
REPORT ON THE
CITY OF MELBOURNE
PLANNING SCHEME
HERITAGE REVIEW

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Report on the Melbourne Planning Scheme Heritage Review: Executive Summary

1.0 Project Scope

The aim of the project was to justify continued heritage protection, if appropriate, for D graded buildings outside Heritage Overlay precincts, and all E and F graded buildings. The geographical scope of this project was limited to areas within the City of Melbourne outside the Capital City Zone. The re-assessment of these buildings was a requirement of the sunset clause attached to the approved new format City of Melbourne Planning Scheme (1999) by the Minister for Planning.

Allom Lovell & Associates was engaged by the City of Melbourne to undertake a number of specific tasks to achieve the Minister's requirements. These were to:

- appraise other councils' heritage grading systems
- inspect all 657 buildings identified in the brief to determine the appropriateness of statutory protection on the basis of heritage significance
- create a shortlist of places recommended for protection
- review existing Council policies with regard to D, E and F graded buildings
- develop a policy to justify the protection of lower graded buildings
- meet with relevant interest groups and the Heritage Advisory Committee
- prepare Building Identification Forms for buildings recommended for Heritage Overlay protection
- prepare a final report to form the basis of a Planning Scheme amendment
- provide expert witness evidence at the Planning Scheme amendment panel hearing

A copy of the full brief is included as Appendix B.

2.0 Appraisal of Various Grading Systems Utilised by Other Councils Throughout Melbourne

Since the introduction of the new format planning scheme, Allom Lovell & Associates has undertaken conservation studies in six metropolitan municipalities, including the neighbouring Cities of Moreland, Yarra and Port Phillip. An appraisal of these and other grading systems was made. The criteria and methodology adopted in these studies informed the process to be adopted in the City of Melbourne review.

3.0 Revised Heritage Grading System

The original six-level grading system in use by the City of Melbourne for some years has been replaced by a simpler four-level system which attempts to broaden the existing grading for C and D grade buildings to recognise the importance of historical and social significance as well as aesthetic qualities when assessing cultural significance.

The introduction of this new system was required as part of the Minister for Planning's sunset clause which required that the system of grading heritage buildings (Heritage Places outside the Capital City Zone) be reviewed with the purpose of rationalising the graded building scale to include 'A-D' only. This necessitated a review of the current City of Melbourne system of grading. As part of this review of the current grading system, the existing gradings (C & D) have been redefined so as to take account of historical, scientific and social significance in addition to aesthetic significance.

The emphasis on architectural significance at the expense of historical and social significance was recognised as a significant failing of the current system.

4.0 Criteria used by the Consultant for the Identification of Individually Significant Buildings

Each building on the list of places supplied by the Melbourne City Council was visited, photographed and graded according to the revised criteria. As a general principle, where a building had been altered, several factors were taken into account in the assessment, most notably the reversability of the alterations, and whether the building's setting reinforced its individual value.

5.0 Sites Recommended for Statutory Heritage Protection

The project involved assessing 657 buildings or groups of buildings. Of these, 391 (60%) were afforded a grading. Of these, 347 were graded D, with 38 graded C and 5 graded B. One building, already listed on the Victorian Heritage Register, was graded A. A list, geographically arranged, of all buildings and their gradings, forms Appendix A to this document.

6.0 Sites Recommended for No Statutory Heritage Protection

Of 657 buildings assessed, 183 (28%) were not recommended for Heritage Overlay protection, while a further 83 (12%) had been demolished since the previous studies. A list, geographically arranged, of all buildings and their gradings, forms Appendix A to this document.

Brief Building Identification Forms containing a photograph and a heritage assessment were prepared for all buildings which were not recommended for a grading, to serve as a record.

7.0 Heritage Controls

Buildings recommended for individual heritage protection are listed on the basis of their individual cultural significance. These buildings may also be protected as part of a heritage area. Buildings afforded protection as part of a heritage area are listed on the basis of their contribution to the area as a whole, not on their individual cultural significance.

8.0 Heritage Policy

Any system of assessment and grading should reflect the accepted criteria for the assessment of cultural significance as defined in the Burra Charter. As such, the system must consciously recognise the historical, scientific, social and aesthetic contribution of building stock from all periods of the development of the municipality.

The City of Melbourne heritage policy for Heritage Places outside the Capital City Zone was revised to reflect the elevated status of historical, scientific and social significance in the grading system.

9.0 Consultation

As part of the Heritage Review, the consultants have attended meetings of the Heritage Advisory Committee as well as separately and individually meeting with representatives of the local community interest groups. Considerable consultation has also taken place with relevant Council officers.

REPORT ON THE MELBOURNE PLANNING SCHEME HERITAGE REVIEW

1.0 Project Scope

Project Aim

The aim of the project was to justify continued heritage protection, if appropriate, for D graded buildings outside Heritage Overlay precincts, and all E and F graded buildings. All buildings assessed were outside the Capital City Zone. The re-assessment of these buildings was a requirement of the sunset clause attached to the approved new format City of Melbourne Planning Scheme (1999) by the Minister for Planning. The geographical scope of this project was limited to areas within the City of Melbourne outside the Capital City Zone, ie Carlton, East Melbourne and Jolimont, Kensington, North Melbourne, Parkville, South Melbourne, South Yarra, West Melbourne. The total number of buildings within the brief was 657.

Allom Lovell & Associates was engaged by the City of Melbourne to undertake a number of specific tasks to achieve the Minister's requirements.

Tasks

Within this brief, nine specific tasks were outlined by the Council. These were:

- appraise other councils' heritage grading systems
- inspect all 657 buildings identified in the brief to determine the appropriateness of statutory protection on the basis of heritage significance
- create a shortlist of places recommended for protection
- review existing Council policies with regard to D, E and F graded buildings
- develop a policy to justify the protection of lower graded buildings
- meet with relevant interest groups and the Heritage Advisory Committee
- prepare Building Identification Forms for buildings recommended for Heritage Overlay protection
- prepare a final report to form the basis of a Planning Scheme amendment
- provide expert witness evidence at the Planning Scheme amendment panel hearing

A full transcript of the aims and specific tasks is included as Appendix B.

2.0 Appraisal of Various Grading Systems Utilised by Other Councils Throughout Melbourne

Throughout the metropolitan area, a number of different systems for grading places of heritage significance are in use. The City of Melbourne is somewhat fortunate in not having to consolidate a number of older grading systems inherited from previous heritage studies from in various pre-amalgamation municipalities.

In other municipalities, the response to the requirement for a degree of consolidation has been varied. In some cases grading systems for levels of significance were not defined in the earlier studies (eg for Collingwood, now within the City of Yarra). The heritage review process has enabled some councils to implement a completely new system of grading, and to assess all previously protected or identified heritage places against new criteria. These councils have included the Cities of Yarra, Moreland, Banyule, Bayside and Whitehorse.

Councils which have elected to undertake a staged heritage review process have tended to adapt the grading systems used by the previous councils as required. The Cities of Stonnington and Boroondara have followed this path.

A summary of some of the grading systems is listed below:

Melbourne (heritage)	(streetscape)	Stonnington	Boroondara Camberwell	Hawthorn (heritage)	(streetscape)	Hobson's Bay (heritage)	(streetscape)	Port Phillip	Yarra, Moreland, Banyule, Bayside, Whitehorse
A	1	A1	A	A	1	A	1	A	A
B	2	A2	B	B	2	B	2	B	B
C	3	B	C	C	3	C	3	C	C
				keynote					
D		C	D	C	4	D		D	
E			E	D		E		E	
F				E				F	

Melbourne

The City of Melbourne's current system grades each building of historic or architectural significance according to its importance. Streetscapes, that is complete collections of buildings along a street frontage, have also been graded for planning control purposes. The individual buildings are graded A to F, the streetscapes from Level 1 to Level 3, both in descending order of significance.

A Buildings are of national or state importance, irreplaceable parts of Australia's built form heritage. Many will be either already included on, or recommended for inclusion on, the Victorian Heritage Register or the Register of the National Estate.

B Buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on, or recommended for inclusion on, the Register of the National Estate.

C Buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular styles of construction, as well as some individually significant building that have been altered or defaced.

D Buildings are either reasonably intact representatives of particular periods or styles, or they have been substantially altered but stand in a row or street which retains much of its original character.

'E' Buildings have generally been substantially altered, and stand in relative isolation from other buildings of similar periods. Because of this they are not considered to make an essential contribution to the character of the area, although retention and restoration may still be beneficial.

F Buildings are an additional category relating to social rather than historic or architectural significance. They are valued by the local community either as familiar landmarks or for the use to which they are put, or have been associated with in the past.

Level 1 streetscapes have a statewide significance, and define an important collection of building, generally from a similar period or representing a similar style. To restore and maintain an authentic appearance, there is comprehensive guidance for colours and materials, and restoration of missing parts of identified buildings may be required when new works are contemplated. Rear addition have to be concealed, and new development must be

of a *respectful* design that relates closely to the building forms and styles of nearby significant buildings.

Level 2 streetscapes have a regional or local significance because the character and scale of a particular period or style still predominates, even though there may be some gaps, and in some cases the buildings may have a relatively low significance individually. Restoration of missing parts of significant buildings is still required or encouraged when new works are undertaken, but there is only minimal control of colours and advertising. Rear additions may be partly visible, and new developments can interpret the building forms and styles of nearby significant buildings in the contemporary manner.

Level 3 streetscapes do not exhibit such an important intactness of scale and character, and control is mainly limited to specifying maximum and minimum heights and set-backs for new development and rear additions. Significant individual buildings are still protected from demolition or defacement.

Stonnington

The City of Stonnington's controls most closely approximate, and indeed are based upon, those used by the City of Melbourne. There are four levels of significance, with most buildings for individual Heritage Overlay protection graded A1 or A2, which are approximately equivalent to grades A and B in Melbourne, ie, A1 and A2 buildings are defined as having statewide or metropolitan significance. The criteria for A2 level buildings is nearly identical to that of the City of Melbourne's B grade, both defined as 'important milestones in the architectural development of the metropolis'. B and C grade buildings are, broadly, defined as contributory or representative of a period or style, the degree of intactness of original fabric being the principal distinguishing criteria.

Boroondara

The City of Boroondara retains separate grading criteria for heritage places in different suburbs, based on the earlier, pre-council amalgamation heritage studies.

Camberwell

There are five levels of significance for heritage places within Camberwell. The grading criteria used is based on a system of 'values': whether the value of a building is historic, social or architectural, however, is not identified. Value A buildings are considered 'culturally valuable' at a state level. Value B buildings are 'highly important' at a metropolitan level, while Value C buildings are defined only as 'important'. Value D buildings are those which are altered but contribute to a streetscape, or 'stand alone as faithfully preserved examples of a common type,' corresponding approximately to the proposed C and D gradings employed by the City of Melbourne.

