

**Report to the Future Melbourne Committee****Agenda item 6.3****North Melbourne Heritage Review – Planning Scheme Amendment C403****21 February 2023****Presenter:** Evan Counsel, General Manager Strategy Planning and Climate Change**Purpose and background**

1. The purpose of this report is to consider the submissions received to the North Melbourne Heritage Review Amendment C403 (the Amendment) and to recommend that the Future Melbourne Committee (FMC) refer all submissions summarised at Attachment 2 to an independent planning panel in accordance with the *Planning and Environment Act 1987*.
2. The Amendment implements the recommendations of the North Melbourne Heritage Review 2022.
3. The heritage review was presented to FMC on 12 April 2022, when it was resolved to request that the Minister for Planning authorise the Amendment. Public exhibition was undertaken from 11 August to 15 September 2022. For clarity, due to multiple street addresses, properties in Hotham Gardens were renotified and provided with an additional calendar month to respond.

**Key issues**

4. A total of twenty three submissions were received and are summarised as follows:
  - 4.1. Eight submissions supporting the Amendment, including a submission from the National Trust.
  - 4.2. Five submissions objecting to a proposed heritage building category change from not listed to contributory for five properties: 680-684 Queensberry Street, 6 Baillie Street, 48-50 Baillie Street, 59-63 Chapman Street and 27-35 Leveson Street, North Melbourne.
  - 4.3. A submission objecting to the proposed heritage building category change from contributory to significant for 32-34 Erskine Street, North Melbourne.
  - 4.4. A submission objecting to the proposed heritage category of contributory for the 1940 school building within the St Aloysius College.
  - 4.5. Two submissions objecting to the proposed heritage building categories for two properties: 8 George Street and 10 Canning Street.
  - 4.6. Two submissions supporting the inclusion of Flemington Bridge Railway Station at 211 Boundary Road within an individual Heritage Overlay, subject to the access ramps and platform being excluded from its extent.
  - 4.7. A submission from the Hotham History Project community group supporting the Amendment and requesting changes including; changing the heritage categories of five properties and revising the Review including the Thematic Environmental History, and the North & West Melbourne Precinct citation and Statement of Significance.
  - 4.8. A submission objecting to the inclusion of properties boarded by Boundary Racecourse and Flemington roads within the Heritage Overlay, including 210-212 Boundary Road and 435-447 Flemington Road.
  - 4.9. A submission requesting the inclusion of the Shiel Street, North Melbourne road reserve within the North and West Melbourne Precinct HO3.
  - 4.10. A submission objecting to building heritage category definitions and planning permit triggers.
5. Having considered the matters raised in submissions, the following changes are recommended:
  - 5.1. Re-categorise 8 Jones Lane, North Melbourne from non-contributory to significant.
  - 5.2. Re-categorise 588 Victoria Street, North Melbourne from non-contributory to contributory.
  - 5.3. Re-categorise 8 George Street, North Melbourne from contributory to non-contributory.
  - 5.4. Remove 204, 206, 208 and 210-212 Boundary Road, North Melbourne from Heritage Overlay HO3.
  - 5.5. Reinstate 10 Canning Street, North Melbourne to non-contributory.
  - 5.6. Extend the existing Heritage Overlay HO3 boundary to include the road reserves of Shiel and Melrose streets including the intersection at Canning Street, North Melbourne.

- 5.7. Amend the exhibited Statement of Significance for 211 Boundary Road, North Melbourne (Flemington Bridge Station) to ensure changes to fabric are clear and reference to the additional ramp structure (on the City of Moonee Valley side).
- 5.8. Amend the exhibited Statement of Significance for the North and West Melbourne Heritage Precinct HO3 to change the map and address one date correction.
6. On 11 November 2022, owners and occupiers of two properties proposed to be upgraded, post exhibition, were notified of this change and on 18 January 2023, owners and occupiers of four properties proposed to be downgraded, post exhibition, were also notified. No additional submissions have been received to date.

#### **Recommendation from management**

7. That the Future Melbourne Committee:
  - 7.1. Considers the submissions received during the exhibition of proposed Melbourne Planning Scheme Amendment C403 - North Melbourne Heritage Review (the Amendment).
  - 7.2. Endorses responses to all submissions, as set out in Attachment 2.
  - 7.3. Requests the Minister for Planning appoint a Panel to consider all submissions and refers all submissions to the appointed Panel in accordance with section 23 of the *Planning and Environment Act 1987*.
  - 7.4. Endorses the revised form of the Amendment to be referred to the Panel, as set out in Attachment 3. The revised form of the amendment includes changes in response to submissions and is otherwise in accordance with the exhibited version of the Amendment.
  - 7.5. Authorises the General Manager Strategy, Planning and Climate Change to make any further minor editorial changes to the Amendment.

#### **Attachments:**

1. Supporting Attachment (Page 3 of 209)
2. Amendment C403- Summary of Submissions and Management Responses (Page 5 of 209)
3. Proposed revisions to Amendment (Page 52 of 209)

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**Legal**

1. Part 3 of the *Planning and Environment Act 1987* (the Act) deals with the amendment of planning schemes within Division 1 of the Act. It sets out the requirements for exhibitions and for giving notice of proposed planning scheme amendments. Division 2 of the Act outlines the public submissions process. Section 23(1) of the Act provides that:
  - (1) *After considering a submission which requests a change to the amendment, the planning authority must:*
    - a) *change the amendment in the manner requested; or*
    - b) *refer the submission to a panel appointed under Part 8; or*
    - c) *abandon the amendment or part of the amendment.*
2. The recommendations made in the report are therefore consistent with the Act.

**Finance**

3. The costs for processing of the Amendment are included in the 2022–23 City Strategy budget.

**Conflict of interest**

4. A member of Council staff involved in the preparation of this report declared a general conflict of interest to the CEO, as they own a property within the subject area. The amendment does not alter the status of the property.
5. No other person engaged under a contract, involved in advising on or preparing this report has declared a material or general conflict of interest in relation to the matter of the report.

