former)	Bank	Collins Street	382-392	1884	A	HBR	N
Goode House	Offices	Collins Street	389-399	1893	A	HBR	N
Bank of Australasia (former)	Bank	Collins Street	394-398	1875-	A	HBR	N
London and Lancashire Building	Offices	Collins Street	400-402	1865...	B		N
Trustees Chambers	Offices	Collins Street	401-403	1937	B		N
Guardian Royal Exchange Assurance, former	Offices	Collins Street	404-406	1958-61	C		
Aldersgate House	Offices	Collins Street	405-407	1923	B		N
AUC Office	Offices	Collins Street	409-413		B		N
FAI Building, former State Accident Insurance Building	Offices	Collins Street	412	1941	B		N
	Offices	Collins Street	415-417	1920c	B		N
Former A.M.P. Building	Offices	Collins Street	419-429	1931	A	HBR	N
Temple Court	Offices	Collins Street	422-428	1923-4	B		N
Royal Insurance	Offices	Collins Street	430-444	1965	B		
National Mutual Life Centre	Offices	Collins Street	435-455	1965	C		
Former Guardian Assurance Building	Offices	Collins Street	454-458	1963	C		
	Offices	Collins Street	464-466	1910c	C		
Olderfleet, The	Offices	Collins Street	473-477	1891	A	HBR	N
Record Chambers	Offices	Collins Street	479-481	1888	A	HBR	N
State Accident & Motor Car Insurance Office	Offices, Public	Collins Street	480-490	1965	C		
New Zealand Insurance Building, Former	Offices	Collins Street	483-485	1888	A	HBR	N
Winfield Building,	Offices	Collins Street	487-495	1891	A	HBR	N
Rialto, The (former)	Offices, Warehouses	Collins Street	497-503	1889-90	A	HBR	N
New Zealand Loan & Mercantile Agency Co., Former	Offices	Collins Street	538-544	1910	A	HBR	N
McPhersons Pty. Ltd. Building, former	Retail, Offices	Collins Street	546-566	1934-7	A	HBR	N
State Savings Bank of Victoria	Bank	Collins Street	615-623	1923	B		
	Warehouse	Corrs Lane	014	1880c	C		
Stable, Former	Stable	Corrs Lane	028	1885c	C		
	Offices	Crossley Street	017-025	1960c	C		
	Warehouse	Crossley Street	030		C		
Markillie's Hotel (part)	Hotel	Downie Street		1920c	C		
	Factory, Warehouse	Drewery Lane	009-013	1890	C		
Sniders & Abrahams P/L Building	Factory	Drewery Lane	007	1910	A	HBR	
	Warehouse	Drewery Place	018	1890c	C		
	Factory, Warehouse?	Drewery Place	022	1910c	C		
	Warehouse	Duckboard Place		1885c	C		
Hosies Hotel	Hotel	Elizabeth Street	001-005	1956	B		
Excelsior House	Offices	Elizabeth Street	017-019	1927	C		
Elizabeth Chambers	Offices	Elizabeth Street	021-023	1889	B		
Universal House	Retail	Elizabeth Street	025	1889	C		
Australian Native Association Building (renovation)	Offices, Retail	Elizabeth Street	028-032	1939	A		
Carlow House	Offices	Elizabeth Street	034-036	1935c	B		
Friendly Societies House	Retail, Offices	Elizabeth Street	055-057	1902-	B		N
Brooks Chambers	Offices, Warehouses	Elizabeth Street	059-065	1911	B		N
	Offices, Retail	Elizabeth Street	084-086	1911	C		
Alexander's Building	Retail, Offices	Elizabeth Street	088	1938c	C		

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	Retail, Residential	Elizabeth Street	090	1861	C		
Beehive Building	Offices, Retail	Elizabeth Street	092-094	1935	B		
Block Arcade	Retail Arcade	Elizabeth Street	096-102	1892-	A	HBR	N
Hotel London	Hotel	Elizabeth Street	097-099	1911	B		N
	Offices	Elizabeth Street	101-103	1911	B		N
	Offices, Retail	Elizabeth Street	104-106	1925c	C		
	Offices	Elizabeth Street	105	1930c	B		N
Angus and Robertson's, former McLean Brothers & Rigg Ltd.	Retail	Elizabeth Street	107-113	1889	B		N
Brashs Building	Offices, Retail	Elizabeth Street	108-110	1920c	C		
City of Melbourne Buildings	Offices, Retail	Elizabeth Street	112-118	1888	A	HBR	N
Paton Building	Retail, Offices	Elizabeth Street	115-117	1905	A		N
Hoddle House	Offices	Elizabeth Street	124-126	1935c	C		
	Retail, Offices	Elizabeth Street	136-140	1885c	C		
		Elizabeth Street	142-146	1885c	C		
Royal Arcade	Retail, Offices	Elizabeth Street	148-150	1901	A		
General Post Office (part)	Post Office	Elizabeth Street	188-218	1858-89	A	HBR	N
Wardop's Buildings	Offices, Retail	Elizabeth Street	197-199	1914	C		
National Australia Bank (former commercial Banking Co)	Bank?	Elizabeth Street	201-209	1919-45	C		
	Offices, Retail?	Elizabeth Street	211-213	1923	C		
Edinburgh Chambers	Retail	Elizabeth Street	215-217	1867-69?	C		
	Retail	Elizabeth Street	249-259	1889	B		N
	Retail	Elizabeth Street	261	1898	B		N
	Retail	Elizabeth Street	263	1910c	B		N
Michael's Corner Building	Retail	Elizabeth Street	265-269	1916	B		N
	Retail, Residential	Elizabeth Street	283-285	1860c?	C		
	Retail, Residential	Elizabeth Street	287-289	1905c?	C		
	Retail	Elizabeth Street	291-293	1920?	C		
	Retail, Residential	Elizabeth Street	295-297	1925	C		
	Retail, Residential	Elizabeth Street	299	1890c?	C		
	Retail, Residential	Elizabeth Street	303-305	1915c	C		
	Warehouse	Elizabeth Street	307-311	1925c	C		
	Retail, Residential	Elizabeth Street	323	1861pre?	C		
Railway Club Hotel, former Catholic and Central Library Building	Hotel	Elizabeth Street	325-327	1878c	C		
	Offices, Retail	Elizabeth Street	341-345	1923	C		
	Offices, Retail	Elizabeth Street	347	1923	C		
	Retail, Offices	Elizabeth Street	349-351	1929c	C		
A.N.Z. Bank, former Union Bank Australia	Bank, Offices	Elizabeth Street	353-357	1928	C		
Argus Building	Offices (newspaper)	Elizabeth Street	365-393	1926	C		
Bulley & Co. Building, Former Federal Club Hotel	Hotel	Elizabeth Street	380	1875-	C		
Bank of Australasia, former Rhodes Motors, former	Bank	Elizabeth Street	384	1883	B		
	Retail, Officers	Elizabeth Street	399-411	1915c	C		
	Retail, Offices	Elizabeth Street	413-417	1925c	C		
	Retail, Residential	Elizabeth Street	419-435	1872	C		
Royal Saxon Hotel, former English Scottish & Australian Banking Co., former	Hotel, Retail	Elizabeth Street	441-447	1859	C		
	Bank	Elizabeth Street	453-457	1958-	B		