Hawthorn

The complex system of grading for heritage places in Hawthorn comprises six levels for heritage and three levels for streetscape. A and B level buildings correspond more or less with the higher grades of other municipalities (ie, national / statewide and regional / metropolitan importance, respectively), and, also as in other municipalities, the C grade category accommodates buildings which are locally important or those which may have been altered. Interestingly however, unlike other grading criteria, the C level is applied to buildings not only of architectural importance but also to those which make an historic, scientific or social contribution. Additionally, there is a separate category for C 'keynote' buildings, defined as those which 'play a key role in formulating the visual impression of the historic character of an area. They often occur in the absence of nearby A or B graded

buildings.' Buildings graded D are those which are representative of a theme of development in an area, substantially altered but in an area where that theme is well illustrated. E level buildings, by contrast, are those which are no longer clearly illustrative of a theme of development in an area due to substantial alterations, but where retention or restoration is 'beneficial'.

The criteria for Levels 1 and 2 streetscapes correspond closely to those employed by the City of Melbourne. Level 3 streetscapes, however, are simply defined as 'all streetscapes other than those graded level 1 and 2.'

Hobson's Bay

The municipality of Hobson's Bay retains the five-tiered grading system defined in the *City of Williamstown Conservation Study*, ranging from A (buildings of state importance), B (regional importance), C (regional interest), D (local importance) through to E (altered but recognisably from its construction period but not contributory to a streetscape). Only A and B grade buildings were evaluated on the basis of architectural importance, C, D and E buildings being assessed largely against criteria of aesthetic significance. There are also three levels of streetscape grades. A, B and C level buildings and D grade buildings with streetscape levels 1 or 2 are recommended for preservation.

Port Phillip

The City of Port Phillip has a six-tiered grading system. Places graded A were considered to be of national importance, B of regional importance and C of local importance. D grade places were considered to be 'substantially intact but merely representative of an era', while E grade places were somewhat altered or 'aesthetically undistinguished'. Places graded F were considered to be 'of interest only', and to have lost any importance they once had due to alteration. Places of no cultural value were graded N.

All places graded A, B, C or D within a Heritage Overlay area or A, B or C outside a Heritage Overlay area are termed 'Significant Heritage Places'. All places graded E or F within a Heritage Overlay area or D, E or F outside a Heritage Overlay area are termed 'Contributory Heritage Places'. Applications for demolition are first assessed on the basis of whether a place is 'significant' or 'contributory, the individual grading playing a more minor role. The Heritage Overlay table within the Planning Scheme lists Heritage Overlay areas and individual buildings outside those areas.

Yarra, Moreland, Banyule, Bayside and Whitehorse

Following council amalgamation, these municipalities, for which Allom Lovell & Associates has undertaken heritage reviews, have re-assessed their heritage places against a three-tier grading system. The criteria for assessing cultural significance, viz. aesthetic historic or scientific significance or social value, as set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter) is implicit in and underlies the gradings. A grade places are individually of cultural significance, worthy of consideration for inclusion on the Victorian Heritage Register and / or the Register of the National Estate. The criteria against which assessments were made is based those employed by Heritage Victoria. B grade places are integral to the cultural significance of the municipality through their architectural or aesthetic integrity and/or their historical associations. They may also warrant inclusion in the RNE. C grade buildings are defined as contributory to the cohesiveness of the municipality, being of local importance or interest.

For these municipalities, grade A and B buildings are recommended for Planning Scheme protection.

3.0 Revised Heritage Grading System

Criteria

The accepted criteria for assessment of cultural significance are aesthetic, historic or scientific significance and social value, as set out in the Australia ICOMOS Charter for the Conservation of Places of Cultural Significance (the Burra Charter). The criteria in use by the City of Melbourne were derived from various conservation studies undertaken in the 1980s, and revealed a strong architectural bias and other inconsistencies. Although it was outside the scope of this process to revise the gradings for A and B grade buildings, the criteria for assessment of C and D grade buildings have been reviewed to reflect more accurately the above universally accepted criteria. Previously, buildings graded C were deemed to 'make an architectural and historic contribution', while allowing for some alterations to have occurred. Likewise, D graded buildings were assessed as 'representatives of particular periods or styles', a criterion which did not explicitly acknowledge historic or scientific significance or social value. The criteria for an E grading was somewhat similar, but allowed for geographic isolation of the building, while the F grading, given in some conservation areas only, acknowledged only social significance.

Gradings

The City of Melbourne's existing system comprised six levels of significance. A simplification of this system to incorporate four levels of significance was a requirement of the Minister for Planning as part of the sunset clause attached to the approved Planning Scheme. As part of this streamlining process, the definitions of C and D graded buildings were revised accordingly.

The revised gradings are as follows:

A Buildings are of national or state importance, and are irreplaceable parts of Australia's built form heritage. Many will be either already included on or recommended for the Victorian Heritage Register or the Register of the National Estate.

B buildings are of regional or metropolitan significance, and stand as important milestones in the architectural development of the metropolis. Many will be either already included on or recommended for inclusion on the Register of the National Estate.

C buildings demonstrate the historical and social development of the local area and/or make an important aesthetic or scientific contribution. These buildings comprise a variety of styles and building types. Architecturally they are substantially intact, but where altered, it is reversible. In some instances, buildings of high individual historic, scientific or social significance may have a greater degree of alteration.

D buildings are representative of the historical, scientific, architectural and social development of the area. They are often reasonably intact representatives of particular periods, styles or building types. In many instances alterations will be reversible. They may also be altered examples which stand within a group of similar period, style or type or a street which retains much of its original character. Where they stand in a row or street, the collective group will provide a setting which reinforces the value of the individual buildings.

The revised system of gradings now better reflects the standard criteria which are universally accepted throughout Australian conservation practice. While the system has been simplified to four levels, it could be further refined to better distinguish between buildings which should be registered at a national or state level, and those which are best protected through by a Heritage Overlay or by Council policy.

4.0 Criteria used by the Consultant for the Identification of Individually Significant Buildings

Each building on the list of places supplied by the Melbourne City Council was visited, photographed and surveyed from the street, and a grading based on the revised grading definitions as set out above was applied. Based on the existing Building Identification Forms, and on the street survey, the list of buildings was revised. Buildings which were listed individually but in fact formed part of a terrace or pair were combined as one listing, while some which had formerly shared a Building Identification Form were listed separately.

The initial phase of assessment occurred on site, when a 'first cut' assessment was made of each building. In most cases, these initial gradings did not change, but in a number of cases, further comparative analysis against buildings of a similar type or period, usually within the same area, led to a downgrading or upgrading of the building.

The nature of the brief dictated that many buildings were on the borderline of one grade or another, particularly in the case of D and E grade. As a general principle, where alterations are reversible, such as replacement of external cladding or windows, the building was, on balance, given a higher grading than a building which had been so altered that its appearance had fundamentally changed. In both cases, however, if a building made an important contribution for historical, scientific or social reasons, this contribution was often seen to outweigh a diminished architectural condition, particularly if the building was in a prominent location or was reinforced by a group, in which case thus it may have qualified for a higher grading than if it had been assessed on architectural quality alone.

Similarly, if a building was fairly intact and was of high aesthetic value but was geographically isolated, it may also have attracted a higher grading than one which had been considerably altered, as it may have made a particularly high aesthetic contribution to the immediate locality, or be a local landmark or part of people's mental maps of the area and with which they identify.

A number of factors informs the final assessment. The integrity of the fabric and the nature and potential reversibility of any alterations has been considered along with the overall aesthetic and historical significance of the place within the local context. Issues of streetscape and setting were also taken into account. By weighing up all the factors a decision was arrived at with regard to grading.

Definitions

The following definitions are based on those in the Burra Charter and are provided to assist in the interpretation of information contained in the Building Identification Forms.

Aesthetic Value

The aesthetic value of a place is derived largely from the form, scale, colour, texture and material of the fabric. The clearest examples of places of aesthetic value are those which are good examples of their architectural type or style. Aesthetic value will be enhanced by a high degree of intactness, that is, a building which has undergone little alteration to the original physical fabric or which has been restored. It should be noted that the assessment of the aesthetic value of a building was based primarily on its appearance from the street.

Historic Value

The historic value of a place is derived from its association with an historic event, phase, figure or activity. Historic value can sometimes be quite specific, such as the association of a particular building with an important person or company, or it may be more general, and demonstrative of the broader history of the municipality. An example of the latter are the

numerous houses in Melbourne's inner suburbs which are associated with speculative building activity during the nineteenth century Boom period, an important phase of development of these areas. In some cases, alterations to buildings will be of historic value themselves, if they demonstrate the influence of an event, phase, figure or activity on the fabric of the place.

It should be noted that whilst every building has a history, historical significance does not necessarily follow. If buildings are taken as documents of the history of the area, in many instances their history may straightforwardly be an iteration of the overall historical development of the area. In some instances it may be more specific in relation to the historical themes associated with the area. Hence, where a building has undergone extensive alterations, this may outweigh the historical value of the place.

Social Value

A place has social value if it has become a focus of cultural sentiment or identity in the local context. Examples of types of buildings which are important for their social value could include local institutions and meeting places such as churches, schools, parks, theatres, town halls and shops. Places which are local landmarks may also often have social value.

Reversibility of Alterations

Alterations which are considered to be reversible are those which are largely superficial and which do not affect the basic structure of the building, or its intrinsic decoration (such as polychromatic brickwork). These alterations would include removal of verandahs and their decoration, removal of decoration generally, overpainting of face brickwork, re-cladding of roofs and walls and replacement of windows, doors and fences. Reconstruction of a building, either conjectural or to a known earlier state, can improve the appearance of a building and increase its contribution to a streetscape.

Alterations considered to be irreversible are those which alter the fundamental nature of the building, and would include such things as major alterations to the roof form, major alterations to the composition of the façade (especially alterations to the position of openings, as opposed to simple bricking up, or alterations which compromise the pattern of bi- or polychromatic brickwork) and additions which obscure or disguise the original form of the building. Additionally, where a building has been subject to a large number of individual alterations, the alterations as a whole could sometimes be considered irreversible or unrealistic.

With regard to the assessment of altered buildings, a simple quantification of alterations and consideration of their reversibility does not translate to an assessment of significance. Where significance is not high, any lack of integrity will become a more important consideration when considering significance.

Contribution to the Character of the Street

Streetscape contribution refers to the degree to which a building contributes to the predominant nature of the street. For instance, a streetscape might be characterised by a consistency of form, scale, height, setback and materials, or the buildings may have common architectural details creating a visual connection between them. Similarly, a mixed streetscape might be demonstrative of the historic development of the area.

Where a building has been assessed as having made a minimal contribution to a streetscape, there are several possible reasons. In the case of a building which was considered to be a stylistic anomaly (an inter-War house in an otherwise Victorian streetscape, for example),

it was more likely to be graded if it was considered to be a good individual example of the type or style regardless of its setting. Buildings which had suffered a particularly high degree of alteration (see above) were often of little individual value as well as making little or no contribution to the streetscape.