**Health and Safety**

6. In developing this proposal, no Occupational Health and Safety issues or opportunities have been identified.

**Stakeholder consultation**

7. The Amendment was exhibited in accordance with the Act in the following manner: Public notices were placed in *The Age* and *Government Gazette* on 11 August 2022.
  - 5.2 The Amendment and supporting information was made available on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website.
  - 5.3 A copy of the statutory notice, as well as a covering letter was sent to all affected landowners on 8 August 2022. The information was also sent to relevant stakeholders and prescribed Ministers. For clarity, due to multiple street addresses, properties in Hotham Gardens were renotified and provided with an additional calendar month to respond.
  - 5.4 Two information sessions were held including an in-person session at the North Melbourne Library on 18 August 2022 and an online session held on 24 August 2022. A presentation was given to attendees about the North Melbourne Heritage Review Amendment C403 and an outline of heritage planning tools. A question and answer period was also included.
8. Additional informal notification was provided on 11 November 2022 to the owners and occupiers of two properties proposed to be upgraded, post exhibition; 8 Jones Lane and 588 Victoria Street, North

Melbourne and one calendar month was provided to make a submission. Owners and occupiers of four properties proposed to be downgraded, post exhibition, were also notified.

9. All submissions received in response to the exhibition of the Amendment will be provided to the Panel. Submitters will also have the opportunity address the Panel.

#### **Relation to Council policy**

10. In the City of Melbourne Council Plan 2021–2025, the Amendments relate to Council’s strategic objective entitled “Melbourne’s Unique Identity and Place”, which includes a priority that our “our built, natural and cultural heritage is protected”, major initiative to “complete heritage reviews and implement associated planning scheme amendments to protect and celebrate heritage in our municipality” and the indicator “Neighbourhoods in the municipality with up-to-date local heritage studies and controls.”
11. In the City of Melbourne Heritage Strategy (2013), the Amendments assist in the implementation of Action 2.2 which seeks to “Progressively undertake a review of heritage in high-growth and urban renewal areas and mixed use areas of the City.”
12. In the Municipal Strategic Statement of the City of Melbourne Planning Scheme, the Amendments assist in the implementation of Clause 02.03-4 which seeks to “Conserve and enhance places of identified cultural heritage significance, including views to heritage places.”

#### **Environmental sustainability**

13. The identification, conservation and integration of the heritage fabric can reduce building demolition and new construction waste, and conserve the embodied energy of existing buildings.

## Summary of Submissions and Management Responses

Date updated: 16.01.2023

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## 1. Individual Submitter

<b>Subject land</b>	Various
<b>Themes</b>	<ul style="list-style-type: none"> <li>- General support.</li> <li>- Provision of further information.</li> </ul>
<b>Matters raised</b>	- Provided information regarding an Instagram link to an historical resource of photographic and written history of a number of individual houses. The Instagram link is: #housesofnorthandwestmelbourne
<b>Management response</b>	- Submission is noted.
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>


# AMENDMENT C403

## NORTH MELBOURNE HERITAGE REVIEW

### 2. Individual Submitter

<b>Subject land and proposal</b>	<p>Various and:                  28-34 Howard Street, North Melbourne (North Melbourne Creche) – <i>proposed category change from “not listed” to “significant”</i></p>	
	<p>200-214 Errol Street, North Melbourne (North Melbourne Primary School) – <i>proposed Statement of Significance for existing HO295 and specific heritage categories for buildings on site</i></p>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- General support.</li> </ul>	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Support for proposal to include 28-34 Howard Street (North Melbourne Crèche) as a “significant” building. Together with the North Melbourne Primary School it records the history of the suburb’s devotion to the local community and families for the past century and beyond.</li> <li>- Notes that 28-34 Howard Street continues to enrich the lives of those living nearby by providing a home to an essential service in the child care centre. The building has served generations of families in North Melbourne and should be afforded the protection offered by a heritage listing.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- Submission is noted.</li> </ul>	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>	

### 3. Individual Submitter


<b>Subject land and proposal</b>	<p>Various and: 28-34 Howard Street, North Melbourne (North Melbourne Crèche) - <i>proposed category change from "not listed" to "significant"</i></p>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- General support.</li> </ul>	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Support for the inclusion of 28-34 Howard Street (North Melbourne Crèche) as a "significant" building.</li> <li>- Notes that the building dates to the first part of the 20th Century, with an architectural style that is not present anywhere else in the street and is not common in North Melbourne generally. It appears to be of the California Arts and Crafts style that is more common in middle ring suburbs (e.g. Northcote).</li> <li>- Notes that beyond its physical heritage as the childcare centre it has intangible heritage that should be considered in any future development, particularly change of use. North Melbourne has a young population and many of the current generation of children and young adults came through this centre and formed relationships there. As Council is looking to strip back its building stock in other areas this one must be protected for the future.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- Submission is noted.</li> </ul>	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>	



## 4. Individual Submitter

<b>Subject land</b>	Various
<b>Themes</b>	<ul style="list-style-type: none"> <li>- Building heritage category definitions.</li> <li>- Planning permit triggers.</li> </ul>
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Asserts that a cleaner and more definitive statement of the characteristics which cause a property to be assigned “contributory” or “significant” is required. The statements in the Heritage Review on page 17 are very general without clear guidelines.</li> <li>- Asserts that a town planning permit should not be required for alterations to a heritage building where the façade is not being altered.</li> </ul>
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In relation to the definitions of heritage categories used in the Review on page 17, Management agrees with Lovell Chen that the definitions of “significant”, “contributory” and “non-contributory” form part of the Melbourne Planning Scheme and are in use across the municipality. The definitions are set down in the Incorporated Document <i>Heritage Places Inventory March 2022 (Amended November 2022)</i>. The definitions were not reviewed as part of this project.</li> <li>- In relation to the consideration of planning permit triggers Management agrees with Lovell Chen that these are outside of the scope of this Amendment. The planning permit triggers are determined by Clause 43.01 (Heritage Overlay) of the Melbourne Planning Scheme.</li> </ul>
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>