	Retail, Residential	Elizabeth Street	467-471	1856c	C		
		Elizabeth Street	471	1910c	C		
Hendersons Building	Row Houses, Retail	Elizabeth Street	473-481	1872c	C		
	Warehouse	Elizabeth Street	483-485	1935c	C		
	Retail, Residential	Elizabeth Street	487	1860c?	C		
Young Women's Christian Association	Offices, Residential	Elizabeth Street	489-499	1975	B		
	Warehouse?	Elizabeth Street	490-494	1905c	C		
Stork Hotel (renovated 1925)	Hotel	Elizabeth Street	500-504	1860c?	C		
CBC Bank (former)	Bank?	Elizabeth Street	501-503	1880c?	C		
	Retail, Motor	Elizabeth Street	506-516	1920c	C		
	Warehouses	Evans Lane	003	1915c?	C		
Alley Building	Offices	Exhibition Street	030-040	1935c	C		
	Offices, Retail	Exhibition Street	041-043	1940c	C		
	Offices	Exhibition Street	049-051	1965c	C		
Kelvin Hall, former Union Fidelity Trustee Co.	Offices	Exhibition Street	053-055	1927	C		
Centenary Hall, former	Offices, Hall	Exhibition Street	096-102	1965	C		
		Exhibition Street	104-110	1935	C		

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Southern Cross Hotel	Hotel, Residential	Exhibition Street	113-149	1963	C		
Morris House (former)	Offices	Exhibition Street	114-122	1925	C		
	Retail, Residential	Exhibition Street	159-161	1865c	C		
	Retail, Residential	Exhibition Street	165-167	1865c?	C		
	Retail, Residential	Exhibition Street	189-195	1885c	B		
Her Majesty's Theatre	Theatre	Exhibition Street	199-225	1886	A	HBR	N
Comedy Theatre	Theatre	Exhibition Street	228-240	1928	B		N
	Retail	Exhibition Street	229	1934-35	C		
	Retail, Residential	Exhibition Street	231-235	1885c	C		
	Retail, Motor	Exhibition Street	265-273	1935c	C		
	Warehouse	Exhibition Street	266	1891	B		N
P.N. Hong Nam Building	Factory, Retail	Exhibition Street	268-272	1910-11	B		N
Former Hebrew Congregational Synagogue & School	School, Church	Exhibition Street	275-285	1860	A	HBR	N
Family Hotel, former Digby Hotel	Hotel	Exhibition Street	280-282	1854-	B		N
	Retail, Residence	Exhibition Street	309	1903	C		
	Factory?	Exhibition Street	353	1935c	C		
	Office & Warehouse	Exhibition Street	355-357	1886	C		
	House	Exhibition Street	359	1880c	C		
	Factory?	Exploration Lane	012	1925c	C		
	Warehouse	Flinders Court	005-007	1860c?	C		
Milton House	Surgery, Residence	Flinders Lane	021-025	1901	A	HBR	N
	Warehouse	Flinders Lane	031-035	1910c	C		
	Warehouse	Flinders Lane	037-045	1915c	C		
	Warehouse	Flinders Lane	049-053	1905c	C		
Dominion House	Offices	Flinders Lane	055-059	1930c	C		
	Warehouse	Flinders Lane	087-089	1910c	C		
Duckboard House	Factory, Warehouse?	Flinders Lane	091-093	1940c	C		
	Warehouse	Flinders Lane	095-101	1905c	C		
	Warehouse?	Flinders Lane	103-105	1880c?	C		
Lisscraft House	Warehouse	Flinders Lane	107-109	1925c	C		
	Warehouse?	Flinders Lane	121-123	1915c	C		
Higson's Building	Warehouse	Flinders Lane	125-127	1912	B		
	Warehouse	Flinders Lane	129-131	1858	A	HBR	N
	Warehouse?	Flinders Lane	133-135	1910c	C		
Bank of New South Wales	Bank	Flinders Lane	137-139	1924	C		
Pawson House	Offices	Flinders Lane	141-143	1935c	C		
Former Metcalfe Building	Warehouse	Flinders Lane	145-149	1902	A		
	Warehouse	Flinders Lane	161-163	1910c	C		
Richard Allen & Sons Pty. Ltd.	Warehouse	Flinders Lane	164-170	1898-	B		
McDonald & Co. Ltd. Building	Warehouse	Flinders Lane	165	1924	C		
	Warehouse	Flinders Lane	167-173	1901	B		N
Qualeta House, former	Offices	Flinders Lane	175-177	1940c	C		
	Warehouse	Flinders Lane	179-181	1911	C		
Toronto House	Offices	Flinders Lane	183-185	1920c	C		
Chapter House & Diocesan Offices	Offices	Flinders Lane	197-203	1880-	A	HBR	N
Invicta House	Offices	Flinders Lane	226-232	1925c	C		
Manchester House	Warehouse, Offices	Flinders Lane	234-236	1912	B		N
	Offices?	Flinders Lane	237-239	1935c	C		
Flinders House	Offices,	Flinders Lane	238-244	1870-?	B		
Bible Society	Warehouse	Flinders Lane	241-243	1898	C		
Royston House	Offices	Flinders Lane	247-251	1899	A	HBR	N
Centre House	Offices	Flinders Lane	252-254	1890c	C		
	Warehouse, Offices	Flinders Lane	253-255	1900	B		N
	Warehouse, Offices	Flinders Lane	257-265	1899	B		
Majorca Building	Offices	Flinders Lane	258-260	1930	A		N
Lane Building, The	Warehouse, Offices	Flinders Lane	267-275	1899	B		N
Tomasetti Building, former Degraives Mill	Warehouse	Flinders Lane	277-279	1905	A		N
Reliance House	Offices, Warehouse	Flinders Lane	301-311	1914	C		
Leicester House	Warehouse	Flinders Lane	302-306	1886-	B		N
	Warehouse	Flinders Lane	308	1909?	B		
	Retail, Offices	Flinders Lane	310	1919	C		
Lane Centre	Retail, Offices	Flinders Lane	325-331	1907	B		N
Boydex House	Offices, Warehouse	Flinders Lane	333	1912	B		N
Former Sheppard House	Offices	Flinders Lane	335-339	1929	B		N
Reid House (rear)	Warehouse	Flinders Lane	341-347	1909	B		N

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	Warehouse, Offices	Flinders Lane	349-351	1868...	C		
	Offices	Flinders Lane	353-355	1915c	C		
Tavistock House (former Ship Inn)	Hotel	Flinders Lane	383-387	1906	A	HBR	N
Gordon Buildings, former	Offices?	Flinders Lane	384-386	1884-91	C		
Spencer Motel (Part 1)	Warehouse	Flinders Lane	578-584	1886?	C		
Flinders Street Station	Railway station	Flinders Street	-	1899-	A	GBR	N
	Offices	Flinders Street	026-030	1910c	C		
Herald-Weekly Times Building	Offices, Newspaper	Flinders Street	032-074	1923-29	A		
VCA Building	Offices	Flinders Street	076-080	1930c	C		
	Offices	Flinders Street	092-094	1910c	C		
Dreman Building	Offices	Flinders Street	096-098	1910c	C		
Campbell House	Offices	Flinders Street	100-102	1915c	C		
AHA House	Offices	Flinders Street	130-132	1910c	C		
Epstein House	Offices, Retail	Flinders Street	134-136	1930c	C		
Stott House	Offices	Flinders Street	138-140	1905c?	C		