5.0 Sites Recommended for Individual Statutory Heritage Protection

Of the 657 buildings or groups of buildings assessed, 391 (60%) were afforded a grading. Of these, 347 were graded D, with 38 graded C and 5 graded B. One building, already listed on the Victorian Heritage Register, was graded A. A list of all buildings and their gradings, geographically arranged, forms Appendix A to this document, and a summary is given below:

Suburb	Graded (D or higher)	No Grade	Demolished
Carlton	46	43	25
East Melbourne & Jolimont	31	21	5
Kensington	108	21	15
North Melbourne	96	44	25
Parkville	6	6	0
South Melbourne	1	2	0
South Yarra	55	31	5
West Melbourne	48	15	8
Total	391	183	83
	(approx. 60%)	(approx. 28%)	(approx. 12%)

Building Identification Forms were prepared for all buildings newly graded D or above. Each form contains the following information: building name, address, building type, period and date of construction, grade, previous grade and streetscape grading. A recent photograph is also included. The streetscape gradings were transferred directly from the previous studies and were not reviewed. The intactness and condition of the building were each rated good, fair or poor, the assessment of the former being directly related to the assessment of reversibility of alterations, and the degree to which the building continues to contribute to the streetscape.

Each form also includes a brief history of the building (for methodology see below), a physical description of the exterior, a statement of significance and a grading review. The statement of significance is a concise statement showing in which way the building accords with the relevant assessment criteria.

Historical Research

Each Building Identification Form includes an outline history of the building. Constraints of time and budget dictated the following methodology. Where the construction date could be ascertained from a search of the Sands & McDougall directories, no further research was undertaken. Where the Sands & McDougall directories were inconclusive, a search of the City of Melbourne rate books available at the State Library of Victoria was undertaken. This collection is incomplete, and for most areas no twentieth century rate records were available. Further, in the case of Kensington, records prior to 1881-82 were not available. Where appropriate, this information was augmented by primary source material including

journals, and secondary source material including published local histories. In some cases, where it was readily available, material from the City of Melbourne's Building Applications Index was used. In the case of many of the buildings in South Yarra, the existing Building Identification Forms by Meredith Gould included data from rate books and directories as well as building permit information. This was included in the new Building Identification Forms where appropriate.

It should also be noted that the historical information provided for many buildings is not much more than a short statement of the first occupier and, if known, owner. This should not necessarily mean that these buildings, usually residential properties, are not significant, it merely confirms that much of urban history is just that—a record of the developing structure of the communities which make up the municipality. These buildings demonstrate this aspect of the municipality's history and are of value for this reason. Where historical research has revealed buildings to have historical associations with prominent local people or groups, this has been taken into account in the grading process. In the broader context they are also of value in illustrating the history and development of Melbourne as a city.

Grading Review

The grading review states whether a building has been upgraded, downgraded or its previous grading confirmed, and gives a short justification, also based on the assessment criteria, of the new grading. This section also describes any alterations and refurbishment works which have been made to the building since the previous study. Where any such changes have affected the grading of the building, or where they have been particularly appropriate or inappropriate, this is noted. It was also evident that many buildings in the study had undergone substantial refurbishment work since the previous study, with one of the most common works undertaken was reinstatement of missing verandahs or verandah elements, which in most cases had improved the appearance and streetscape contribution of these buildings. Other works which were noted included removal of non-original cladding, restoration of polychromatic or other face brickwork and, more commonly, construction of timber picket fences.

Finally, where the new Building Identification Form differs from its predecessor with reference to the address of building, this has been noted at the end of the form. This has occurred where buildings have been grouped, or in cases where the address on the original form had been superseded or was simply incorrect.

6.0 Sites Recommended for No Individual Statutory Heritage Protection

Of 657 buildings or groups of buildings assessed, 183 (28%) were not recommended for individual Heritage Overlay protection, while a further 83 (12%) had been demolished since the previous studies. A list of all buildings and their gradings, geographically arranged, forms Appendix A to this document.

Most of the buildings not recommended for protection have been substantially altered. Other buildings not graded were considered typical, but not remarkable, examples of their style and were not considered to contribute to an understanding of the development of the area. With respect to altered buildings, the number and extent of alterations was taken into account in addition to the reversibility of the individual alterations. Many of the ungraded buildings had been altered in such a way that their original form, massing or composition was not evident, in addition to elements such as windows having been replaced or walls and roofs reclad.

Brief Building Identification Forms were prepared for all buildings not graded D or above. These forms included a photograph of the building and a grading review, which gives a short justification, based on the assessment criteria, of the reason the building has not been

recommended for Heritage Overlay protection. Where changes have been made to a building since the previous study, and where any such changes have affected the grading of the building, this is noted.

It was outside the scope of the brief for this project to provide historical information relating to buildings not recommended for individual protection.

7.0 Heritage Controls

Buildings recommended for individual heritage protection are listed on the basis of their individual cultural significance as assessed. These buildings may also be protected as part of a heritage area. Buildings afforded protection as part of a heritage area are listed on the basis of their contribution to the area as a whole, not on their individual cultural significance.

If a site is individually listed or listed as being within a heritage area, then the requirements of the Heritage Overlay apply. These were developed by the City of Melbourne and incorporated in the Melbourne Planning Scheme, Local Policy, Clause 22.05. They provide performance standards for assessing planning applications for Heritage Places outside the Capital City Zone.

Both the Heritage Overlay (part of the VPPs) and the City of Melbourne local policy provide statutory protection in the form of planning scheme controls which is the mechanism for requiring consideration of the heritage significance of a Heritage Place.

8.0 Heritage Policy

The City of Melbourne Heritage Policy for places outside the Capital City Zone (Melbourne Planning Scheme ^{Clause} 22.05) includes a number of factors which should be taken into account when assessing planning applications which propose alterations or demolition to Heritage Places.

This policy has been reviewed and has been modified to reflect the elevated status of historical, scientific and social significance in the assessment criteria. The following statement will be added to the Policy to assist in the planning application assessment process:

An assessment of a planning application should take into account all aspects of the significance of the place. Consideration should be given to the degree to which the existing fabric demonstrates the cultural significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

9.0 Consultation

As part of the Heritage Review, the consultants have attended meetings of the Heritage Advisory Committee in addition to separately and individually meeting with representatives of the East Melbourne Group, Hotham History Project and North and West Melbourne Association Inc. Telephone consultation has occurred with these groups, and considerable consultation has also taken place with relevant Council officers.

This consultation is an ongoing process which will continue throughout the course of Amendment.

11.0 Concluding Comments

As revealed in the survey component of this study, the upgrading and refurbishment of buildings can have a marked effect on their aesthetic and streetscape value. As such, the

recording of the City's heritage building stock should be an ongoing process. Regular updating of Building Identification Forms is recommended, a process which could possibly be linked to the planning and building permit application processes to ensure an up-to-date and reliable inventory of the heritage assets of the City.

APPENDIX A: SUMMARY LISTS

West Melbourne

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cnnd	Paint	Fence / O'blg
West Melbourne	Abbotsford Street	64-66	Residences	E	D	G	G	N	N
West Melbourne	Adderley Street	193	Residence	E	D	G	G	N	N
West Melbourne	Adderley Street	199	Residence	E	D	G	G	Y	N
West Melbourne	Adderley Street	201	Residence	E	D	G	G	Y	N
West Melbourne	Adderley Street	217-221	Residences	E	D	G	G	N	Y (219-221)
West Melbourne	Adderley Street	223	Residence	E	D	G	G	N	N
West Melbourne	Adderley Street	231	Barwon	E	D	G	G	Y	N
West Melbourne	Adderley Street	251	Residence	E	—	F	F	N	N
West Melbourne	Adderley Street	257-261	Residences	E	D	G	G	N	N
West Melbourne	Adderley Street	138-140	Residences	E	D	F	F	N	N
West Melbourne	Adderley Street	250	Nosila (former Blantyre Cottages)	E	D	G	G	N	N
West Melbourne	Adderley Street	252-254	St Ninnian's Cottages	E	D	G	G	N	N
West Melbourne	Anderson Street	6-12	Residences	E	D	G	G	N	N
West Melbourne	Anderson Street	14-18	Factory	D	—	G	G	Y	N
West Melbourne	Batman Street	55	Former Keep Bros. & Wood Factory	E	D	G	G	Y	N
West Melbourne	Capel Street	63-65	Residences	E	D	F	F	N	N
West Melbourne	Capel Street	38	Isabella	E	D	G	G	N	N
West Melbourne	Capel Street	42-44	—	E	DEM	—	—	—	—
West Melbourne	Capel Street	66-78	—	E	DEM	—	—	—	—
West Melbourne	Chetwynd Street	48	Wall	E	DEM	—	—	—	—
West Melbourne	Dryburgh Street	1-21	—	D	DEM	—	—	—	—
West Melbourne	Dryburgh Street	42	Residence	E	D	G	G	N	N
West Melbourne	Dryburgh Street	44-50	Benalla Cottages	E	D	G	G	N	N
West Melbourne	Dudley Street	33-35	Factory	E	—	G	G	Y	N
West Melbourne	Dudley Street	40	Residence	E	C	G	G	Y	Y
West Melbourne	Dudley Street	50	Residence	E	—	F	P	N	N
West Melbourne	Dudley Street	58-64	Rich Hill Terrace	E	D	G	G	N	Y
West Melbourne	Hawke Street	55	Residence	E	D	F	G	N	N
West Melbourne	Hawke Street	109-117	Factory	E	D	G	G	N	N
West Melbourne	Hawke Street	135-141	Former Drysdale, Briscoe & Co. Building	E	D	F	F	N	N
West Melbourne	Ireland Street	98	Residence	E	D	G	G	N	N
West Melbourne	Miller Street	33-35	Residence	E	—	F	G	N	N
West Melbourne	Peel Street	21	Warehouse	E	—	F	G	N	N
West Melbourne	Roden Street	159	Residence	D	D	F	G	N	N
West Melbourne	Roden Street	163	Residence	D	D	F	G	N	N
West Melbourne	Roden Street	153-155	—	E	DEM	—	—	—	—
West Melbourne	Roden Street	203	Residence	E	D	G	G	N	N
West Melbourne	Roden Street	160	see 135-141 Hawke Street	—	—	—	—	—	—
West Melbourne	Rosslyn Street	33-35	Former Gilbey's Gin Factory	E	D	G	G	N	N
West Melbourne	Rosslyn Street	87-89	Residences	D	D	G	G	N	N
West Melbourne	Rosslyn Street	133	Former Felton Grimwade & Duerdins Factory	D	D	G	G	Y	N
West Melbourne	Rosslyn Street	58	Shop	E	—	F	F	N	Y
West Melbourne	Rosslyn Street	120-124	Rosslyn Terrace	D/E	D	G	G	N	Y
West Melbourne	Rosslyn Street	126	Wall	E	—	G	G	Y	Y
West Melbourne	Spencer Street	435	Shop	D	—	F	G	N	N
West Melbourne	Spencer Street	437	Shop	D	D	F	G	N	N
West Melbourne	Spencer Street	441	Shop	D	D	F	G	N	N
West Melbourne	Spencer Street	491	Ethelboro	D	D	F	G	N	N
West Melbourne	Spencer Street	493	Office / Shop	D	D	G	G	Y	N
West Melbourne	Spencer Street	495-497	Shop	D	D	F	G	N	N
West Melbourne	Spencer Street	503	Shop	D	—	F	F	N	N
West Melbourne	Spencer Street	507	Shop	D	D	F	G	N	N
West Melbourne	Spencer Street	523	Shop and Residence	E	D	F	G	N	N
West Melbourne	Spencer Street	529	Shop	E	—	P	F	N	N
West Melbourne	Spencer Street	591	Residence	E	D	P	G	N	N
West Melbourne	Spencer Street	386-390	Shops	D	D	F	G	N	N
West Melbourne	Spencer Street	502	Shop	D	D	G	G	N	N
West Melbourne	Spencer Street	504	Shop	E	—	P	G	N	N
West Melbourne	Stanley Street	19	—	E	DEM	—	—	—	—
West Melbourne	Stanley Street	49-59	—	E	DEM	—	—	—	—
West Melbourne	Stanley Street	61-63	Factory	E	D	G	G	Y	N
West Melbourne	Stanley Street	65-67	Residence	D	D	G	G	N	Y
West Melbourne	Stanley Street	95-97	Residences	D	D	G	G	N	Y(97)
West Melbourne	Stanley Street	99-101	Residences	E	D	F	G	N	N
West Melbourne	Stanley Street	149-153	Factory	D	—	F	G	N	N