### 5. Individual Submitter

<b>Subject land and proposal</b>	<p>Various and: 680-684 Queensberry Street, North Melbourne - <i>proposed category change from “not listed” to “contributory”</i></p>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- Insufficient justification for contributory building in a heritage precinct.</li> <li>- Inadequate Amendment notification process.</li> <li>- Implications regarding the redevelopment of the Arden precinct.</li> <li>- Impact on development opportunities.</li> <li>- Status of the Western Milling buildings and Mulcahy’s Hotel.</li> </ul>	
<b>Matters raised</b>	<p><b>680-684 Queensberry Street, North Melbourne</b></p> <ul style="list-style-type: none"> <li>- Asserts that the building heritage category has previously been assessed as “non-contributory” and should remain “non-contributory” to the North &amp; West Melbourne Heritage Precinct HO3.</li> <li>- Asserts that the building has been modified, painted and awnings attached. There has also been damage and repairs to the brickwork due to the street trees.</li> </ul> <p><b>Notification</b></p> <ul style="list-style-type: none"> <li>- Expresses concern regarding the notification process, including the following issues: the notice was the first time that the property owner has been made aware of the proposal, difficult to understand what changes are proposed and the documents are only in English.</li> </ul> <p><b>Queensberry Street</b></p> <ul style="list-style-type: none"> <li>- Expresses concern that Queensberry Street is targeted to be the new entry to the Arden Station redevelopment with no upgrades to the existing infrastructure. Concerned that the Heritage Overlay is being used to freeze the development potential of the area surrounding Arden Station given current infrastructure will not cope with this redevelopment.</li> </ul> <p><b>Western Milling buildings and Mulcahy’s Hotel</b></p> <ul style="list-style-type: none"> <li>- Questions if the Western Milling building and Mulcahy’s Hotel are being demolished and asserts that these buildings have a greater heritage significance to the area than the property at 680-684 Queensberry Street.</li> </ul>	
<b>Management response</b>	<p><b>680-684 Queensberry Street, North Melbourne</b></p> <ul style="list-style-type: none"> <li>- In response to the assertion that the property should remain “non-contributory” Management agrees with Lovell Chen that the recommended “contributory” category is appropriate. Specifically:</li> </ul>	

- The building is a two-storey brick Edwardian corner shop with stable. It was constructed in 1913 for Sarah Cordova. The property is described in the rate books in 1910 as a wood shop (268a Queensberry Street, rate no. 2504, 1910, rate books, City of Melbourne VPRS 5708, Hopetoun ward, Public Record Office Victoria). The new building appears in the 1915 rate books which describe the property as a brick shop and stable (rate no. 2500, 1915, rate books, City of Melbourne, VPRS 5708, Hopetoun ward, Public Record Office Victoria). Cordova was listed as a greengrocer in the 1915 Sands & McDougall directory.
- The shop building retains its external form and street presentation, albeit the ground floor level has been altered and the brickwork overpainted. The physical and condition issues raised in the submission do not alter this assessment.
- To the east of the shop is a double-height brick skillion-roofed former stable, which dates from the same period and appears to have been associated with the greengrocer's operations. The MMBW property service plan for the site shows the stable incorporated a cart washing area (Greater Western Water, property service plan no. 20044, 1913). The skillion roofed structure can also be seen in an oblique aerial photograph of the c1950s (Airpsy collection, H2008.41/86, SLV).
- Edwardian buildings and corner shops are identified as part of the key attributes in the revised Statement of Significance for North & West Melbourne Precinct HO3.

#### Notification

- In response to the concerns relating to the notification process, Management advises that the Amendment has been correctly exhibited in accordance with the *Planning and Environment Act 1987*.
- In relation to the notification documents being only in English, Management notes that due to the large number of languages spoken in the community, it is impractical to provide the notice in all languages. However this matter has been noted and future Amendment notification letters will include phone numbers for interpreter services for all languages. Additionally, it is noted that the text on Participate Melbourne pages can be translated to ten different languages.

#### Queensberry Street

- In response to the concerns relating to the role of Queensberry Street in the redevelopment of the Arden precinct, Management notes that the effect of provisions encouraging growth in neighbouring locations are not relevant to establishing whether the building meets the threshold for local significance.
- Management acknowledges that Queensberry Street is proposed to be a key urban boulevard linking Arden with the surrounding neighbourhood within the Arden Structure Plan Amendment C407. Specifically, it is proposed to provide enhanced walking and cycling connections, integrated water management, increased tree canopy cover and biodiversity corridors. Within Arden Central (west of Laurens Street), Queensberry Street will be closed to vehicle traffic allowing for bikes, walking and open space, east of Laurens Street it will have a role to play for local traffic. Any changes to the existing road reserve to achieve the vision for

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Queensberry Street as part of the Arden precinct will be subject to future consultation.

**Heritage Overlay**

- In response to the assertion that the Heritage Overlay will be used to freeze development surrounding the Arden Precinct, Management advises that the principal consideration in applying the Heritage Overlay is whether the building reaches the threshold for local heritage significance. The impact on individual owners or future development opportunities is not relevant in determining the heritage significance of a building. Additionally, it is noted that 680-684 Queensbury Street and the surrounding area is already included in the North and West Melbourne Heritage Overlay precinct HO3. Changing the heritage building category of the property from “non-contributory” to “contributory” will not preclude redevelopment of the property but is likely to prevent full demolition.

**Western Milling buildings and Mulcahy’s Hotel**

- In response to the question regarding the Western Milling buildings at 3-21 Anderson Street and 24-78 Laurens Street, Management advises that these properties have a heritage building category of “significant” within North & West Melbourne Biscuit Making & Flour Milling Precinct HO455.
- In response to the question regarding Mulcahy’s Hotel at 700-708 Victoria Street, Management advises that this property is included within individual heritage overlay HO305 and has a heritage building category of “significant”.
- Management notes that these properties are outside of the Review’s study area and advises that there are no proposals with Council to demolish these buildings.

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**Management position**

- No changes are recommended in response to this submission.
  - Refer submission to the planning panel.
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## 6. Submission on behalf of St Aloysius College

<b>Subject land and proposal</b>	<p>31-55 Curran Street Street, North Melbourne (St Aloysius College) and specifically:</p> <ul style="list-style-type: none"> <li>- The School Building (1940) referred to as 'Block D' in the submission – <i>proposed category change from “significant” applying to all buildings on site to the following categories:</i> <ul style="list-style-type: none"> <li>- <i>Original convent (1891), chapel (1925) and high school building (1903) remain “significant”</i></li> <li>- <i>School building (1940) changes from “significant” to “contributory”</i></li> <li>- <i>Other buildings and structures change from “significant” to “non-contributory”</i></li> </ul> </li> </ul>
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The School Building (1940) north and west elevation (Melrose Street)



The School Building (1940) west elevation (Melrose Street)



Aerial view of 31-55 Curran Street, (St Aloysius College) the School Building (1940) is highlighted in yellow, source Compass July 2022.