	Offices?	Flinders Street	142-146	1880c	C		
Duke of Wellington	Hotel	Flinders Street	148	1850	B		N
State Theatre, Former	Theatre	Flinders Street	150-162	1929	A	HBR	N
Masonic Club	Club, Offices, Retail	Flinders Street	164-170	1927	B		
Ball and Welch Building	Retail - Offices-Whouse	Flinders Street	180-188	1899--	C		
Commercial Travellers Association Building (former)	Club, Offices	Flinders Street	190-192	1899-	C		
Metropolitan Gas Co., former	Offices	Flinders Street	194-196	1892	B		B
Young and Jackson's Hotel (part)	Warehouse	Flinders Street	210-212	1855c	A		
Young and Jackson's Hotel (part)	Warehouse	Flinders Street	214-216	1854-	A		
Young and Jackson's Hotel (part)	Warehouse	Flinders Street	218-220	1855c	A		
	Warehouse	Flinders Street	224-226	1856-	C		
Port Phillip Arcade	Retail Stores	Flinders Street	230-236	1961	C		
State Electricity Commission Building		Flinders Street	238-242	1932c-	C		
	Offices	Flinders Street	244-248	1930c	C		
Lincoln Stewart Building, former	Offices	Flinders Street	250-254	1905c?	C		
Mutual Store, former	Offices, Retail	Flinders Street	256-262	1892	B		N
	Offices, Retail	Flinders Street	264-268	1905	B		N
Hosies Hotel	Hotel	Flinders Street	286-290	1953-56	B		
Rocke Tompsitt Building, former	Warehouse, Offices	Flinders Street	292-298	1908	B		N
Commercial Travellers Association Building, former	Club	Flinders Street	318-324	1913	A	HBR	N
Commerce House	Offices	Flinders Street	326-332	1913	B		N
Robert Reid & Co Building	Offices, Warehouse	Flinders Street	334-340	1909	C		
Fox & Hounds Hotel, former Harvest Home	Hotel	Flinders Street	350-358	1851c-	C		
Fletcher Jones	Offices, Warehouse	Flinders Street	360-372	1875?	C		
Holyman House	Warehouse	Flinders Street	390-398	1858	A		N
Melbourne Customs House (Stage 1)	Offices	Flinders Street	424	1856-75	A		N
Russell House, former	Offices	Flinders Street	452-460	1925c	C		
Willis's Buildings	Retail, Residential	Flinders Street	488-490	1860c?	C		
Bank of N.S.W. (former)	Bank, Offices	Flinders Street	502-504	1911-12	A		N
Waterside Hotel	Hotel	Flinders Street	508-510	1928c?	C		
Flinders Trading	Retail, Residential?	Flinders Street	512-514	1925c?	C		
	Offices, Retail	Flinders Street	516-518	1880c	C		
State Savings Bank, former	Bank	Flinders Street	520-522	1912	C		
	Warehouse, Offices	Flinders Street	552-554	1875c?	C		
Baltic Import Co. Building	Retail, Residential	Flinders Street	556-560	1862-?	C		
Markillies Hotel	Hotel	Flinders Street	562-564	1915-	B		
Mac's Hotel	Hotel	Franklin Street	034-036	1854	A	HBR	N
	Warehouse?	Franklin Street	063-067	1915c?	C		
Currie and Richards Building	Warehouse, Factory	Franklin Street	079-081	1875	A	HBR	N
Stramit Building	Factory, Warehouse?	Franklin Street	096-102	1895c	C		
	Retail, Residential	Franklin Street	108	1885c?	C		
	Factory, Warehouse?	Franklin Street	110-112	1935c	C		
Preston Motors Building, former	Retail, Motor	Franklin Street	114-124	1925c	C		
Hat factory, former	Factory	Franklin Street	126-130	1885c?	C		
OPSM Building	Warehouse	Franklin Street	132-140	1899c	C		
	Stables, Warehouse	Franklin Street	139-141	1865c?	C		
	Residence	Franklin Street	142	1880c	C		
	Residence	Franklin Street	144-146	1880c	C		
	Retail (tyres)	Franklin Street	148-152	1965c	C		

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R.M.I.T. Annexe Building	Warehouse, Factory	Franklin Street	167-173	1927	C	
	Offices	Franklin Street	213	1930c	C	
	Factory	Franklin Street	215	1925c?	C	
	Factory, Warehouse?	Franklin Street	225	1935c	C	
	Retail, Residential	George Parade	027	1880c?	C	
MCC Sub-station	Substation	George Parade	029	1935c	C	
	Warehouses	Goldie Place	004-006	1888	B	
	Warehouses	Goldie Place	012	1920c	C	
	Warehouses	Goldie Place	014	1920c	C	
	Warehouse, Factory?	Goldie Place	018	1920c	C	
MCC Substation	Factory	Guildford Lane	011-013	1910c?	C	
	Substation	Guildford Lane	014	1947?	C	
	Warehouse/Factory	Guildford Lane	015-021	1915	C	
	Warehouse	Guildford Lane	016-018	1912c	C	
	Factory	Guildford Lane	020-024	1915	C	
	Warehouse	Guildford Lane	029-031	1915c?	C	
	Factory	Guildford Lane	030	1890c?	C	
	Warehouse	Guildford Lane	032-034	1909	C	
Regency House	Factory	Guildford Lane	033-035	1924	C	
	Warehouse	Hardware Street	001-011	1925c	C	
Cyclone House	Warehouse	Hardware Street	013-015	1920c	C	
	Offices	Hardware Street	017-021	1930c	C	
	Offices	Hardware Street	023-025	1930c	C	
	Offices	Hardware Street	027-031	1925c	C	
	Warehouse	Hardware Street	055-057	1887	B	N
Dyvon's Buildings	Warehouse	Hardware Street	060-066	1890c	B	N
	Warehouses	Hardware Street	063-077	1889	A	N
	Warehouses	Hardware Street	106-112	1890c	C	
	Warehouse	Hardware Street	115-123	1915c	C	
	Warehouse	Heape Court	-	1856 pre	A	HBR
		(Rear 361-365 Little Lonsdale)				
	Warehouse	Heape Court	-	1870c?	C	
Chung Wah Cafe, former	Warehouse	Heape Court	-	1854c	C	
		(rear 303-305 Elizabeth St)				
	Warehouse	Heffernan Lane	011-013	1891	B	N
	Warehouse	Heffernan Lane	014-018	1890c	B	N
	Residence?	Heffernan Lane	020-022	1858c?	C	
	Warehouse	Highlander Lane	006-008	1854	C	
	Warehouse	Highlander Lane	010-014	1907	C	
	Warehouse	Higson Lane	-	1920c?	A	
		(Rear 3 Oliver Lane)				
	Warehouse	Hosier Lane	003-005	1880c	C	
	Warehouse	Hosier Lane	007-009	1900c	C	
	Warehouse	Hosier Lane	011-013	1880c?	C	
	Warehouse	Jeffcott Street	011-017	1910c	C	
Warehouse	Jeffcott Street	019-041	1940c	C		
Warehouse	Jeffcott Street	034-036	1920c	C		
Warehouse	King Street	012-020	1917	C		
Doyles Free Stores	Warehouses	King Street	022-024	1873	A	HBR N
Zander's Bond Store, Block C	Warehouse	King Street (rear of)	022-024	1887	C	
Melbourne Shipping Exchange, former	Offices	King Street	025	1887	C	
	Warehouse	King Street	026-032	1911	C	