West Melbourne

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'blg
West Melbourne	Stanley Street	138-140	Garage	D	—	G	G	N	N
West Melbourne	Stanley Street	200	Residence	E	D	G	G	N	N
West Melbourne	Stawell Street	49	Warehouse	E	D	F	G	N	N
West Melbourne	Victoria Street	183-185	Shops	E	DEM	—	—	—	—
West Melbourne	Victoria Street	187-189	Shops	E	D	G	G	N	N
West Melbourne	Victoria Street	385	Former Shop	E	—	F	G	N	N
West Melbourne	Victoria Street	287-291	Former Hennessy Bros. Bakery	E	D	G	G	Y	N

Carlton

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	Grade	Int	Cond	Paint	Fence
Carlton	Barkly Street	29	Residence	E	D	G	G	N	Y(F)
Carlton	Barkly Street	97	Residence	E	—	P	F	N	N
Carlton	Barry Street	60	Residence	D	D	F	F	N	N
Carlton	Berkeley Street	97	Former Hilco Transformers Factory	E	D	G	G	Y	N
Carlton	Berkeley Street	165	—	E	DEM	—	—	—	—
Carlton	Bouverie Street	21-25	Modern Printing Co. Building	D	D	G	G	Y	N
Carlton	Bouverie Street	27-43	—	D	DEM	—	—	—	—
Carlton	Bouverie Street	145-147	Shop	E	B	G	G	Y	N
Carlton	Bouverie Street	239-241	Former C Huppert & Co. Building	D	D	G	G	Y	N
Carlton	Canning Street	4-6	Former Combined Jewellery Manufacturers Building	E	B	G	G	N	N
Carlton	Canning Street	163-165	Terrace	E	—	F	G	N	N
Carlton	Canning Street	185-187	Terrace	E	D	F	G	N	N
Carlton	Canning Street	126-132	Hillgrove Terrace	E	D	G	G	N	N
Carlton	Cardigan Street	1-7	Former Warehouse	E	—	P	F	Y	N
Carlton	Cardigan Street	39-49	Factory	E	—	P	G	N	N
Carlton	Cardigan Street	135-137	—	D	DEM	—	—	—	—
Carlton	Cardigan Street	207	—	E	DEM	—	—	—	—
Carlton	Cardigan Street	257	Carlton Club Hotel	D	D	F	G	N	N
Carlton	Cardigan Street	355-361	—	E	DEM	—	—	—	—
Carlton	Cardigan Street	18-22	Residences	D/E	D	G	G	N	Y(F)
Carlton	Cardigan Street	164-166	Factory	E	D	G	G	N	N
Carlton	Cardigan Street	168	Factory	E	—	F	G	N	N
Carlton	Cardigan Street	170-174	Shop & Residence	E	—	P	G	N	N
Carlton	Dorritt Street	60	Residence	E	—	F	G	N	N
Carlton	Drummond Street	283-289	Shop	E	—	P	G	N	N
Carlton	Drummond Street	341-343	—	E	DEM	—	—	—	—
Carlton	Drummond Street	388	Residence	E	D	G	G	N	N
Carlton	Drummond Street	390	Residence	E	D	G	G	Y	N
Carlton	Elgin Street	223	Office	E	—	F	F	N	N
Carlton	Elgin Street	94A Rear	Former Shirt Factory	E	D	G	G	Y	N
Carlton	Elgin Street	192-192A	Shops	E	—	P	G	N	N
Carlton	Elgin Street	194	Shop	E	D	G	G	N	N
Carlton	Elgin Street	196	Shop	E	—	F	F	Y	N
Carlton	Elgin Street	198	Johnny the Tailor's Shop	E	D	F	G	Y	N
Carlton	Elgin Street	258	Office	E	D	P	G	N	N
Carlton	Elizabeth Street	524-530	Shops	D	D	F	—	N	N
Carlton	Elizabeth Street	536	—	D	DEM	—	—	—	—
Carlton	Elizabeth Street	620-630	Former Repco Building	D	D	G	G	N	N
Carlton	Elizabeth Street	684-688	Shops	D	—	F	G	N	N
Carlton	Elizabeth Street	680-682	Evans Evans Building	E	D	G	F	N	N
Carlton	Faraday Street	19-23	Garage	E	D	G	G	N	N
Carlton	Faraday Street	53	Residence	E	D	F	F	N	N
Carlton	Faraday Street	97	Residence	E	—	P	F	N	N
Carlton	Faraday Street	99-101	Fermanagh Cottages	E	D	F	G	N	N
Carlton	Faraday Street	70	Warehouse	E	—	P	G	N	N
Carlton	Grattan Street	249	—	D	DEM	—	—	—	—
Carlton	Grattan Street	251	—	E	DEM	—	—	—	—
Carlton	Hyam Place	11-13	Building	E	—	F	F	N	N
Carlton	Kay Street	88-90	Golden Glory Factory	E	D	G	F	Y	N
Carlton	Leicester Street	34	—	D	DEM	—	—	—	—
Carlton	Leicester Street	120	Former Hopkins Bros. & Odum Factory	E	D	G	G	N	N
Carlton	Leicester Street	132-138	Apparel Trade Unions Building	E	—	G	G	Y	N
Carlton	Leicester Street	216	Former J S Kidd & Co.	E	D	G	G	Y	N
Carlton	Lygon Street	1-7	Former Hotel	E	D	G	F	N	N
Carlton	Lygon Street	11-13	—	F	DEM	—	—	—	—
Carlton	Lygon Street	15	Shop	F	D	G	G	N	N
Carlton	Lygon Street	17-23	—	F	DEM	—	—	—	—
Carlton	Lygon Street	27-31	John Curtin Hotel	F	D	G	G	N	N
Carlton	Lygon Street	143-145	Shop	E	—	F	G	N	N
Carlton	Lygon Street	319	Shop	E	—	F	F	N	N
Carlton	Lygon Street	333	Jimmy Watson's Wine Bar	F	B	G	G	Y	N
Carlton	Lygon Street	186-190	Hotel	E	—	P	F	N	N
Carlton	Lygon Street	164-166	—	E	DEM	—	—	—	—
Carlton	Lygon Street	294	Shop	E	—	P	P	N	N

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Carlton									
Suburb	Street	No	Building	Exist Grade	Grade	Int	Cond	Paint	Fence
Carlton	Macarthur Place	65	Residence	E	—	P	G	N	N
Carlton	Macarthur Place	40-42	Residence	E	—	P	P	N	N
Carlton	Neill Street	111	Carlton Creche	F	C	G	G	Y	Y(f)
Carlton	Neill Street	32	Residence	E	—	P	F	N	Y(f)
Carlton	Neill Street	70	Residence	E	—	G	G	N	Y(f)
Carlton	Nicholson Street	93	Shop	E	—	P	F	N	N
Carlton	Nicholson Street	161	Cha-Chi's	E	D	F	F	N	N
Carlton	Nicholson Street	171	Residence	E	—	F	P	N	N
Carlton	Nicholson Street	175	—	E	DEM	—	—	—	—
Carlton	Nicholson Street	219	Shop	E	—	P	P	N	N
Carlton	Nicholson Street	271-273	—	E	DEM	—	—	—	—
Carlton	Orr Street	16-18	Residences	D	D	F	G	N	N
Carlton	Orr Street	20-22	Former Cheetham & Borwick Building	D	D	G	G	Y	N
Carlton	Orr Street	24-26	—	D	DEM	—	—	—	—
Carlton	Owen Street	49	Young's Building	E	D	G	G	N	N
Carlton	Palmerston Street	137	Residence	E	—	P	G	N	N
Carlton	Palmerston Street	44	Residence	E	—	F	F	N	N
Carlton	Palmerston Street	246	—	E	DEM	—	—	—	—
Carlton	Palmerston Street	250	—	F	DEM	—	—	—	—
Carlton	Pelham Street	cnr Rathdowne Street	St Nicholas Hospital Building	E	DEM	—	—	—	—
Carlton	Pelham Street	157-163	Former C Huppert & Co. Building	E	D	G	G	Y	N
Carlton	Pelham Street	cnr Berkeley Street	St George's School Hall (demolition permit issued)	E	—	—	—	—	—
Carlton	Pelham Street	233	Till's Buildings	E	D	F	G	N	N
Carlton	Pitt Street	31	—	D	DEM	—	—	—	—
Carlton	Pitt Street	14	Residence	E	D	F	F	N	N
Carlton	Pitt Street	28	Residence	D	D	F	G	N	N
Carlton	Pitt Street	34-36	Former Garage	D	—	P	P	N	N
Carlton	Pitt Street	54	Residence	D	—	P	F	N	N
Carlton	Pitt Street	56-58	Residences	E	—	P	G	N	N
Carlton	Princes Street	117	Residence	E	—	P	P	N	N
Carlton	Queensberry Street	221	Factory	E	DEM	—	—	—	—
Carlton	Queensberry Street	98-104	Hanover Centre	E	—	F	F	N	N
Carlton	Queensberry Street	128-132	Hotel Lincoln	E	D	F	G	N	N
Carlton	Queensberry Street	144-146	Miles Buildings	E	D	F	G	Y	N
Carlton	Rathdowne Street	29-31	Former Continental Suspender Manufacturing Co. Building	E	D	G	G	Y	N
Carlton	Rathdowne Street	?	Boiler House	E	DEM	—	—	—	—
Carlton	Rathdowne Street	345-347	Residences	E	—	P	F	N	N
Carlton	Station Street	63-65	—	E	DEM	—	—	—	—
Carlton	Station Street	131	Residence	E	—	G	G	N	N
Carlton	Station Street	163	Residence	E	—	P	F	N	N
Carlton	Swanston Street	599	Shop	D	D	G	G	N	N
Carlton	Swanston Street	625-629	Lincoln House	D	D	G	G	Y	N
Carlton	Swanston Street	630	Astoria Taxis Building	D	C	G	G	Y	N
Carlton	Swanston Street	680-682	Residences	D	D	G	G	N	N
Carlton	Swanston Street	846	Residence	E	—	G	F	N	N
Carlton	Swanston Street	852-854	Residence	E	—	F	F	N	N
Carlton	Swanston Street	856	Former Garage	E	—	F	F	N	N
Carlton	University Street	10	—	E	DEM	—	—	—	—
Carlton	University Street	18	Residence	E	—	P	P	N	N
Carlton	University Street	29	—	E	DEM	—	—	—	—
Carlton	Victoria Street	76	Shop	E	—	P	G	N	N