<b>Themes</b>	<ul style="list-style-type: none"> <li>- Insufficient justification for contributory building in a heritage precinct.</li> <li>- Impact on development opportunities.</li> </ul>
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Expresses concern that the proposed heritage category for the school building built</li> </ul>

	<p>in c1940 (the building) is to be “contributory”.</p> <ul style="list-style-type: none"> <li>- Asserts that the building contributes little in the way of heritage and adds little to the collective importance of the other early building on site.</li> <li>- Asserts that the building is designed by R.A. Harper who has completed a number of significant buildings however notes that this building is truncated, incomplete, missing a main façade and the principle internal access is via side stairs. Suggests that the building may have been intended to be a larger complex but may have been curtailed.</li> <li>- Notes that Planning Practice Note 1 (PPN01) identifies the criteria to identify heritage significance. In relation to the criteria used in the Review for the building, the submission asserts the following:             <ul style="list-style-type: none"> <li>- The dating of the building as pre-war is more of general interest rather than heritage significance;</li> <li>- There is no significant person or group associated with the building; and</li> <li>- It does not have architectural interest to elevate its status as a heritage building.</li> </ul> </li> <li>- Advises that the school redevelopment masterplan requires the demolition of the building.</li> </ul>
<p><b>Management response</b></p>	<ul style="list-style-type: none"> <li>- In response to the assertion that the 1940 school building should be “non-contributory”, Management agrees with Lovell Chen that the recommended contributory category is appropriate. Specifically:             <ul style="list-style-type: none"> <li>- The two-storey red brick building was part of the development of educational buildings at the site in the first half of the twentieth century. Although simpler in form and detailing, it is designed in a way that responds to earlier buildings on the site, including the slate-clad gable roof and the use of red brick.</li> <li>- While not of individual significance, the 1940 school building is recognisably an institutional/educational building of the interwar period which relates to and complements the earlier buildings at St Aloysius, and contributes to the significance of HO3. Catholic education is an important historical theme in North Melbourne. Schools and the Catholic Church are identified in the North and West Melbourne Precinct HO3 Statement of Significance, and the buildings of heritage value at St Aloysius contribute to the significance of the precinct.</li> </ul> </li> </ul>
<p><b>Management position</b></p>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>

### 7. Individual submitter

**Subject land and proposal** 8 George Street, North Melbourne  
 – proposed no change, the building category is to remain “contributory”




Original building pre 2005



Current building post 2005

<b>Themes</b>	- Insufficient justification for contributory building in a heritage precinct.
<b>Matters raised</b>	- Asserts that the building is relatively new and should not be categorised as “contributory”. - Asserts that the original building which was previously assessed as “contributory” has burnt down, the site cleared and a new house built post 2005.
<b>Management response</b>	- Management agrees with Lovell Chen that the building category should be changed from “contributory” to “non-contributory”. The building was assumed in error to be a modified earlier building. As the earlier building has been replaced, “non-contributory” is an appropriate category.
<b>Management position</b>	- In response to this submission it is recommended that: - The exhibited Heritage Places Inventory and associated Amendment documentation be updated as shown in Attachment 3 to reclassify the property from “contributory” to “non-contributory” and remove the property from the Inventory. - Refer submission to the planning panel.

### 8. Individual submitter

<b>Subject land and proposal</b>	10 Canning Street, North Melbourne – <i>proposed category change from “not listed” to “significant”</i>	
<b>Themes</b>	- Insufficient justification for “significant” building in a heritage precinct.	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Asserts that the building is recently built and should not be categorised as “significant”.</li> <li>- Asserts that the building is relatively new, approximately 30 years old and that the original single fronted, single storey, weatherboard Victorian has been demolished and replaced with the two storey ‘mock Victorian’.</li> </ul>	
<b>Management response</b>	- Management agrees with Lovell Chen that the building heritage category of “non-contributory” is appropriate and should be reinstated. The building was proposed to be upgraded in error as appeared to be contemporary to the adjacent two-storey terrace and a “significant” grading was applied for consistency.	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- In response to this submission it is recommended that: <ul style="list-style-type: none"> <li>- The exhibited Heritage Places Inventory and associated Amendment documentation be updated as shown in Attachment 3 to reclassify the property from “significant” to “non-contributory” and remove the property from the Inventory.</li> </ul> </li> <li>- Refer submission to the planning panel.</li> </ul>	



## 9. Individual submitter

<b>Subject land</b>	Various.
<b>Themes</b>	- General support
<b>Matters raised</b>	- Supports the proposed amendment. - Notes that the heritage buildings in the area should be preserved and supports that these heritage buildings are functional, such as the nearby Kindergarten at 28 Howard Street (North Melbourne Children’s crèche).
<b>Management response</b>	Submission is noted.
<b>Management position</b>	- No changes are recommended in response to this submission. - Refer submission to the planning panel.

## 10. Individual submitter

**Subject land and proposal** 211 Boundary Road, North Melbourne (Flemington Bridge Station) - *proposed individual Heritage Overlay and category change for the station, platform and ramps from “not listed” to “significant”*



Flemington Bridge Station building and platform south side (up side)



Flemington Bridge Station ramp to the southern platform

<b>Themes</b>	- Insufficient justification for extent of individual Heritage Overlay.
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Support heritage controls for the station building however objects to applying heritage controls to the access ramps and platform.</li> <li>- Asserts that the access ramps are not original and of no heritage importance. Both the access ramps and the platform have been modified over the years to the point that the only evidence to the average passenger that they may even be old is that they are completely unfit for purpose and do not meet modern standards for safety and accessibility.</li> <li>- Expresses concern that the inclusion of the ramp and platform within the Heritage Overlay may hamper efforts to provide necessary and overdue upgrades to what is a functioning piece of transport infrastructure serving a rapidly growing community, including the Macaulay urban renewal area and the Flemington public housing estate, which is also under redevelopment.</li> </ul>
<b>Management response</b>	- Management agrees with Lovell Chen that the Flemington Bridge Railway Station complex falls partly within the City of Melbourne (up side) and partly within the City of Moonee Valley (down side). The station as a whole was assessed in the North Melbourne Heritage Review and found to be of local historical and representative significance. Amendment C403 makes recommendations to apply heritage controls only to that part of the railway station within the City of Melbourne. The whole of the station complex was considered and the assessment was referred to the City of Moonee Valley for consideration and potential inclusion in the Heritage Overlay within the Moonee Valley Planning Scheme.