Melbourne Steamship Building	Offices	King Street	027-031	1913	B	N
Gladstone Chambers	Offices, Warehouse	King Street	042-044	1883	B	N
	Warehouse, Offices	King Street	046-052	1859	A	HBR N
Victorian Butter Factories Co-operative Bdg. (former)	Factory, Offices	King Street	054-060	1938	B	N
York Butter Factory	Warehouse, Offices	King Street	062-068	1855	A	HBR N
	Offices	King Street	070	1898c	C	
Union Bond (former)	Warehouse	King Street	115-129	1883c	C	
Melbourne Wool Exchange	Offices, Exchange	King Street	120-138	1913-14	B	N
	Residential Hotel	King Street	131-135	1925	C	
People's Place	Retail, Residential	King Street	160-180	1871-72	C	
	Warehouse, Offices	King Street	171-173	1923	C	
Creffields P/L Building	Offices	King Street	181-183	1940c	C	
	Retail, Residential	King Street	184-186	1880c	C	

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	Warehouse, Offices	King Street	188-190	1925c	C		
	Warehouse, Retail	King Street	193-195	1880c	C		
	Factory	King Street	197-199	1925c	C		
Great Western Hotel	Factory	King Street	203-207	1913	C		
	Hotel	King Street	204-208	1864-	C		
	Offices?	King Street	209-211	1910c	C		
	Factory	King Street	212-224	1935c	C		
	Offices	King Street	232	1905c	C		
Former F Blight & Co. A.N.Z. (former E.S.& A.)	Warehouses	King Street	234-240	1858	A	HBR	N
	Bank	King Street	239-241	1884	B		N
	Warehouses	King Street	242-244	1854-5	B		N
Kilkenny Inn	Hotel	King Street	248-250	1914	A		N
Paramount Film Services Building, former	Offices	King Street	256-260	1930c	C		
	Retail, Residential	King Street	273-275	1873	C		
Golden Age Hotel/Hotel	King Street	279-287	1878c	C			
Melbourne School of Decoration	Warehouse	King Street	295-299	1915c	C		
	Factory, Printery?	King Street	300	1935c	C		
Melbourne School of Decoration	Factory, Offices?	King Street	307-309	1905c	C		
	Retail, Residence	King Street	328-330	1851	A	HBR	N
Former Phoenix Clothing Co. Langdon Buildings	Retail, Warehouse	King Street	347-349	1854-	A	HBR	
	Residencee	King Street	351-355	1854-	A	HBR	N
	Warehouse	King Street	357-369	1935c	C		
Yuncken Freeman Architects	Offices	King Street	411-415	1970c	B		
	Residence	King Street	439	1880c	C		
Coop's Shot Tower and Flanking Building	Factory	Knox Place	-	1889-90	A	HBR	N
		(Melbourne Central)					
Caretaker's Residence, Royal Society Royal Society of Victoria	House	La Trobe Street	006	1869	C		
		La Trobe Street	008	1858	A	HBR	N
	Hall & Gymnasium	La Trobe Street	030-034	1872	C		
	Stable	La Trobe Street	036-040	1876	C		
	Retail Stores	La Trobe Street	042-044	1915	C		
	Retail Stores	La Trobe Street	046-050	1915	C		
	Factory, Coach	La Trobe Street	052	1868	C		
E.W. Tilley Buildings RMIT Building 1, former Working Mens College	Offices	La Trobe Street	123-131	1935-47	B		
	School	La Trobe Street	124-126	1885-91	A		N
Forester's Hall, former La Trobe Library	Hall	La Trobe Street	168-170	1889	A	GBR	N
	Library	La Trobe Street	179	1952	C		
	Warehouse	La Trobe Street	279-283	1885	C		
Duke of Kent Hotel, former Welsh Church	Factory	La Trobe Street	285-287	1913	C		
	Hotel	La Trobe Street	293-299	1929	C		
	Church	La Trobe Street	320	1871	A	HBR	N
	Factory	La Trobe Street	323-331	1925c	C		
	Retail, Residential	La Trobe Street	333-335	1880-99	C		
GJ Coles Warehouse	Warehouse	La Trobe Street	337-339	1915c	C		
	Factory	La Trobe Street	374-384	1935c	C		
	Warehouse	La Trobe Street	394-400	1925c	C		
	Warehouse	La Trobe Street	450-454	1935c	C		
	Warehouse	La Trobe Street	456-458	1892c?	C		
Glenwill Building	Warehouse	La Trobe Street	460-462	1920c	C		
	Warehouse	La Trobe Street	488-494	1912c?	C		
	Foundry	La Trobe Street	500	1940c	C		
	Factory	La Trobe Street	510-516	1925c	C		
	Warehouse?	La Trobe Street	520	1925c	C		
Flagstaff College	Factory, School	La Trobe Street	521	1925c	C		
	Factory?	La Trobe Street	526-530	1925c?	C		
Melbourne Junior Technical School, former	School	La Trobe Street	553	1912	C		
William Angliss Food Trades School	School	La Trobe Street	555	1940	A	GBR	N
Gordon House, former Our Improved Dwelling & Lodging House	Housing, Welfare	Little Bourke St	024-038	1884	A	HBR	N
	Factory?	Little Bourke St	027-035	1912	C		
	Factory	Little Bourke St	037-041	1920c	C		
	Warehouse	Little Bourke St	040-044	1910c	C		
Police Station, former	Police Station?	Little Bourke St	043	1900c	C		
	Warehouse	Little Bourke St	093	1910c	B		N
	Factory	Little Bourke St	105	1980c	B		N

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Chinese Mission Church, former Sum Kum Lee	Warehouses	Little Bourke St	107-109	1905c	B		N
	Church	Little Bourke St	108-110	1894	B		N
Ancient Times House Anglican Chinese Mission Church	Warehouse	Little Bourke St	112-114	1887	A	HBR	N
	Warehouse	Little Bourke St	113-117	1880c	B		N
Alcocks & Co	Warehouse	Little Bourke St	116-118	1915c	B		N
	Warehouses, Church	Little Bourke St	119-125	1902	A		N
Methodist Mission Church	Retail, Residential	Little Bourke St	120-122	1910c	B		N
	Factory, Billiard	Little Bourke St	142-160	1888	B		
Numpon Soon, Chinese Joss House	Offices, Retail	Little Bourke St	172-176	1915c	C		
	Church	Little Bourke St	196	1872	B		N
Myer Emporium Myer Department Store Crossover	Retail, Residential	Little Bourke St	198	1895c	B		N
	Retail, Residential	Little Bourke St	200-202	1862	A	HBR	N
	Retail, Residential	Little Bourke St	204-206	1901	B		N
	Retail Store	Little Bourke St	209-225	1937c?	C		
	Retail, Residential	Little Bourke St	212-220	1883	B		N
	Warehouse	Little Bourke St	227-233	1915c	C		
	Retail, Residential	Little Bourke St	232-238	1895	B		N
	Warehouse	Little Bourke St	283-285	1915c	C		
	Retail, Warehouse	Little Bourke St	286-288	1910c	C		
	Warehouse	Little Bourke St	287-295	1920c	C		