CITY OF MELBOURNE HERITAGE REVIEW MASTER I

Parkville									
Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence
Parkville	Church Street	9	Residence	E	—	P	F	N	N
Parkville	Church Street	15	Residence	D	D	G	G	Y	N
Parkville	Flemington Road	100	Residence	E	—	F	F	N	N
Parkville	Park Drive	113	Residence	E	—	G	G	N	N
Parkville	Park Drive	140	Residence	E	—	F	G	Y	N
Parkville	Story Street	3	Residence	E	—	P	G	N	N
Parkville	Story Street	76	Residence	E	—	P	G	N	N
Parkville	University of Melbourne		CSIRO Material Science	D	C	G	G	Y	N
Parkville	University of Melbourne		Richard Berry South	D	C	G	G	Y	N
Parkville	University of Melbourne		Richard Berry North	D	D	G	G	Y	N
Parkville	University of Melbourne		Agriculture and Forestry	D	D	G	G	Y	N
Parkville	University of Melbourne		Vice Chancellor's Residence	D	A	G	G	Y	Y(F)

East Melbourne & Jolimont

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
Jolimont	Agnes Street	19	Residence	E	C	G	G	N	N
Jolimont	Agnes Street	21	Residence	E	D	P	G	N	N
Jolimont	Agnes Street	27	Residence	E	C	G	G	Y	N
Jolimont	Albert Street	33	Residence	E	—	F	G	N	N
Jolimont	Albert Street	45	Residence	E	—	P	G	N	N
Jolimont	Albert Street	52	Clarendon Teclinic	E	—	P	G	N	N
Jolimont	Berry Street	18	Residence	E	—	P	G	N	N
East Melbourne	Clarendon Street	23	Residence	E	DEM	—	—	—	—
East Melbourne	Clarendon Street	64-66	Residences	E	DEM	—	—	—	—
East Melbourne	Clarendon Street	224	Residence	E	D	F	G	Y	N
East Melbourne	Darling Street	32	Residence	E	—	P	G	N	N
East Melbourne	George Street	21-25	Georgian Court	E	C	P	G	N	N
East Melbourne	George Street	129	Residence	E	D	G	G	N	N
East Melbourne	George Street	40-42	Residences	E	—	P	G	N	N
East Melbourne	George Street	46	Residence	E	—	P	G	N	N
East Melbourne	George Street	48-50	Residences	E	D	P	G	N	N
East Melbourne	George Street	88-90	Residences	E	D	F	G	N	N
East Melbourne	George Street	174	Eastern House	E	D	G	G	Y	N
East Melbourne	Gipps Street	41-43	Ola Cohn Centre	E	C	F	G	N	N
East Melbourne	Gipps Street	45-47	Residences	E	—	F	G	N	N
East Melbourne	Gipps Street	54-56	Residences	E	D	F	G	N	N
East Melbourne	Gipps Street	84	The Haven	E	—	P	G	N	N
East Melbourne	Grey Street	15-17	Residences	E	D	F	G	N	N
East Melbourne	Grey Street	19-21	Residences	E	—	P	G	N	N
East Melbourne	Grey Street	25	Residence	E	D	G	G	N	N
East Melbourne	Grey Street	37-39	Residences	E	D	P	G	N	N
East Melbourne	Grey Street	69-71	Residences	E	—	P	G	N	N
East Melbourne	Hoddle Street	1105-1107	Eloura & Nivana	E	D	F	G	N	N
East Melbourne	Hoddle Street	1153	Residence	E	D	F	F	N	N
East Melbourne	Hoddle Street	1155	Residence	E	D	G	G	N	N
East Melbourne	Hoddle Street	1169	Residence	E	D	F	G	N	N
East Melbourne	Hoddle Street	1199	Residence	E	D	G	G	N	N
East Melbourne	Hoddle Street	1201	Residence	E	D	F	G	N	N
East Melbourne	Hotham Street	91	Residence	E	—	P	G	N	N
East Melbourne	Hotham Street	161-163	Residences	E	D	F	G	N	N
East Melbourne	Hotham Street	183	Flats	E	—	F	G	N	N
East Melbourne	Hotham Street	106	Residence	E	—	P	G	N	N
East Melbourne	Hotham Street	150	Residence	E	—	P	G	N	N
Jolimont	Jolimont Terrace	12A	Office [14]	E	D	F	G	N	N
Jolimont	Jolimont Street	66-68	Cricket House	E	—	P	G	N	N
Jolimont	Jolimont Street	76-80	Park Terrace	E	D	G	G	N	Y (F)
Jolimont	Jolimont Road	136	Residence	E	DEM	—	—	—	—
Jolimont	Palmer Street	1-5	Residences	E	D	F	G	N	N
East Melbourne	Powlett Street	89-91	Residence	E	D	G	G	Y	Y (F)
East Melbourne	Simpson Street	99-101	Residences	E	—	P	G	N	N
East Melbourne	Simpson Street	17	Residence	E	D	F	G	N	N
East Melbourne	Simpson Street	167-169	Isabella Cottages	E	D	F	F	N	N
East Melbourne	Simpson Street	96	Residence	E	—	F	G	N	N
East Melbourne	Simpson Street	132-138	Simpson's Terrace	E	D	P	G	N	Y (F)
Jolimont	Vale Street	80	Residence	E	D	F	G	N	N
East Melbourne	Victoria Parade	476	Residence	E	DEM	—	—	—	—
East Melbourne	Victoria Parade	498-500	Anwoth Cottages	E	DEM	—	—	—	—
East Melbourne	Victoria Parade	502-508	Residences	E	D	G	G	N	N
Jolimont	Wellington Parade	139	Shop	E	—	P	F	N	N
Jolimont	Wellington Parade	145	Holmewood [141]	E	D	P	G	N	N
East Melbourne	Wellington Parade	10	Shop	E	—	P	G	N	N
East Melbourne	Wellington Parade	118	Clinic	E	—	P	G	N	N

Kensington

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No.	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
Kensington	Arden Street	313-327	—	E	DEM	—	—	—	—
Kensington	Bayswater Road	1	—	D	DEM	—	—	—	—
Kensington	Bayswater Road	3-7	Residences	D	—	G	G	N	N
Kensington	Bayswater Road	17	Residence	D	D	G	G	Y	Y(F)
Kensington	Bayswater Road	21-23	Residence	D	D	F	G	N	N
Kensington	Bayswater Road	25	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	29	Residence	D	C	G	G	N	N
Kensington	Bayswater Road	33	Residence	E	D	F	G	N	N
Kensington	Bayswater Road	35	Residence	E	D	F	G	N	N
Kensington	Bayswater Road	37-39	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	57	—	E	DEM	—	—	—	—
Kensington	Bayswater Road	59	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	71	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	75	Residence	E	D	F	F	N	N
Kensington	Bayswater Road	83	Residence	D	D	G	G	Y	N
Kensington	Bayswater Road	85	—	D	DEM	—	—	—	—
Kensington	Bayswater Road	2	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	16	Residence	D	D	F	G	N	N
Kensington	Bayswater Road	18	Residence	E	D	F	G	N	N
Kensington	Bayswater Road	24	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	26	Residence	E	D	G	G	N	N
Kensington	Bayswater Road	34	Residence	E	D	F	F	N	N
Kensington	Bayswater Road	36	Residence	D	C	G	G	N	N
Kensington	Bayswater Road	38	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	42	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	44	Residence	D	C	G	G	N	N
Kensington	Bayswater Road	62	Residence	D	D	G	G	Y	N
Kensington	Bayswater Road	64	Residence	D	D	G	G	Y	N
Kensington	Bayswater Road	66	Residence	D	D	G	G	Y	N
Kensington	Bayswater Road	68	Residence	D	D	G	G	Y	N
Kensington	Bayswater Road	72	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	74	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	76	Residence	D	D	F	F	N	N
Kensington	Bayswater Road	78-80	Residences	D	—	G	G	Y	N
Kensington	Bayswater Road	82-84	Residences	D	—	G	G	Y	N
Kensington	Bayswater Road	90	Residence	D	D	G	F	N	N
Kensington	Bayswater Road	94	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	96	Residence	D	D	G	G	N	N
Kensington	Bayswater Road	98	Residence	D	D	F	G	N	N
Kensington	Bayswater Road	102	—	D	DEM	—	—	—	—
Kensington	Belmont Road	1	Residence	E	D	G	F	N	N
Kensington	Belmont Road	3	Elva	E	D	G	G	N	N
Kensington	Belmont Road	7	Sylvania	E	C	G	G	N	N
Kensington	Belmont Road	2	Residence	E	D	G	G	N	N
Kensington	Belmont Road	4	Residence	E	D	F	G	N	N
Kensington	Belmont Road	6	Residence	D	D	G	G	N	N
Kensington	Bruce Street	1	Residence	D	D	G	G	N	N
Kensington	Bruce Street	6-8	Residence	D	D	G	F	N	N
Kensington	Bruce Street	28	—	D	DEM	—	—	—	—
Kensington	Epsom Road	5	Former Holy Trinity Vicarage	D	D	G	G	Y	Y(F)
Kensington	Epsom Road	7	Residence	E	D	G	G	N	N
Kensington	Epsom Road	9-11	Residence	D	—	G	F	Y	N
Kensington	Epsom Road	17	Residence	E	D	G	G	N	N
Kensington	Epsom Road	19	Beydon	D	D	G	G	N	N
Kensington	Epsom Road	21	Coolabah	D	D	G	G	N	N
Kensington	Epsom Road	25	Residence	E	D	F	G	N	N
Kensington	Epsom Road	29	Residence	D	D	G	G	N	N
Kensington	Epsom Road	31-33	Residences	D	C	G	G	N	N
Kensington	Epsom Road	43	Shop	D	C	G	G	N	N
Kensington	Epsom Road	53	Residence	D	—	G	G	Y	N
Kensington	Epsom Road	55	Residence	D	—	G	G	N	N
Kensington	Epsom Road	57	Residence	D	—	G	G	N	N
Kensington	Epsom Road	59	—	D	DEM	—	—	—	—
Kensington	Gower Street	15	Residence	E	C	G	G	Y	N
Kensington	Gower Street	19	Residence	D	D	F	G	N	N