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- In relation to the extent of alteration to the platform and ramps, Management agrees with Lovell Chen that the changes to these elements are not considered to be so significant as to vary the recommendation to exclude these elements in the extent of the proposed Heritage Overlay. The platforms and ramps contribute to an understanding of the distinctive design of the station and retain their original form and siting and much of their fabric. Specifically:
    - The citation acknowledges that a level of physical change has occurred to the platforms and ramps. Changes noted in the citation include: re-decking of the ramps in concrete, structural augmentation, resurfacing of the platforms, as well as later handrails and fencing. It is possible to include additional detail on the various alterations in the citation, however the changes are not considered to be so significant as to vary the recommendation in the extent of the proposed Heritage Overlay.
    - Management agrees with Lovell Chen that an additional change is recommended to be made to the descriptive material in the citation and Statement of Significance and to note the additional non-original ramp structure on the north-west (down side) of the station (outside the proposed Heritage Overlay) which runs parallel to the platform and connects to the Upfield Shared Path heading east.
  - In relation to the accessibility, public safety and amenity, Management agrees with Lovell Chen that a development proposal to address these issues may involve physical change at the station, including changes to elements that contribute to the significance of the place, as identified in the Statement of Significance. It would be expected that consideration would be given to heritage issues as part of the assessment of a development application. This is usual for projects relating to the upgrade of stations and other infrastructure across the rail network and there are numerous examples where change has occurred within station complexes with local or State level heritage controls.

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**Management position**

- In response to this submission it is recommended that:
    - The exhibited Statement of Significance and associated Amendment documentation be updated as shown in Attachment 3 to ensure that the changes to the existing fabric are clear and to include reference to the additional ramp structure (on the City of Moonee Valley side of the station).
  - Refer submission to the planning panel.
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## 11. Individual submitter

<b>Subject land and proposal</b>	6 Baillie Street, North Melbourne - <i>proposed category change from "not listed" to "contributory"</i>	
<b>Themes</b>	- Insufficient justification for contributory building in a heritage precinct.	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Expresses concern that the Review proposes to change the heritage category from "not listed" to "contributory" and asserts that the heritage category should not be changed.</li> <li>- Asserts that substantial alterations to the façade undermine the heritage integrity of the building.</li> <li>- Asserts that the maintenance or restoration of the current façade does not enhance the heritage place.</li> <li>- Asserts that the building does not align with other cottages in the street.</li> <li>- Asserts that building is not structurally sound.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In response to the assertion that the property should remain "not-listed", Management agrees with Lovell Chen that based on the historical value of the building, the recommended "contributory" category is appropriate. Specifically: <ul style="list-style-type: none"> <li>- The building is an early Victorian single-storey brick dwelling, which dates to c 1863. It is listed in the Hotham rate books of 1863, described as being of brick and owned and occupied by James Flood (rate no. 1010, 1863, rate books, Borough of Hotham, VPRS 5707, Public Record Office Victoria). The rate books of 1870 describe the property as brick and of four rooms, owned and occupied by James Flood (rate no. 1852, 1870, rate books, Borough of Hotham, VPRS 5707, Public Record Office Victoria).</li> <li>- Alterations to the roof and windows appear to have been undertaken in the 1940s, with the change in roof line possibly made in response to changes undertaken to the adjacent property to the east. The building has also been overpainted. While recognising these alterations, the building can still be understood as an early building in North Melbourne. The comparatively high number of buildings from the 1850s and 1860s is identified as a key attribute of HO3 in the revised Statement of Significance for the North &amp; West Melbourne Precinct HO3.</li> </ul> </li> </ul>	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>	

## 12. Hotham History Project

**Subject land and proposal**

Various and:

- 1-13 and 61-67 Errol Street, North Melbourne - *proposed no change and the building and streetscape categories remain "significant"*
- Eades Place, West Melbourne – *proposed no change, the building categories of "contributory" and "significant" remain the same and the streetscape category remains "significant"*
- 588 Victoria Street, 8 Jones Lane, 38 Curran Street, 40-42 Curran Street, North Melbourne – *proposed no change and the categories remain "non-contributory"*
- 10 Canning Street, North Melbourne - *proposed category change from "not-listed" to "significant"*



61-67 Errol Street, North Melbourne



1-13 Errol Street, North Melbourne



Eades Place, West Melbourne



8 Jones Lane, North Melbourne



586-588 Victoria Street, North Melbourne



38 Curran Street, North Melbourne



40-42 Curran Street, North Melbourne



10 Canning Street, North Melbourne

## Themes

- General support for the Review
- Insufficient provision of Statements of Significance for “significant” buildings
- Inadequate North & West Melbourne Precinct HO3 Statement of Significance
- Insufficient Significant Streetscapes
- Insufficient protection of landmark buildings
- Protection of bluestone lanes and kerbs questioned
- Inappropriate heritage building categories (5 properties)
- Minor errors and inaccuracies in the Review

## Matters raised

### General support for the Review including:

- Thematic Environmental History
- Four sub-precincts included in the Statement of Significance for HO3
- HO953 being converted to HO3
- Heritage categories, except for the five case studies listed below
- Inclusion of Statements of Significance for twentieth century places in HO3
- Four proposed new individual heritage places.

### Statements of Significance:

- Expresses concern that very few Statements of Significance were provided for “significant” buildings both outside and within HO3.
- Expresses concern that Statements of Significance are not provided for “significant” buildings in the historic Errol Street shopping precinct.
- Asserts that other recent Reviews, such as; West Melbourne Heritage Review (2016), Arden Macaulay Heritage Review (2012) and City North Heritage Review (2013) provided Statements of Significance for “significant” buildings. Together these reviews contain 530 pages of Statements of Significance.
- Asserts that Planning Practice Note 1: Applying the Heritage Overlay (PPN01) requires the documentation of the heritage place to include a Statement of Significance.
- Expresses concern that in the absence of Statements of Significance for most “significant” buildings, there is no official heritage documentation that can be used to argue for an individual building’s heritage value at the Victorian Civil and Administrative Tribunal (VCAT).