Myer Emporium, part Post Office, former Money Order Office, former	Retail Store	Little Bourke St	290-316	1914c-	C		
	Retail Store	Little Bourke Street, over	at 290	1963	B		
Melbourne House	Warehouse	Little Bourke St	297-	1915c	C		
	Retail Store	Little Bourke St	309	1914c?	C		
	Offices, Public	Little Bourke St	315-321	1890c?	C		
	Officers, Public	Little Bourke St	318-320	1887	A	HBR	N
	Offices	Little Bourke St	349-351	1920c	C		
	Warehouses	Little Bourke St	353-359	1892	C		
	Warehouse	Little Bourke St	354-360	1920c	C		
	Factory	Little Bourke St	361-363	1935c	C		
	Warehouse	Little Bourke St	362-364	1890	C		
	Warehouse	Little Bourke St	365-367	1887	C		
Drayton House O'Donohue's Building	Warehouse	Little Bourke St	366-370	1930c	C		
	Warehouse	Little Bourke St	369-371	1920c	C		
	Factory	Little Bourke St	373-375	1939	C		
	Warehouse, Offices	Little Bourke St	377-381	1920c	C		
	Warehouse, Hotel (384)	Little Bourke St	380-384	1860c?	C		
	Offices	Little Bourke St	386-392	1925c	C		
	Offices, Retail	Little Bourke St	387	1920c	C		
	Warehouse	Little Bourke St	394-396	1920c?	C		
	Warehouse	Little Bourke St	398-400	1990c	C		
	Offices	Little Bourke St	401-405	1915c	C		
Day's Buildings Printcraft House Telegraph Exchange High Court	Offices	Little Bourke St	428-432	1920c	C		
	Offices, Public	Little Bourke St	434-436	1930c	B		
	Courthouse	Little Bourke St	438-450	1926-35	A		
	Factory	Little Bourke St	441-443	1900c	C		
Stawell Chambers Former Victoria Bond Store (rear of)	Warehouse, Offices	Little Bourke St	493-495	1890	B		N
	Warehouse	Little Bourke St	558	?	B		N
Former Sun Electric Building Eliza Tinsley Machinery Store, former	Warehouse	Little Bourke St	562-566	?	B		N
	Warehouse	Little Bourke St	609-623	1905c	C		
Youngusband Wool Warehouse	Warehouse	Little Bourke St	625-627	1915c	C		
	Warehouse	Little Bourke St	629-631	1895c	C		
	Warehouse	Little Bourke St	633	1920c	C		
	Retail, Residential	Little Collins St	037	1906	C		
	Factory	Little Collins St	039-041	1900c	C		
	Factory	Little Collins St	057-061	1915c	C		
	Factory	Little Collins St	062-064	1905c	C		
	Retail, Residential	Little Collins St	068-070	1857-58	A		
	Warehouse	Little Collins St	166-168	1908	C		
	Factory	Little Collins St	181-191	1940c	C		
George & Georges Store (rear 162-168 Collins)	Factory, Retail	Little Collins St	188-194	1902	C		
	Warehouse	Little Collins St	193-197	1888	B		N
Victoria Hotel, former Victoria Coffee Palace	Hotel	Little Collins St	199-207,	1911-	C		

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Victoria Hotel, former Victoria Coffee Palace	Hotel	Little Collins St	209-221	1935c?	C		
	Warehouse	Little Collins St	223-231	1890c	C		
Bank of New South Wales, former	Bank, Offices	Little Collins St	267	1935c	C		
	Retail, Residential	Little Collins St	269	1885c	C		
	Retail, Residential	Little Collins St	271	1880c	C		
	Offices, Retail	Little Collins St	273-279	1935c	C		
Presgrave Building	Retail Store	Little Collins St	276-282	1939	A		N
G J Coles Building, rear	Warehouse	Little Collins St	281-283	1857	B		N
	Warehouse	Little Collins St	285	1884	C		
	Warehouse	Little Collins St	287-289	1884	C		
	Offices	Little Collins St	288-290	1915c-	B		
	Offices, Retail	Little Collins St	292-298	1920c	C		
	Offices, Retail	Little Collins St	300-302	1920c	C		
The Methodist Book Buildings	Warehouse, Offices	Little Collins St	306	1925c	C		
York House	Retail Arcade	Little Collins St	308-316	1904	A	HBR	N
Allans Building	Offices	Little Collins St	309-311	1932	A		N
Christies Piano Warehouse, former	Offices & Retail Store	Little Collins St	313-315	1921	B		N
Royal Arcade (south end of)	Hotel	Little Collins St	317-321	1891	B		
Yule House	Officers, Retail	Little Collins St	349	1925c	C		
Display Block	Offices	Little Collins St	358-360	1930c	C		
Hotel Barclay	Offices	Little Collins St	362-364	1920c	C		
McEwan House	Retail/Officers	Little Collins St	377-379	1925	C		
Benjamin House	Offices	Little Collins St	382	1915c	C		
	Offices	Little Collins St	384-390	1940c	C		
Collins Gate	Warehouse, Offices	Little Collins St	392-396	1890c	C		
Law Institute Building	Offices?	Little Collins St	423	1860c?	C		
HBA House	Retail, Residential	Little Collins St	425-433	1905c?	C		
	Offices	Little Collins St	430-436	1884	B		N
Normanby Chambers	Hotel	Little Collins St	435-443	1891	A	HBR	N
Stalbridge Chambers	Offices	Little Collins St	445-453	1924	B		N
Temple Court (rear of 422-428 Collins Street)	Offices	Little Collins St	499-503	1925c	C		
Henty House	Warehouse	Little Collins St	538-542	1879	C		
McCracken Brewery, Former	Warehouse	Little Collins St	577-579	1885c	C		
	Warehouse	Little Collins St	581-583	1925c	C		
	Warehouse	Little Collins St	582-584	1874	C		
St. Vincent de Paul	Warehouse	Little Collins St	585-587	1865	B		N
MMTB Headquarters	Offices	Little Collins St	616-622	1939	C		
	Factory	Little La Trobe St	034-036	1920c	C		
	Factory	Little La Trobe St	038-040	1930c	C		
	Factory	Little La Trobe St	042-044	1920c	C		
Devon & Cornwall Hotel, former	Hotel	Little La Trobe St	050-052	1855c	C		
	Factory, Offices?	Little La Trobe St	054	1890?	C		
	Retail	Little La Trobe St	058-060	1860	C		
	Factory	Little La Trobe St	062-064	1915c	C		
	Factory?	Little Lonsdale St	011	1920c	C		
	Factory	Little Lonsdale St	013-021	1930c	C		
	Factory	Little Lonsdale St	025	1868c	C		
	Factory	Little Lonsdale St	027-029		C		
Oddfellows Hotel, former	Hotel	Little Lonsdale St	035-039	1854	B		N
	Factory	Little Lonsdale St	047	1930c	C		
	Retail, Residential?	Little Lonsdale St	049	1905c	C		
	Factory?	Little Lonsdale St	100	1930c	C		
	Retail, Residential	Little Lonsdale St	102-104	1895	C		
	Factory	Little Lonsdale St	106	1935c	C		
	Warehouse	Little Lonsdale St	111	1913	C		