Kensington

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No.	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
Kensington	Gower Street	27-29	Residences	E	D	G	G	Y	N
Kensington	Gower Street	31	Residence	E	D	G	G	N	N
Kensington	Gower Street	33	Rosemont	E	D	G	G	N	N
Kensington	Gower Street	35	Residence	E	D	F	G	N	N
Kensington	Gower Street	37	Gateway to School	D	D	F	F	N	Y(F)
Kensington	Gower Street	20	Residence	D	D	G	G	N	N
Kensington	Gower Street	30	Gordonville	D	D	G	G	N	N
Kensington	Gower Street	32	Residence	D	D	G	G	N	N
Kensington	Gower Street	34-36	Residences	E	D	F	G	N	N
Kensington	Hardiman Street	11	Residence	E	D	G	G	N	N
Kensington	Henry Street	5	Residence	E	D	F	G	N	N
Kensington	Henry Street	7-9	Residences	D	D	G	G	N	N
Kensington	Henry Street	2-6	Residences	D	D	F	G	N	N
Kensington	Henry Street	18	Residence & Stables	E	C	F	G	N	Y(O)
Kensington	Henry Street	36	Residence	E	—	P	G	N	N
Kensington	Kensington Road	15-17	Residence	D	—	G	G	Y	N
Kensington	Kensington Road	19	Residence	D	—	G	G	Y	N
Kensington	Kensington Road	21	Residence	D	D	G	G	N	N
Kensington	Kensington Road	23-25	Residence	D	D	G	G	N	N
Kensington	Kensington Road	27	Residence	D	D	F	G	N	N
Kensington	Kensington Road	29	Residence	D	D	G	G	N	N
Kensington	Kensington Road	31	Residence	D	D	G	G	N	N
Kensington	Kensington Road	33-33A	Residences	D	—	G	G	Y	N
Kensington	Kensington Road	2-4	Residence	E	D	F	G	N	N
Kensington	Kensington Road	6-8	Residences	D	—	G	G	N	N
Kensington	Kensington Road	10-14	Residences	D	—	G	G	N	N
Kensington	Kensington Road	14A-16	Residences	D	—	G	G	N	N
Kensington	Kensington Road	18-20	Residence	D	—	G	G	N	N
Kensington	Kensington Road	24-26	Residences	D	D	G	G	Y	N
Kensington	Kensington Road	32-34	Residence	D	D	G	G	N	N
Kensington	Kensington Road	36-38	Residence	D	D	G	G	N	N
Kensington	Kensington Road	40	Residence	D	D	G	G	N	N
Kensington	Kensington Road	46	Residence	D	D	G	G	N	N
Kensington	Kensington Road	48	Residences	D	D	G	G	N	N
Kensington	Kensington Road	50	Residence	D	D	G	G	N	N
Kensington	Kensington Road	52	Residence	D	D	G	G	N	N
Kensington	Kensington Road	56	Residence	D	D	G	G	N	N
Kensington	Kensington Road	60	Residence	D	D	G	G	N	N
Kensington	Kensington Road	62	Residences	D	D	G	G	N	N
Kensington	Kensington Road	64-66	Residence	D	D	G	G	N	N
Kensington	Kensington Road	68	Residence	D	D	G	G	N	N
Kensington	Macaulay Road	421-423	—	D	DEM	—	—	—	—
Kensington	Macaulay Road	429-431	Shops	E	D	F	G	N	N
Kensington	Macaulay Road	453	Factory	D	D	G	G	Y	N
Kensington	Macaulay Road	455	Factory	D	—	G	G	N	N
Kensington	Macaulay Road	459	Residence	E	—	P	G	N	N
Kensington	Macaulay Road	483	Verandah	E	—	F	F	N	N
Kensington	Macaulay Road	537-539	Residences	E	D	G	G	N	N
Kensington	Tennyson Street	58	Residence	E	D	F	F	N	N
Kensington	Westbourne Road	1A	Desmond	D	—	G	G	Y	N
Kensington	Westbourne Road	1	Residence	E	—	P	P	N	N
Kensington	Westbourne Road	9	Residence	E	D	F	G	N	N
Kensington	Westbourne Road	17	Residence	E	D	F	F	N	N
Kensington	Westbourne Road	21	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	23	Residence	D	D	F	G	N	N
Kensington	Westbourne Road	25-27	Residences	D	D	G	G	Y	N
								(25)	
Kensington	Westbourne Road	29	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	31	Residence	D	D	F	F	N	N
Kensington	Westbourne Road	33	Residence	E	D	G	F	N	N
Kensington	Westbourne Road	35	Waikala	D	D	G	G	N	N
Kensington	Westbourne Road	43	Oxford	D	D	F	G	N	N
Kensington	Westbourne Road	45	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	47	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	49	Residence	D	D	F	G	N	N
Kensington	Westbourne Road	51	Residence	D	D	G	G	N	N

Kensington

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No.	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
Kensington	Westbourne Road	53	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	55	Residence	D	D	G	G	N	N
Kensington	Westbourne Road	59	Residence	E	D	G	G	N	N
Kensington	Westbourne Road	63-65	Residences	D	—	G	G	Y	N
Kensington	Westbourne Road	69	Residence	E	D	F	F	N	N
Kensington	Westbourne Road	40	—	D	DEM	—	—	—	—
Kensington	Westbourne Road	44	—	D	DEM	—	—	—	—
Kensington	Westbourne Road	46	—	D	DEM	—	—	—	—
Kensington	Westbourne Road	50	—	D	DEM	—	—	—	—
Kensington	Westbourne Road	70	—	D	DEM	—	—	—	—
Kensington	Westbourne Road	82	—	E	DEM	—	—	—	—
Kensington	Westbourne Road	84	—	E	DEM	—	—	—	—
Kensington	Wolesley Parade	25	Residence	E	D	F	G	Y	N
Kensington	Wolesley Parade	27	Residence	E	D	G	G	Y	N

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

North Melbourne

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
North Melbourne	Abbotsford Street	171	Residence	E	D	F	F	N	N
North Melbourne	Abbotsford Street	179-181	Residence	E	—	P	F	Y	N
North Melbourne	Abbotsford Street	219	—	E	DEM	—	—	—	—
North Melbourne	Abbotsford Street	225	Shop & Residence	D	D	G	G	N	N
North Melbourne	Abbotsford Street	200	North Star Hotel	E	D	F	F	N	Y (O)
North Melbourne	Abbotsford Street	444	Residence	E	D	F	F	N	N
North Melbourne	Arden Street	69-71	Warehouse [65-71]	E	—	P	F	N	N
North Melbourne	Arden Street	129-133	Former Melbourne Citymission Building [129-131]	E	D	G	G	N	N
North Melbourne	Arden Street	50	Residence	E	D	G	G	N	N
North Melbourne	Arden Street	52	Residence	E	D	F	F	N	N
North Melbourne	Arden Street	202	Former McKenzie Mills	E	D	F	G	Y	N
North Melbourne	Atkin Street	3	—	E	DEM	—	—	—	—
North Melbourne	Baillie Street	23	Residence	E	D	G	G	Y	N
North Melbourne	Baillie Street	49	Residence	E	D	P	F	N	N
North Melbourne	Baillie Street	57	Residence	E	D	G	G	Y	N
North Melbourne	Blackwood Street	21	—	E	DEM	—	—	—	—
North Melbourne	Brougham Street	33	Residence	E	C	F	F	Y	N
North Melbourne	Byron Street	58	Residence	E	—	F	P	N	N
North Melbourne	Canning Street	6	Residence	E	D	G	G	N	N
North Melbourne	Canning Street	10	—	E	DEM	—	—	—	—
North Melbourne	Capel Street	120-122	Residences	E	—	P	P	N	N
North Melbourne	Capel Street	196	Residence [198]	E	—	P	G	N	N
North Melbourne	Capel Street	202	Clare	E	—	P	G	N	N
North Melbourne	Chapman Street	73	Allandale	E	C	G	G	Y	N
North Melbourne	Chapman Street	103-107	Residences	E	D	F	G	N	N
North Melbourne	Chetwynd Street	65	Residence	E	D	G	G	N	N
North Melbourne	Chetwynd Street	71-73	Residences	E	D	G	G	Y	Y (F)
North Melbourne	Courtney Street	22	—	E	DEM	—	—	—	—
North Melbourne	Courtney Street	30-32	Former Premier Egg Packing Company Depot	E	D	F	F	Y	N
North Melbourne	Courtney Street	54	Edinburgh Castle Hotel	D	—	P	G	N	N
North Melbourne	Courtney Street	60-62	Factory	E	—	G	G	N	N
North Melbourne	Curran Street	18	Residence	E	D	G	G	N	N
North Melbourne	Curran Street	30	Residence	E	—	F	F	N	N
North Melbourne	Curran Street	54	Residence	E	D	G	G	N	N
North Melbourne	Curzon Street	99	—	E	DEM	—	—	—	—
North Melbourne	Curzon Street	70-74	Residences	E	D	G	G	N	N
North Melbourne	Curzon Street	124	Residences	E	D	F	F	N	N
North Melbourne	Dryburgh Street	138	Shirley	E	D	G	G	N	N
North Melbourne	Dryburgh Street	143	Residence	E	D	F	P	N	N
North Melbourne	Dryburgh Street	203	—	E	DEM	—	—	—	—
North Melbourne	Dryburgh Street	365	Residence	E	D	F	F	N	N
North Melbourne	Elizabeth Street	579-581	Shops	E	D	F	G	N	N
North Melbourne	Elizabeth Street	583	Shop	E	D	P	G	Y	N
North Melbourne	Elm Street	15	Arcadia	E	D	G	G	Y	N
North Melbourne	Elm Street	31	Residence	E	D	F	G	Y	N
North Melbourne	Elm Street	33	Residence	E	D	F	G	Y	N
North Melbourne	Errol Street	91	Shop	E	D	F	G	N	N
North Melbourne	Errol Street	129	—	E	DEM	—	—	—	—
North Melbourne	Errol Street	209	Residence	E	—	P	F	N	N
North Melbourne	Errol Street	211	Former Agnes Walker Millinery	E	D	P	F	N	N
North Melbourne	Errol Street	40-42	Shop	E	—	F	G	N	N
North Melbourne	Errol Street	144	Former Beck & Coram Printery	E	D	G	G	Y	N
North Melbourne	Erskine Street	45	Residence	E	—	P	F	N	N
North Melbourne	Erskine Street	12	—	E	DEM	—	—	—	—
North Melbourne	Erskine Street	30	—	E	DEM	—	—	—	—
North Melbourne	Flemington Road	61-63	Mechanic's Garage	E	—	F	G	N	N
North Melbourne	Flemington Road	65-67	Shops	E	D	F	F	N	N
North Melbourne	Flemington Road	81	Shop, Former Residence	E	D	F	G	N	N
North Melbourne	Flemington Road	83	Car Sales Office	E	—	P	G	N	N
North Melbourne	Flemington Road	193	Shop	E	—	P	F	N	N
North Melbourne	Flemington Road	205	Parkview - flats	E	D	G	G	Y	N
North Melbourne	Flemington Road	267	Residence	E	C	G	G	Y	N
North Melbourne	Flemington Road	285-87	Milk Bar	E	C	G	F	Y	Y (F)