### North & West Melbourne Precinct HO3 Statement of Significance:

- Expresses concern that the revised Statement of Significance no longer includes the headings History, Description and Pattern of Development etc., which currently preface all other Precincts outside the Capital City Zone. This information is no

longer included as an incorporated document in the planning scheme and will be a background document having less statutory weight.

- Expresses concern that the citation and Statement of Significance are missing detail relating to the following properties:
  - The two-storey row of shops at 61-67 Errol Street (c1855), which are the earliest buildings in the street with links to the 1850-60's streetscape of single storey timber shops. This shop row is important for its historical and social significance. The building at 67 Errol Street, which amalgamated with 65 Errol Street in 1864, is considered especially important as it has maintained the same use as a pharmacy throughout its history.
  - The Colonnade at 1-13 Errol Street which was designed by well-regarded architect John Barry and built in 1870-1. It is the second oldest shop row in the street and is notable for its hipped roof and arched shopfronts.
- Expresses concern that properties which are not specifically listed in the citation and Statement of Significance may be regarded as less important than other buildings which are mentioned and the implications of this at the Victorian Civil and Administrative Appeals Tribunal (VCAT).
- Suggests the 'Key Attributes' within the Statement of Significance be amended as follows:
  - Change the date for early retail development to Queensberry Street from 1860 to 1850.
  - Change the wording relating to the views and vistas to specifically list prominent elements such as:
    - North Melbourne Town Hall roof and clock tower, Errol Street, North Melbourne
    - Former Presbyterian Union Memorial Church Spire, Curzon Street, North Melbourne
    - Weston Milling silos, Munster Terrace, North Melbourne
    - Ukrainian Catholic Church, Canning Street, North Melbourne
    - St Mary Star of the Sea, Victoria Street, West Melbourne
    - St Michael's Catholic Church, Dryburgh Street, North Melbourne
  - Also consider referencing that these landmark vistas establish the character of the pedestrian experience.
- Suggests that the Statement of Significance is amended to include Eades Place into the West Melbourne Residential sub area.

#### **Significant streetscapes**

- Expresses concern that with the change in streetscape gradings, from the previous Level 1, 2 and 3 grading system, North Melbourne now only has approximately 10% of its heritage located within a Significant Streetscape.

#### **Landmark buildings**

- Expresses concern that two landmark buildings are at risk:
  - Former Presbyterian Union Memorial Church Complex is at risk due to likely sale
  - Concrete silos in the heart of the former North and West Melbourne Biscuit Making & Flour Milling Precinct as most of the industrial buildings are being converted to residential.

**Bluestone lanes and kerbs**

- Questions the status and protection that the Review offers bluestone lanes and historical street material such as kerbs and whether they are protected if they are not identified.

**Heritage building categories**

- Asserts that these properties are omissions and warrant a heritage category:
  - 556-558 Victoria Street, North Melbourne
  - 8 Jones Lane, North Melbourne
  - 38 Curran Street, North Melbourne
  - 40-42 Curran Street, North Melbourne
- Asserts that 10 Canning Street, North Melbourne should not have heritage significance as it is a recent building.

**Minor errors and inaccuracies**

- Small errors and inaccuracies in the Review should be addressed.

**Management response****Statements of Significance**

- In relation to the concern that very few Statements of Significance were provided for “significant” buildings both outside and within HO3, Management agrees with Lovell Chen in that Statements of Significance were not prepared for “significant” buildings within HO3 (North and West Melbourne Precinct) as this was outside the scope of the Review. However an appreciation of the heritage values of “significant” buildings are supported by both the updated citation and Statement of Significance for HO3. “Significant” buildings generally reflect the values for which the precinct is identified and the key attributes as set out in the Statement of Significance.
- Management notes that the Department of Transport and Planning (DTP) have advised that Statements of Significance cannot be incorporated for “significant” buildings within precincts unless a Statement is provided for every “significant” building. The North Melbourne Heritage Review study area has approximately 405 “significant” buildings and it was not possible to prepare a Statement of Significance for every “significant” building with the resources available for the Review. The West Melbourne, Arden Macaulay and City North Heritage Review(s) were undertaken between 2012 and 2016 and each of these review study areas contained smaller numbers of “significant” properties.
- Management agrees with Lovell Chen that the exception is two buildings within HO3 for which additional Statements of Significance were prepared. These are the Wes Lofts & Co Office at 135-141 Abbotsford Street, North Melbourne and Ss Peter and Paul Ukrainian Catholic Cathedral at 35-37 Canning Street, North Melbourne. These buildings were investigated in some detail as part of the Review (for varying reasons) and Statements of Significance were prepared in the process. These statements provide additional information and will form part of the Review as a background document. The statements are intended to be read in conjunction with the HO3 precinct statement which is an Incorporated Document.
- In relation to the two Statements of Significance for properties within HO3 which are not Incorporated Documents, Management notes that the Heritage Overlay Decision Guidelines at Clause 43.01-8 include a requirement for the responsible authority to consider among other things:



*Any applicable Statement of Significance (whether or not specified in the schedule to this overlay), heritage study and any applicable conservation policy.*

- In relation to the assertion that PPN01 requires the documentation of the heritage place to include a Statement of Significance, Management notes that a 'heritage place' refers to either an individually "significant" heritage place with its own Heritage Overlay or a heritage precinct. In this instance the 'heritage place' refers to the HO3 precinct not the individual "significant" buildings within the precinct.