	Factory	Little Lonsdale St	115	1915c	C		
Exploration Hotel, former	Hotel	Little Lonsdale St	116-118	1862	C		
	Row Houses	Little Lonsdale St	120-122	1855	B		
	Factory	Little Lonsdale St	124-126	1914	C		
Leitrim Hotel, former	Hotel	Little Lonsdale St	128-130	1888	B		
	Warehouse	Little Lonsdale St	132	1906	C		
	Warehouse	Little Lonsdale St	144	1910c	C		
	Retail, Residential	Little Lonsdale St	148	1885c	C		
	Factory	Little Lonsdale St	194-196	1905c	C		
	Warehouse	Little Lonsdale St	198-200	1905	B		

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	Warehouse	Little Lonsdale St	202	1905c	B	HBR	N
	Factory	Little Lonsdale St	274-278	1940c	C		
	Warehouse	Little Lonsdale St	279	1890c	C		
	Warehouse	Little Lonsdale St	281	1890c	C		
Redans Building	Warehouse	Little Lonsdale St	283	1935c	C		
	Factory	Little Lonsdale St	294	1910c	C		
	Factory	Little Lonsdale St	304	1920c	C		
Keep & Co. Warehouse, former Pheonix Press	Warehouse	Little Lonsdale St	312-320	1900c	C		
	Printery?	Little Lonsdale St	359	1920c	C		
	Factory	Little Lonsdale St	361-365	1920c	C		
Health Department Tuberculosis Bureau, former	Offices, Public	Little Lonsdale St	364-370	1935c	C		
Venereal Diseases Clinic, former	Offices, Public	Little Lonsdale St	372-378	1935c	C		
	Factory	Little Lonsdale St	395-397	1920c	C		
William Booth Mens Hostel	Residential, Welfare	Little Lonsdale St	458-464	1915c	C		
	Factory	Little Lonsdale St	563-567	1920c	C		
	Retail, Residential	Little Lonsdale St	470-472	1873	C		
	House	Little Lonsdale St	474	1870c	C		
	Warehouse	Little Lonsdale St	523-525	1899	B		
	Warehouse, Offices	Little Lonsdale St	523-525	1855	B		
		(rear of)					
	Factory	Little Lonsdale St	597	1915c	C		
	Factory	Liverpool Street	021		C		
	Warehouse	Liverpool Street	023		C		
	Factory	Lonsdale Street	032-036	1914	C		
	Row Houses	Lonsdale Street	038-040	1851?	C		
Black Eagle Hotel, former	Hotel	Lonsdale Street	042-044	1850-	B		N
	Retail, Residential	Lonsdale Street	053-057	1885c	C		
Khyat & Co.	Factory	Lonsdale Street	064-070	1922	B		N
	Warehouse	Lonsdale Street	072-074	1888	B		N
	Warehouse	Lonsdale Street	076-078	1888	B		N
	Factory	Lonsdale Street	103-105	1910c	C		
	Warehouse	Lonsdale Street	107-111	1885c	C		
	Factory	Lonsdale Street	113	1890c	C		
	Warehouse	Lonsdale Street	115	1905c	C		
	Offices, Warehouse	Lonsdale Street	117-121	1910c	C		
Princess Mary Club, former Methodist Mission Hostel	Residential, Welfare	Lonsdale Street	118-122	1926-	B		
Nicholas Hall	Hall	Lonsdale Street	124-148	1938	C		
Wesley Church	Church	Lonsdale Street	124-148	1858-	A	HBR	N
Wesley Church Sexton's Cottage	House, Religious	Lonsdale Street	124-148	1917c?	B		N
Wesleyan Church Manse	House, Religious	Lonsdale Street	124-148	1859c	B		N
Wesleyan Church Sunday School	School	Lonsdale Street	124-148	1859	B		N
	Retail, Residential	Lonsdale Street	169	1885c?	C		
Blocks D E F, Queen Victoria Memorial Hospital (former Melb. Hospital)	Hospital	Lonsdale Street	172-254	1911-16	A	GBR	N
	Warehouse	Lonsdale Street	185-187	1891	C		
	Warehouse	Lonsdale Street	189-191	1887	C		
	Retail	Lonsdale Street	203-211	1870c	C		
Golden Square Car Park	Car Park	Lonsdale Street	225-231	1953	C		
	Retail, Residential	Lonsdale Street	233-237	1890c	C		
	Retail, Residential	Lonsdale Street	239	1890c?	C		
	Retail, Residential	Lonsdale Street	241-245	1880c?	C		
	Warehouse	Lonsdale Street	270	1910c	C		
Lonsdale House	Offices	Lonsdale Street	271-273	1934-5	B		
	Offices, Warehouse?	Lonsdale Street	275-277	1890c	B		
	Offices, Warehouse?	Lonsdale Street	279-281	1890c	B		
Myer Emporium	Retail Store	Lonsdale Street	283-321	1925	B		
St Francis Catholic Church	Church	Lonsdale Street	344	1841-5..	A	HBR	N
Mitchell House	Offices	Lonsdale Street	352-362	1936	B		N
	Offices	Lonsdale Street	355-357	1960c	C		
	Retail, Residential	Lonsdale Street	359-363	1873?	C		
Askew House	Offices	Lonsdale Street	364-372	1937	C		
	Warehouse	Lonsdale Street	377-379	1889	B		N
Overseas Telecommunications House	Offices	Lonsdale Street	382-384	1959	C		
Hotel Francis	Hotel	Lonsdale Street	383-387	1935c	C		

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AEWL House	Warehouse, Offices	Lonsdale Street	410-412	1922	C		
Laurens House, former	Offices	Lonsdale Street	414-416	1960c	C		
Taxation Office Building	Offices, Public	Lonsdale Street	436-450	1930c	B		N
	Offices	Lonsdale Street	439-445	1925c	C		
Crown Law Offices	Offices	Lonsdale Street	459-	1893	A	GBR	
	Row Houses	Lonsdale Street	472-474	1886c	B		N
Australian Broadcasting Commission	Studios, Radio	Lonsdale Street	480	1941-3?	C		
	Retail, Residential	Lonsdale Street	556-558	1855c	A	HBR	N
	Offices	Lonsdale Street	572	1920c	C		
	Warehouses	Lonsdale Street	573-577	1858	A	HBR	N
	Warehouse	Lonsdale Street	576-578	1889--	C		
Reidy's Building	Warehouse	Lonsdale Street	612-622	1911c	B		N
	Factory?	Lonsdale Street	619-	1940c	C		
MCC Electric Power Station	Electric Power Stn	Lonsdale Street	619-629	1952	C		
MCC Electric Power Station	Substation, DC	Lonsdale Street	629-669	1915c	C		
	Factory	Market Lane	014-016	1921c	C		
Pancake Parlour, former National Hotel (part)	Hotel	Market Lane	025	1860c	C		
Lotus Inn	Warehouse	Market Lane	026	1920c	C		
Southern Cross Assurance Co.	Offices	Market Street	008	1962	C		
Port Authority Building, former	Offices	Market Street	029-031	1930	A	HBR	N
	Warehouse	McKillop Street	012	1868-?	C		
	Warehouse	McKillop Street	014	1935c	C		
	Warehouse	McKillop Street	015-019	1854-60	A		N
	Warehouse	McKillop Street	016-022	1889	B		N
Kelvin Club	Warehouse	Melbourne Place	-	1874	C		
	Warehouse	Mill Place	-	1880c	C		
	Warehouse	Niagara Lane	015	1925c	C		
	Warehouse	Niagara Lane	023-031	1887	A	HBR	N