North Melbourne

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
North Melbourne	Flemington Road	293	Residences	E	C	G	G	Y	Y
North Melbourne	Flemington Road	335	Residence	E	D	G	G	Y	N
North Melbourne	Flemington Road	353-355	[355] Residence	E	D	G	G	N	Y (F)
North Melbourne	Flemington Road	357	—	E	DEM	—	—	—	—
North Melbourne	Flemington Road	359	—	E	DEM	—	—	—	—
North Melbourne	Glass Street	14	Residence	D	D	F	P	N	N
North Melbourne	Gracie Street	2	Lost Dogs' Home Administration Building	D	D	F	F	Y	Y (F)
North Melbourne	Harker Street	3	Residence	E	—	P	F	N	N
North Melbourne	Harker Street	9	Residence	E	—	P	G	N	N
North Melbourne	Harker Street	11	Residence	E	—	P	F	N	N
North Melbourne	Harker Street	2-4	Residences	E	D	G	G	N	N
North Melbourne	Harker Street	6	Residence	E	D	F	G	N	N
North Melbourne	Harker Street	10-12	Residences	E	—	F	F	N	N
North Melbourne	Harris Street	1	Residence	E	D	G	G	Y	N
North Melbourne	Harris Street	2	Residence	E	—	F	F	N	N
North Melbourne	Harris Street	4	Residence	E	D	F	G	N	N
North Melbourne	Howard Street	163	St Mary's Manse	E	C	G	G	Y	N
North Melbourne	Howard Street	171	St Mary's Flats	E	D	G	G	Y	Y (F)
North Melbourne	Howard Street	181-187	Residences	E	D	F	G	Y	N
North Melbourne	Kipling Street	3	Residence	D	D	F	G	N	N
North Melbourne	Kipling Street	5	—	E	DEM	—	—	—	—
North Melbourne	Kipling Street	20	Residence	E	—	P	F	N	N
West Melbourne	Langford Street	134	Former Trevor Engineers Building	D	—	F	G	N	N
North Melbourne	Leveson Street	39-51	Warehouse	E	—	P	F	N	N
North Melbourne	Leveson Street	64-66	Residences	E	D	G	G	N	Y (F)
North Melbourne	Leveson Street	91-99	Warehouse [91-101]	E	—	F	F	Y	N
North Melbourne	Leveson Street	106-114	Residences	E	D	F	G	N	N
North Melbourne	Leveson Street	141	Residence	E	C	G	G	N	Y (F)
North Melbourne	Little Leveson Street	25	—	E	DEM	—	—	—	—
North Melbourne	Little Leveson Street	27	—	E	DEM	—	—	—	—
North Melbourne	Little Lothian Street	10	—	E	DEM	—	—	—	—
North Melbourne	Lothian Street	53-55	Residences	E	D	G	G	N	N
North Melbourne	Lothian Street	57	Residence	E	C	G	G	N	N
North Melbourne	Lothian Street	40-42	Residences	E	—	F	F	N	N
North Melbourne	Lothian Street	46	Residence	E	—	P	F	N	N
North Melbourne	Lothian Street	52-54	—	E	DEM	—	—	—	—
North Melbourne	Melrose Street	6	—	E	DEM	—	—	—	—
North Melbourne	Melrose Street	90	Shop	E	D	G	G	N	N
North Melbourne	Melrose Street	94-100	Residences	E	D	F	G	N	N
North Melbourne	Moss Place	1	Residence, former warehouse	E	D	G	G	Y	N
North Melbourne	Moss Place	5	Residence	E	C	G	G	N	N
North Melbourne	Moss Place	2-4	—	E	DEM	—	—	—	—
North Melbourne	Munster Terrace	80-82	Residences	E	—	F	F	N	N
North Melbourne	Murphy Street	3	Residence	E	—	F	G	N	N
North Melbourne	Murphy Street	7	Residence	E	C	G	G	N	N
North Melbourne	O'Shanassy Street	1-9	Residences	E	—	G	G	N	N
North Melbourne	O'Shanassy Street	45	Residence	E	—	P	P	N	N
North Melbourne	Peckville Street	2-10	Residences	E	D	G	G	N	N
North Melbourne	Peckville Street	20	Residence	E	D	G	G	N	N
North Melbourne	Peckville Street	22	Residence	E	D	F	F	N	N
North Melbourne	Peel Street	205-217	Car Sales Office	E	—	F	F	N	N
North Melbourne	Peel Street	114	Residence	E	D	F	F	N	N
North Melbourne	Peel Street	116-120	Residences	E	—	P	P	Y	N
North Melbourne	Peel Street	122-126	Shop	E	—	P	F	N	N
North Melbourne	Provost Street	11-17	Residences	E	D	F	F	N	N
North Melbourne	Provost Street	33-37	Residences	E	D	F	F	N	N
North Melbourne	Provost Street	52	Residence, former Warehouse	E	—	P	P	N	N
North Melbourne	Provost Street	54-56	Residences	E	D	G	G	N	Y (F)
North Melbourne	Provost Street	62	Residence	E	D	F	G	N	N
North Melbourne	Provost Street	64	—	E	DEM	—	—	—	—
North Melbourne	Purcell Street	10	Residence	E	D	F	F	N	N
North Melbourne	Purcell Street	12	Residence	E	D	F	F	N	N
North Melbourne	Purcell Street	16	—	E	DEM	—	—	—	—

North Melbourne

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
North Melbourne	Queensberry Street	411	Residence	E	D	F	G	N	N
North Melbourne	Queensberry Street	431-433	Residences	E	—	F	F	N	N
North Melbourne	Queensberry Street	456-458	Former Temperance Hall & Shops	E	C	G	G	N	N
North Melbourne	Queensberry Street	553	Shop	E	D	G	G	Y	N
North Melbourne	Queensberry Street	619-621	Residences	E	D	F	F	N	N
North Melbourne	Queensberry Street	627	—	E	DEM	—	—	—	—
North Melbourne	Queensberry Street	629	Office	E	—	F	F	N	N
North Melbourne	Queensberry Street	631	Office	E	C	G	F	Y	N
North Melbourne	Queensberry Street	633	Office	E	D	F	G	N	N
North Melbourne	Queensberry Street	645-651	Ravenscraig Cottages	E	D	F	F	Y	N
North Melbourne	Queensberry Street	508-512	[512] Offices	E	—	F	F	Y	N
North Melbourne	Queensberry Street	554-556	Shops	E	D	G	G	N	N
North Melbourne	Queensberry Street	604-606	Residence	E	—	P	F	N	N
North Melbourne	Queensberry Street	622	-	E	DEM	—	—	—	—
North Melbourne	Queensberry Street	684	Shop	E	D	G	G	Y	Y (O)
North Melbourne	Queensberry Street	638	Office	E	—	P	G	N	N
North Melbourne	Queensberry Street	696-710	—	E	DEM	—	—	—	—
North Melbourne	Queensberry Street	722-726	Residences	E	D	F	G	Y	N
North Melbourne	Queensberry Street	730-732	Residence	E	D	F	G	Y	N
North Melbourne	Queensberry Street	736	Residence [734-736]	E	D	G	G	Y	Y (F)
North Melbourne	Shiel Street	40	—	E	DEM	—	—	—	—
North Melbourne	Shiel Street	54	Residence	E	D	G	G	N	Y (F)
North Melbourne	Stawell Street	29	Residence	D	C	G	G	N	N
North Melbourne	Union Street	9-11	Residences	E	D	G	F	N	N
North Melbourne	Union Street	13-15	Residences	E	D	G	G	N	N
North Melbourne	Victoria Street	250	Shop	E	D	F	F	N	N
North Melbourne	Victoria Street	252-254	Shop	E	D	F	F	N	N
North Melbourne	Victoria Street	260	Shop	E	—	P	F	N	N
North Melbourne	Victoria Street	268-274	Shops & Residences	E	—	P	F	Y	N
North Melbourne	Victoria Street	280	Shop	E	—	P	F	N	N
North Melbourne	Victoria Street	308	Former Royal Exchange Hotel	E	D	F	G	N	N
North Melbourne	Victoria Street	320	Shop	E	—	P	F	N	N
North Melbourne	Victoria Street	380-386	Motor Garage	E	—	F	F	N	N
North Melbourne	Victoria Street	486-496	Shops	E	D	P	P	N	N
North Melbourne	Victoria Street	498-500	Shop	E	D	G	F	N	N
North Melbourne	Victoria Street	580	Shop	E	D	G	F	N	N
North Melbourne	Wreckyn Street	11	Office	E	D	F	G	Y	N
North Melbourne	Youngs Lane	1-3	Residences	E	C	F	F	N	N
North Melbourne	Youngs Lane	2	Gracedale	E	C	F	F	N	N

South Melbourne

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

Suburb	Street	No	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence
South Melbourne	City Road	171-179	Former General Motors Headquarters	D	C	G	F	N	N
South Melbourne	Kavanagh Street	105-111	Warehouse	D	—	P	F	N	N
South Melbourne	Kavanagh Street	70	Industrial Building	D	—	F	F	N	N