#### **North & West Melbourne Precinct HO3 Statement of Significance**

- In relation to the removal of the headings History, Description and Pattern of Development etc. from the Statement of Significance, Management agrees with Lovell Chen that the proposed incorporated Statement of Significance adopts a standard format as required by the Department of Transport and Planning (DTP). The submission notes that the other large precincts in the City of Melbourne include these headings in the Statement of Significance as an incorporated document, however Management notes that PPN01 now stipulates that Statements of Significance must be prepared using the 'What is significant?'; 'How is it significant?' and 'Why is it significant?' format. Management also notes that the City of Melbourne received authorisation to prepare Amendment C403 on the condition that the North & West Melbourne Precinct HO3 Statement of Significance was amended to comply with PPN01 in this way.
- Management agrees with Lovell Chen that the citation, which includes the more detailed historical and descriptive material as well as the Statement of Significance, is an attachment to the Review which will be a Background Document to the Melbourne Planning Scheme.
- Management agrees with Lovell Chen that an appreciation of the heritage values of buildings within HO3 is supported by the updated Statement of Significance for the HO3 precinct as these buildings form part of and contribute to this precinct. Both the Statement of Significance, as an incorporated document, and the more detailed citation, as a background document would be of relevance in the assessment of planning applications pursuant to Clause 43.01, although the incorporated document would be given greater weight.
- In relation to the rows of shops at 61-67 Errol Street and 1-13 Errol Street and the concern that they have not been specifically identified in the citation and Statement of Significance, Management agrees with Lovell Chen that the citation and Statement of Significance are not intended to identify every "significant" building within the precinct, rather, a select number of buildings are used as examples of particular phases of development, architectural styles or historical themes. The fact that a "significant" heritage building is not specifically identified in the citation does not imply it is of less significance than other "significant" buildings which have been identified. Both rows of shops are identified as "significant" in the *Heritage Places Inventory March 2022* and no change to these categories are recommended as part of the Review.
- The documentation for HO3, including both the citation and Statement of Significance, provides extensive information to support an understanding of the significance of the heritage precinct. In the case of the citation this includes history,

description, areas with identifiable built form characteristics and the Statement of Significance provides a summary in the 'what, how, why' format. In both cases, the early development of North Melbourne is recognised as a key attribute of the precinct and its historical significance. Likewise, within the precinct, the Victoria and Errol streets Civic and Commercial Area, where the subject properties are located, is recognised as the commercial heart of the precinct, with two-storey commercial premises the typical form of the Victorian period.

- In relation to the assertion that the reference date for retail development to Queensberry Street should be 1850's rather than 1860's, Management agrees with Lovell Chen that based on the additional information provided in the submission, it is appropriate to update the 'key attributes' in the Statement of Significance for the Victoria and Errol Streets Civic and Commercial Area to acknowledge an earlier (1850s) phase of development and to also reference both Queensberry and Errol Streets.
- In relation to the suggestion to reference six prominent elements to the following key attribute: *Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires*, Management agrees with Lovell Chen that the existing wording is intended to describe a particular characteristic/attribute of HO3 rather than seeking to identify or protect particular views or vistas to specific buildings within or outside the precinct. For this reason, this suggestion is not supported.
- In relation to the request to include Eades Place in the West Melbourne Residential area of the North & West Melbourne HO3 Statement of Significance, Management agrees with Lovell Chen that Eades Place is geographically separated from the West Melbourne Residential Area and therefore its inclusion within the West Melbourne Residential Area is not recommended. This does not result in a lesser level of protection or recognition, noting the building and streetscape categories that currently apply. Specifically:
  - West Melbourne was not part of the original study area for the Review, however the HO3 extent in West Melbourne was later reviewed as part of a broader HO3 precinct-wide exercise where specific areas with distinct characteristics were identified within the precinct. This was done in order to assist in a more nuanced understanding of the built form of the precinct, even though the precinct remains as a single HO place.
  - The West Melbourne Residential Area is comprised of mid-late nineteenth century residential buildings in parts of Roden, Hawke, King, Spencer and Miller streets, West Melbourne.
  - Eades Place is located to the east of the West Melbourne Residential Area. It is separated from this residential area by the Salvation Army complex as well as Eades Place, Roden and King Streets. Eades Place is comprised of residential buildings on the east side (within HO3), and the nineteenth century school on its west side (HO464 - Primary School No. 1689). The east side of Eades Place is a "significant" streetscape in the Heritage Places Inventory, as a relatively intact nineteenth century streetscape of one and two storey masonry dwellings. The former school site on the west comprises the nineteenth century school building to Eades Place, with the recent low-rise crisis accommodation development fronting King and Roden streets.

**Significant streetscapes:**

- In relation to the assertion regarding streetscape gradings, Management agrees with Lovell Chen that as part of the Heritage Policies Review Amendment C258 it was recommended the streetscape gradings be removed across the municipality as it was determined that the streetscape grading system did not necessarily assist in providing a better outcome or understanding of the particular importance of part of a precinct. A review of the streetscape gradings was not undertaken as part of Amendment C258. Streetscape gradings for Level 2 and Level 3 streetscapes were removed and Level 1 streetscapes were designated significant streetscapes. Significant streetscapes are defined in the Heritage Places Inventory March 2022 (amended November 2022) as follows:

*Significant streetscapes are collections of buildings outstanding either because they are a particularly well-preserved group from a similar period or style, or because they are a collection of buildings significant in their own right.*

The heritage policy at Cl. 15.03.0-1L-02 of the Melbourne Planning Scheme includes policy guidance for proposals affecting “contributory” and “significant” buildings and “significant” streetscapes.

- Management agrees with Lovell Chen that the Review identified anomalies in streetscape categories and recommendations were made to address these. This included a recommendation that the full extent of Carroll Street and an additional portion of Queensberry Street (nos. 439-483) be identified as significant streetscapes. These recommendations were made in recognition of the high level of intactness of the nineteenth century streetscape and the proportion of significant buildings in these streets. Management also notes that there is no proposed reduction to significant streetscapes.

**Landmark buildings**

- In relation to the assertion that the Presbyterian Church is at risk, Management agrees with Lovell Chen that this place is protected on the Victorian Heritage Register (VHR) and any proposed changes are assessed by Heritage Victoria under the Heritage Act.
- In relation to Weston Milling concrete silos within former North and West Melbourne Biscuit Making & Flour Milling Precinct both sites are protected within Heritage Overlays outside HO3 and the study area for the Review.

**Bluestone lanes and kerbs**

- In relation to the status and protection that the Review offers bluestone lanes and historical street material such as kerbs, Management agrees with Lovell Chen that the Statement of Significance for HO3 references the importance of the subdivision pattern, laneways and roads and traditional street materials and acknowledges the contribution of these elements to the precinct.
- Management notes that the City of Melbourne owns and manages the majority of streets, lanes and much of the historic bluestone street materials. Under the HO a permit is required for roadworks which change the appearance of a heritage place or which are ‘not generally undertaken to the same details, specifications and materials’. Additionally, the City of Melbourne has developed an operating procedure for streets and lanes (City of Melbourne Operating procedure: bluestone in Melbourne’s streets and lanes, January 2017). This provides guidance in relation

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to the management of bluestone assets and materials, balancing issues such as accessibility and access via safety with heritage and urban character.