	Warehouse	Olivers Lane	002-003	1905-7	A		
MCC Substation	Substation	Park Street	-	1930c	C		
	Factory?	Punch Lane	022	1900c?	C		
Felton Building	Offices	Queen Street	007-011	1886	B		N
Lombard Building	Offices	Queen Street	013-017	1890	A	HBR	N
Alkira House	Offices	Queen Street	018	1937	A	HBR	N
South Australian Insurance, former Yorkshire Insurance	Offices	Queen Street	020-026	1922c	C		
Provident Life Building	Offices	Queen Street	037-041	1937	A		
Union Insurance Society of Canton	Offices	Queen Street	043-051	1957	C		
Norwich Union Insurance Societies	Offices	Queen Street	053-057	1957	C		
Melbourne Stock Exchange, former	Offices	Queen Street	088-092	1891	A	HBR	N
National Trustees Executors and Agency Co.	Offices	Queen Street	093-095	1939	B		N
	Offices	Queen Street	103-105	1935c	C		
R.A.C.V. Building	Offices	Queen Street	111-129	1961	C		
ACA Building	Offices	Queen Street	118-126	1936	A		
Scottish Amicable Building	Offices	Queen Street	128-146	1966	B		
	Offices	Queen Street	131-141	1930c	C		
South British Insurance	Offices	Queen Street	155-161	1962	C		
Sleigh Corner, former	Offices	Queen Street	158-164	1964	C		
	Offices	Queen Street	166-172	1965c	C		
	Retail, Residential	Queen Street	203-205	1870	C		
	Retail, Residential	Queen Street	207-211	1910c	C		
	Retail, Offices?	Queen Street	215	1925c	C		
	Warehouse	Queen Street	217-219	1907	C		
Titles Office	Offices	Queen Street	247-283	1875-88	A	GBR	N
	Warehouse	Queen Street	262-264	1915c	C		
Health Department Building (former Records Office)	Offices, Public	Queen Street	287-295	1900	A	GBR	N
Mental Health Authority Building, former	House	Queen Street	294-308	1859	A	HBR	N
Celtic Club Building, former West Bourke Hotel	Hotel	Queen Street	320-326	1887c	B		
Bank of New South Wales (former)	Bank	Queen Street	373-375	1925c?	A	HBR	N
	Warehouse	Queen Street	432-436	1915c	C		
	Warehouse	Queen Street	452	1925c	C		
Munro's Corner	Warehouse	Queen Street	468	1930c	C		
	Factory?	Rankins Lane	001-003	1890c	C		

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	Warehouse	Rankins Lane	002-004	1905c	C		
	Warehouse	Rankins Lane	005	1920c	C		
	Warehouse	Rankins Lane	006-008	1910c	C		
Cavendish House	Offices	Russell Street	027-037	1925c	C		
E S & A Bank, former	Offices, Bank	Russell Street	042-044	1930c	C		
Scots Church Hall	Russell Street	097-101	1920c	C			
State Offices Annexe	Offices, Public?	Russell Street	103-107	1955c	C		
	Warehouse	Russell Street	109-113	1915c	C		
Russell St Telephone Exchange & Post Office	Post Office	Russell Street	114-120	1954	B		
	Retail?	Russell Street	163-169		C		
	Retail, Residential	Russell Street	164	1870c	C		
	Retail, Residential	Russell Street	166	1870c	C		
Total Carpark	Car Park	Russell Street	170-190	1970c	B		
	Retail, Residential	Russell Street	175-181	1905c	C		
		Russell Street	183-187		C		
	Retail, Offices	Russell Street	189-193	1895c	C		
	Retail, Offices	Russell Street	195-197	1895c	B		N
Exford Hotel	Hotel	Russell Street	199-203	1914	B		N
Haris' Building	Offices, Warehouse	Russell Street	205-207	1890c	B		
	Retail, Residential	Russell Street	209-211	1905c	C		
	Retail, Offices?	Russell Street	213-219	1890c	C		
	Retail	Russell Street	221-223		C		
	Retail, Residential	Russell Street	222	1870c	C		
	Retail	Russell Street	225-229		C		
	Retail, Residential	Russell Street	226-228	1870c	C		
Continental Hotel	Hotel	Russell Street	230-234	1905c	C		
	Retail, Offices?	Russell Street	231-233	1925c	C		
	Retail, Residential	Russell Street	235-241	1885c	C		
	Retail, Residential	Russell Street	248-252	1851-?	C		
	Retail, Warehouse	Russell Street	258-262	1907	C		
	Retail, Residential	Russell Street	264	1893	C		
National Museum	Museum	Russell Street	285-321	1925-30	A	GBR	N
Ship Inn, Former	Hotel	Russell Street	288-294	1855-	C		
	Retail, Residential	Russell Street	296-298	1874	C		
Kirkham, W.	Factory	Russell Street	300	1925	C		
Court of Petty Sessions	Courthouse	Russell Street	325-	1911	A	GBR	N
Police Headquarters Complex	Offices, Barracks	Russell Street	336-376	various	A	HBR	N
I.O.O.F. Building	Offices	Russell Street	380	1963	C		
City Watch House	Remand Centre	Russell Street		1880-99	A	GBR	N
Police Garage	Garage	Russell Street		1925c	A	HBR	N
Melbourne Gaol, former-Cell Block	Gaol, Cells	Russell Street	-	1853	A	GBR	N
Melbourne Gaol, Former-Chapel	Church, Gaol	Russell Street	-	1860	A	GBR	N
Emily McPherson College of Domestic Economy, former	School	Russell Street	-	1926	A	GBR	N
	Warehouse	Somerset Place	013	1910c	C		
	Warehouse	Somerset Place	015	1900c	C		
	Warehouse	Somerset Place	021	1925c	C		
Nicholson's Warehouse	Warehouse	Somerset Place	029-031	1900c	C		
Sir Charles Hotham Hotel	Hotel	Spencer Street	002-008	1913	B		
Great Southern Hotel	Hotel	Spencer Street	010-022	1891	C		
Batman's Hill Hotel	Hotel	Spencer Street	066-070	1929c	C		
MMBW Building	Offices, Public	Spencer Street	106-120	1973	C		
Savoy Plaza, former Alexander Hotel	Hotel	Spencer Street	122-132	1929	B		
General Post Office, Parcels Building, Mail Exchange	Offices, Public	Spencer Street	164-200	1917	A	HBR	N
M.C.C. Power Station	Offices	Spencer Street	204-240	1894	B		N
Australian Glass Manufacturers Co. Ltd.	Offices	Spencer Street	420	1937	B		
	Retail?	Spencer Street	386-390	1908	C		
Royal Australasian College of Surgeons	School	Spring Street	-	1935	A	HBR	N
	House	Spring Street	053-065	1877	B		N
Windsor, former Grand Hotel	Hotel	Spring Street	103-137	1883-	A	HBR	N
Princess Theatre	Theatre	Spring Street	163-181	1887-	A	HBR	N
Church of England Mission	Hall	Spring Street	261	1913	B		N
Elms Family Hotel	Hotel	Spring Street	267	1925	C		
Blessed Sacrament Fathers' Monastery	Monastery	St. Francis Street	-	1953c	C		