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

South Yarra

Suburb	Street	No.	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
South Yarra	Acland Street	23-25	White Oaks	F	C	G	G	N	N
South Yarra	Airlie Street	23	Residence	E	D	F	G	N	N
South Yarra	Airlie Street	47	Chandara	E	—	P	G	N	N
South Yarra	Airlie Street	49	Residence	E	—	F	F	N	N
South Yarra	Airlie Street	32	Residence	E	—	F	F	N	N
South Yarra	Airlie Street	34	Residence	E	D	F	G	N	N
South Yarra	Airlie Street	46	Residence	E	D	G	G	Y	N
South Yarra	Airlie Street	48-50	Residence	E	—	P	F	N	N
South Yarra	Alexandra Avenue	1	Malborough Flats	D	D	F	G	N	Y (F)
South Yarra	Anderson Street	30	Residence	E	—	P	F	N	N
South Yarra	Arnold Street	49	Chiverton	E	D	P	G	N	N
South Yarra	Arnold Street	38-48	Weston Hill Flats	F	D	F	F	N	N
South Yarra	Bromby Street	11	Residence	E	D	G	G	N	N
South Yarra	Bromby Street	15	Residence	E	D	F	F	N	N
South Yarra	Bromby Street	67	Yarram Flats	F	C	F	G	N	N
South Yarra	Bromby Street	71	Residence	E	—	P	F	N	N
South Yarra	Clowes Street	31	Flats	F	D	G	G	N	N
South Yarra	Clowes Street	6	Residence	F	—	F	F	N	N
South Yarra	Domain Road	223	Residence	E	D	F	G	N	N
South Yarra	Domain Road	220	Residence	F	D	G	G	N	Y (F)
South Yarra	Domain Street	48-50	Residences	E	D	F	G	N	N
South Yarra	Domain Street	64	Residence	E	D	G	G	Y	Y(F)
South Yarra	Domain Street	66	Residence	E	—	P	G	N	N
South Yarra	Domain Street	92	Residence	E	—	P	G	N	N
South Yarra	Hope Street	73-75	Residence	E	D	F	G	N	N
South Yarra	Hope Street	87	Residences	E	D	F	G	N	N
South Yarra	Hope Street	101-103	Residences	E	D	F	F	N	N
South Yarra	Hope Street	14	Residence	E	—	P	F	N	N
South Yarra	Hope Street	118-120	Residences	E	—	P	F	N	N
South Yarra	Hope Street	122	Residence	E	—	P	F	N	N
South Yarra	Leopold Street	23	Residence	E	D	F	G	N	N
South Yarra	Leopold Street	67	Residence	E	—	P	F	N	N
South Yarra	Leopold Street	81-83	Residence	E	D	F	G	N	N
South Yarra	Leopold Street	89-91	Residence	E	D	F	G	N	N
South Yarra	Leopold Street	107	Botanical Terrace	E	D	F	G	N	N
South Yarra	Leopold Street	80-82	Residences	E	—	F	F	N	N
South Yarra	Leopold Street	106	Oakfern	E	D	F	G	N	N
South Yarra	Leopold Street	110	Tweedside	E	D	F	G	N	N
South Yarra	Marne Street	8-10	Residence	E	—	F	G	N	N
South Yarra	Mason Street	20	Residence	E	D	F	F	N	N
South Yarra	Millswyn Street	39-41	Residences	E	—	P	G	N	N
South Yarra	Millswyn Street	43	Residence	E	D	F	G	N	N
South Yarra	Millswyn Street	47	Residence	E	D	F	F	N	N
South Yarra	Millswyn Street	77-79	Residences	E	D	F	F	N	N
South Yarra	Millswyn Street	95	Residence	E	—	F	G	N	N
South Yarra	Millswyn Street	76	Former Butcher's Shop	E	—	P	G	N	N
South Yarra	Millswyn Street	80	Wimmera Bakery	F	C	F	F	N	N
South Yarra	Millswyn Street	82	Residence	E	D	F	F	N	N
South Yarra	Mona Place	11	Residence	D	C	G	G	N	Y (F)
South Yarra	Mona Place	16	Residence	E	D	G	G	N	N
South Yarra	Mona Place	20	Residence	F	D	G	G	N	N
South Yarra	Park Street	83	Residence	E	D	F	G	N	N
South Yarra	Park Street	91	Shangri-La	E	—	P	G	N	N
South Yarra	Park Street	88	Arcadia Terrace	E	—	P	F	N	N
South Yarra	Park Street	116-118	Residences	E	—	P	P	N	N
South Yarra	Punt Road	463	Residence	E	Dem	—	—	—	—
South Yarra	Punt Road	485	Residence	E	D	P	G	Y	N
South Yarra	Punt Road	499	Residence	E	—	P	F	N	N
South Yarra	Punt Road	543	Residence	E	D	F	G	N	N
South Yarra	Punt Road	657	Residence	E	Dem	—	—	—	—
South Yarra	Punt Road	915	Residence	D	—	F	F	N	N
South Yarra	Punt Road	919	Residence	D	D	G	G	N	N
South Yarra	Punt Road	927	Residence	D	D	F	F	N	N
South Yarra	Punt Road	943	Edgewood Flats	D	—	P	G	N	N
South Yarra	Punt Road	947	Residence	E	—	F	P	N	N

CITY OF MELBOURNE HERITAGE REVIEW MASTER LIST

South Yarra

Suburb	Street	No.	Building	Exist Grade	New Grade	Int	Cond	Paint	Fence / O'Blg
South Yarra	St Martins Lane	25-27	Garage	D/F	D	F	G	N	N
South Yarra	St Martins Lane	29	Residence	E	D	F	F	N	N
South Yarra	St Martins Lane	34-36	Residences	E	D	F	F	N	N
South Yarra	Tivoli Place	11	Residence	E	D	F	G	N	N
South Yarra	Tivoli Place	13	Residence	D	D	P	F	N	N
South Yarra	Tivoli Place	27	Residence	E	—	P	G	N	N
South Yarra	Toorak Road West	32	Residence	E	D	G	G	N	Y(F)
South Yarra	Walsh Street	117	Residence	D	D	G	G	N	N
South Yarra	Walsh Street	133-135	Residence	F	—	G	G	N	Y(F)
South Yarra	Walsh Street	185	Ithaca	D	B	F	F	N	N
South Yarra	Walsh Street	adjacent 279	MCEGGS Tennis Pavilion	D	D	G	F	Y	N
South Yarra	Walsh Street	279-281	Residence	D	D	G	F	Y	N
South Yarra	Walsh Street	285	Residence	F	D	G	F	N	N
South Yarra	Walsh Street	291	Residence	D	D	G	G	Y	N
South Yarra	Walsh Street	303	Residence	E	Dem	—	—	—	—
South Yarra	Walsh Street	36	Residence	E	Dem	—	—	—	—
South Yarra	Walsh Street	100	Wavendon	D	B	F	G	N	Y(F)
South Yarra	Walsh Street	210	Residence	D	C	F	G	Y	N
South Yarra	Walsh Street	252	Residence	E	—	F	F	N	N
South Yarra	Walsh Street	264	Residence	E	—	F	F	N	N
South Yarra	Walsh Street	270	Residence	D	C	G	F	Y	N
South Yarra	Walsh Street	304-308	Arkana Flats	F	—	F	F	N	N
South Yarra	Walsh Street	310	Clovelly Flats	F	D	G	G	Y	Y(F)
South Yarra	Walsh Street	318	Residence	D	—	G	P	Y	N
South Yarra	Walsh Street	320	Residence	E	Dem	—	—	—	—
South Yarra	Walsh Street	322	The Ivel	D	D	F	G	Y	N

APPENDIX B: PROJECT SCOPE AND TASKS

The following text is a transcription of the project aim and tasks from the document Brief for Consultant provided by the City of Melbourne.

APPENDIX B: PROJECT SCOPE AND TASKS

The following text is extracted from the document 'Brief for Consultant' provided by the City of Melbourne.

Aim

- 1 Assess the appropriateness of extending heritage overlay controls to D graded buildings located outside heritage precincts and E and F graded buildings across the municipality.
- 2 Provide strong policy basis of a planning scheme amendment in support of any new heritage overlays that may be proposed, through documentation, policy and expert witness advice.

Tasks

- 1 Appraise various grading systems utilised by Local Authorities throughout Melbourne.
- 2 Inspect on site each building under consideration and determine whether statutory protection is justified on the basis of its grading, or a revised grading, or as part of a significant streetscape or potential heritage precinct. There is approximately 250 D, E and F graded buildings located outside heritage precincts, as detailed in the attached list. In addition, there are approximately 600 E and F graded buildings located within heritage precincts.
- 3 A scoping study should be conducted to determine which places the consultant considers are potentially of cultural significance. Regard should be given to other similar places that are so that there is a wide comparative analysis against other places that have planning scheme protection.

A short list of places should be submitted to the City of Melbourne for review and approval. These places would then be researched, assessed and documented. Each place should be assessed against recognised heritage criteria and comparative analysis and research is required to substantiate the significance of each place. The assessment process must be rigorous and analytical and requires a strict application of the assessment criteria. The Victoria Planning Provisions Practice Note *Applying the Heritage Overlay* suggests that appropriate criteria are those used by the Australian Heritage Commission or Heritage Victoria.

Review existing Council policies with regard to buildings graded D, E and F and with regard to streetscape categorisation (ie Level 1, Level 2 or Level 3 streetscape). It is intended that the existing building grading scale be rationalised to include A – D only.

- 4 Develop a policy or group of policies that define those circumstances in which protection of lower graded buildings might be justified.
- 5 Meet with relevant interest groups as identified by Council, including the Council's Heritage Advisory Committee to obtain their input into this study.
- 6 Prepare new data sheets on those buildings for which a heritage overlay can be justified either as individual buildings or groups of buildings.
- 7 Prepare a final report which identifies the methodology and policies employed and the results achieved, sufficient to form the basis of a planning scheme amendment.
- 8 Provide expert witness evidence at a Panel hearing which will consider the planning scheme amendment.



APPENDIX C: THE CONCEPT OF CULTURAL SIGNIFICANCE

The following excerpt is taken from 'Guidelines to the Burra Charter: Cultural Significance' which were adopted by the Australian national committee of the International Council on Monuments and Sites (Australia ICOMOS) in 1988.

2.0 The Concept of Cultural Significance

2.1 Introduction

In the Burra Charter cultural significance means "aesthetic, historic, scientific or social value for past, present or future generations".

Cultural significance is a concept which helps in estimating the value of places. The places that are likely to be of significance are those which help an understanding of the past or enrich the present, and which will be of value to future generations.

Although there are a variety of adjectives used in definitions of cultural significance in Australia, the adjectives "aesthetic", "historic", "scientific" and "social", given alphabetically in the Burra Charter, can encompass all other values.

The meaning of these terms in the context of cultural significance is discussed below. It should be noted that they are not mutually exclusive, for example, architectural style has both historic and aesthetic aspects.

2.2 Aesthetic value

Aesthetic value includes aspects of sensory perception for which criteria can and should be stated. Such criteria may include consideration of the form, scale, colour, texture and material of the fabric; the smells and sounds associated with the place and its use.

2.3 Historic value

Historic value encompasses the history of aesthetics, science and society, and therefore to a large extent underlies all of the terms set out in this section.

A place may have historic value because it has influenced, or has been influenced by, an historic event, phase, figure or activity. It may also have historic value as the site of an important event. For any given place the significance will be greater where the evidence of the association or event survives in situ, or where the settings are substantially intact, than where it has been changed or evidence does not survive. However, some events or associations may be so important that the place retains significance regardless of subsequent treatment.

2.4 Scientific Value

The scientific or research value of a place will depend upon the importance of the data involved, on its rarity, quality or representativeness, and on the degree to which the place may contribute further substantial information.

2.5 Social value

Social value embraces the qualities for which a place has become a focus of spiritual, political, national or other cultural sentiment to a majority or minority group.

2.6 Other approaches

The categorisation into aesthetic, historic, scientific and social values is one approach to understanding the concept of cultural significance. However, more precise categories may be developed as understanding of a particular place increases.



APPENDIX D BIBLIOGRAPHY

The following list includes documents specifically referred to in the text of this report.

- Allom Lovell & Associates. *City of Yarra Heritage Review*. 1999.
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- Peter Marquis-Kyle and Meredith Walker. *The Illustrated Burra Charter: Making good decisions about the care of important places*. 1992.
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The following general sources were consulted in the course of historical research undertaken in the preparation of building identification forms.

- City of Melbourne Rate Books.
- City of North Melbourne / Hotham Rate Books.
- City of Melbourne Building Application Index.
- Sands & McDougall directories.
- State Library of Victoria Biographical Index.
- Subdivision (lodged) plans held at the Land & Survey Information Centre.