	Warehouse	Sutherland Street	022	1880c?	C		

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	Warehouse	Sutherland Street	029	1890c	C		
Basalt Rubble Wall	Wall	Sutherland Street	Wall	1850c?	C		
Young & Jacksons Hotel	Warehouse	Swanston Street	001-007	1854	A	HBR	N
	Retail, Residential	Swanston Street	013	1910c	C		
St Paul's Cathedral	Church	Swanston Street	022-040	1880-91	A	HBR	N
Nicholas Building	Offices	Swanston Street	027-041	1926	B	N	
	Retail, Offices?	Swanston Street	065	1904	C		
Melbourne Town Hall	Town Hall	Swanston Street	090	1867-70-	A	HBR	N
Manchester Unity Building	Retail Store & Offices	Swanston Street	091-107	1932	A	HBR	N
Capitol House	Offices	Swanston Street	109-117	1924	A	HBR	N
Buxton's Gallery, former	Offices, Retail	Swanston Street	119-121	1888	B		
	Offices	Swanston Street	123	1925c	C		
Cenury Building	Office, Retail, Cinema	Swanston Street	125-133	1938-40	B		N
Melbourne Council Chambers	Offices, Municipal	Swanston Street	130	1901-	A	HBR	N
	Offices, Retail	Swanston Street	135-137	1920c	C		
Fauls Building	Offices, Retail	Swanston Street	139-141	1915c	C		
	Retail, Residential	Swanston Street	144	1880c	C		
	Retail, Residential	Swanston Street	146-150	1880c	C		
	Offices, Retail	Swanston Street	149-153	1910c	C		
	Offices, Retail	Swanston Street	154-156	1920c	C		
	Offices, Retail	Swanston Street	155-159	1925c	C		
	Offices, Retail	Swanston Street	161	1915c	C		
Swanston House	Offices, Retail	Swanston Street	163-165	1920c	C		
	Retail, Residential	Swanston Street	166-172	1885c	C		
Foy & Gibson's, former	Retail Store	Swanston Street	184-206	1935c	C		
	Retail, Residential	Swanston Street	208-214	1910c	C		
	Offices, Retail	Swanston Street	211-213	1925c	C		
	Retail, Residential	Swanston Street	215	1856	C		
E.S. & A. Bank, former	Bank	Swanston Street	219-225	1928	A	HBR	N
Ballarat Star Hotel, former	Hotel	Swanston Street	226-228	1888	B		N
Latham House, former Globe Hotel	Hotel	Swanston Street	230-238	1858-	B		N
Savings Bank Centre	Offices, Bank	Swanston Street	231-235	1961	C		
	Offices, Retail	Swanston Street	237	1915c	C		
	Offices, Retail	Swanston Street	239		C		
	Retail, Residential	Swanston Street	240-246	1859c-	C		
	Offices, Retail?	Swanston Street	243-249	1885c	C		
Curtin House	Offices, Retail, Club	Swanston Street	248-252	1922	B		
	Retail, Residential	Swanston Street	251-253	1915c?	C		
	Retail, Residential	Swanston Street	255	1915c	C		
	Retail, Residential	Swanston Street	257-259	1910c	C		
Denyers Surgical Suppliers	Retail, Surgical	Swanston Street	264-266	1914	C		
National Bank of Australasia, former	Bank	Swanston Street	277-279	1935c	C		
Britannia Hotel	Hotel	Swanston Street	281-287	1920	C		
	Offices, Retail	Swanston Street	301-303	1920c	C		
Brooke Buildings	Offices, Retail	Swanston Street	305-307	1915c	C		
	Retail, Residential	Swanston Street	309-325	1870c	B		
Church of Christ, former John Knox Church	Church	Swanston Street	327	1863	A	HBR	N
State Library	Library	Swanston Street	304-328	1856--	A	GBR	N
State Library, Reading Room	Library	Swanston Street	304-328	1908-	A	GBR	
RMIT Building 22	Factory	Swanston Street	330-334	1913	C		
MU.L.O.O.F. Building	Offices	Swanston Street	335-347	1941	C		
Storey Hall, former Hibernian Hall	Hall	Swanston Street	344-346	1887	A	HBR	N
	Retail, Club, Resid.	Swanston Street	401-403	1890	C		
Druids House	Offices	Swanston Street	407-409	1926	C		
	Warehouse	Swanston Street	411-423	1915c	C		
City Baths	Baths, Public	Swanston Street	420	1903	A	HBR	N
Oxford Hotel	Hotel	Swanston Street	427-433	1887	C		
	Warehouse	Swanston Street	459-469	1905c	C		
	Warehouse	Tattersalls Lane	002-012	1910c	C		
	Warehouse	Tattersalls Lane	014-022	1923	C		
	Warehouse	Tattersalls Lane	023-029	1880c	C		
	Warehouse, Substation	Tavistock Place	-	1927	C		
	Warehouses	Therry Street	097-141	1930c	C		
Horticultural Hall	Hall and Office	Victoria Street	031-033	1874	A	HBR	N
Oddfellows Hall	Hall	Victoria Street	035	1877-88	B		
Royal Melbourne Regiment, 6th Battalion	Hall, Drill	Victoria Street	049-053	1937	A		

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	Warehouse	Waratah Place	007-009	1890c	C		
	Warehouse	Waratah Place	011-017	1905c	C		
	Warehouse	Waratah Place	012	1890c	C		
	Warehouse	Waratah Place	019-021	1930c	C		
	Factory?	Warburton Lane	-	1880c	C		
		(rear 367 Lt Bourke St)					
	Warehouse	Warburton Lane	010	1880c	C		
	Warehouse	Warburton Lane	012	1905c	C		
	Warehouse	Watson Place	-	1870c?	C		
Watson Building	Factory	Watson Place	014	1907	C		
Customs House	Offices, Public	William Street	001-013	1965	C		
State Electricity Commission Buildings	Offices, Public	William Street	015-033	1965-8	C		
Lyle House	Offices	William Street	022-032	1921	C		
Western House, National Bank of Australasia	Bank, Offices	William Street	077-089	1939	A		
Queensland Building	Offices	William Street	084-088	1913	A	HBR	N
Scottish House	Offices	William Street	090-098	1908	A	HBR	N
Australian Club	Club	William Street	100-110	1879-	A	HBR	N
Estates House, former	Offices	William Street	114-128	1974-76	C		
Broken Hill Proprietary Ltd. House	Offices	William Street	130-148	1973	A		
Sedgwick House	Offices	William Street	177-185	1960c	C		
Law Courts	Courts, Offices	William Street	192-288	1875-84	A	GBR	N
	Offices, Warehouse	William Street	259	1889	B		
Queen Victoria Hospital, former	Hospital	William Street	260-278	1933	C		
	Retail, Residential	William Street	261	1856	C		
Metropolitan Hotel	Hotel	William Street	263-267	1905c	C		
Royal Mint	Mint, Offices	William Street	280-318	1872	A	GBR	N
	Factory	William Street	386-412	1940c	C		
	Factory	Wills Street	017-023	1935c	C		
Telephone Exchange, former	Exchange, Telephone	Wills Street	035-37	1884	B		N