#### **Heritage building categories**

##### 556-558 Victoria Street, North Melbourne

- In response to the assertion that 588 Victoria Street should be given a building heritage category, Management agrees with Lovell Chen that it should have a category of “contributory”. The red brick building was constructed in c1920-1925, concurrent with the Benevolent Asylum Estate development and consistent with other examples in this area. Lovell Chen have advised that it was an administrative error to not include it in the Attachment F recommendations in the Review.

##### 8 Jones Lane, North Melbourne

- In response to the assertion that 8 Jones Lane should be given a building heritage category, Management agrees with Lovell Chen that it should have a category of “Significant”. The three-storey brick warehouse/factory building was constructed in c1880s-1890s and is likely to have been associated with the extensive King & King drapery and textile factory complex, which also included buildings to Bendigo and Errol Streets.

##### 38 Curran Street, North Melbourne

- In response to the assertion that 38 Curran Street should be given a heritage category, Management agrees with Lovell Chen that due to extent of change, the building does not meet the threshold for a “contributory” building. The building is a single-storey timber residence with a gable front. A timber building is shown in this location on the 1895 MMBW plan. The building has undergone alterations including recladding (most notably to the gable, changing the orientation of the boards), installation of a new tripartite front window and new verandah. The chimney has also been removed. While of a ‘heritage’ character, the new window is of a scale which is inconsistent with a residence of this size and date.

##### 40-42 Curran Street, North Melbourne

- In response to the assertion that 40-42 Curran Street should be given a heritage category, Management agrees with Lovell Chen that unsympathetic alterations have compromised the building to the degree that a “contributory” category is not warranted. The building dates from the earliest phase of development in Curran Street (early c1870s) however it has undergone façade and verandah modifications and also an unsympathetic 1950s addition to the west. In combination, these changes are considered to have compromised the building to the degree that a “contributory” grading is not warranted.
  - In response to the reference to the VCAT proceedings for this property (Watt v Melbourne CC [2020] VCAT 948 (1 September 2020) it is noted that no finding was made on the merits of the proposal to demolish the building because the applicant did not pursue the application. It is also noted that the proposal was supported by Council.
  - In relation to both 38 and 40-42 Curran Street, it is noted that the north side of Curran Street includes a long run of contributory buildings (nos 4-32 and 44-56) with a gap at nos 34, 36, 38 and 40-42. The contributory buildings are predominantly single-storey but of varying forms and are generally of a higher level of intactness than 38 and 40-42 Curran Street. It is also noted that there are two
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modest and carefully designed contemporary infill residences at nos 34-36 which are also ungraded.

#### 10 Canning Street, North Melbourne

- In response to the assertion that 10 Canning Street should not be afforded a heritage category of “significant”, Management agrees with Lovell Chen that the building heritage category of “non-contributory” is appropriate and should be reinstated. The building was proposed to be upgraded in error as appeared to be contemporary to the adjacent two-storey terrace and a “significant” grading was applied for consistency.

#### **Minor errors and inaccuracies:**

- Regarding the assertion that there are a number of small errors and inaccuracies in the Review, Management agrees with the following recommendations made by Lovell Chen:
  - Update the Thematic Environmental History (TEH) section of the Review to correct the following:
    - Typographical error ‘entrainment’
    - Add ‘Macaulay Road’ to the sentence ‘The company purchased a site in North Melbourne ...’
    - Add ‘in Queensberry Street’ to the sentence ‘The two-storey brick State School No. 307 building...’
    - Clarify that there are a number of theories for the origin of the name ‘Shinboners’ for the North Melbourne Football Club.
    - Typographical error ‘plater’ instead of ‘player’.
  - Update the Review’s citation for North & West Melbourne Precinct HO3 to:
    - Alter wording to clarify the location of North Melbourne boundaries.
    - Add the word ‘ellipsis’ in quote.
    - Add the Baptist Church to list of church reserves in Hotham.
    - Add the wording ‘no. 307’ to reference the State School on Queensberry Street.
    - Clarify that there are a number of theories for the origin of the name ‘Shinboners’ for the North Melbourne Football Club.
    - Correct the date that the Central Theatre opened to 1942.
    - Correct a street addressing error to revise a sentence to ‘terrace row at 147-159 Errol Street’.
    - Correct address in reference to 27-33 Miller Street which should be changed 27-33 Hawke Street.
    - Correct wording of the sentence to state, ‘to the north, the entirety of the block bounded by Hawke, Miller, Abbotsford and Spencer streets ...’
    - Correct typographical error ‘remises’ instead of ‘premises’.
  - No change to the Review in relation to the following assertions:
    - Incorrect photographs of 68 and 70 Errol Street. Management notes that this reference refers to the management recommendations table which was created as a reference tool for the City of Melbourne Future Melbourne Committee meeting 12 April 2022, this document does not form part of the Review and will not be a background document in the Melbourne Planning Scheme.
    - General comment on there being two versions of Statement of

Significance in the Review, which Management notes and agrees with Lovell Chen that no response is required.


- The following assertions have been previously corrected:
  - A typographical error 'Levers'.
  - Discrepancy in strikethrough text for 'interrupted the subsequent route of the thoroughfare' in two documents.
  - Discrepancy in strikethrough text for 'historic' buildings.
  - Discrepancy in strikethrough text for 'which was historically'.
  - Discrepancy in strikethrough text for 'to at the' in last dot point.

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**Management position**

- In response to this submission it is recommended that:
    - The exhibited Heritage Places Inventory and associated Amendment documentation be updated as shown in Attachment 3 to:
      - Re-categorise 8 Jones Lane, North Melbourne from "non-contributory" to "significant".
      - Re-categorise 586-588 Victoria Street, North Melbourne from "non-contributory" to "contributory".
      - Reinstate 10 Canning Street, North Melbourne to "non-contributory".
    - The exhibited Statement of Significance and associated Amendment documentation for the North & West Melbourne Heritage Precinct HO3 be updated as shown in Attachment 3 to correct minor typographical errors. The exhibited North & West Melbourne Heritage Precinct HO3 citation be updated to address the identified minor errors and inaccuracies at the Stage that the Amendment is adopted.
    - The exhibited North Melbourne Heritage Review July 2022 be updated to address the identified minor errors and inaccuracies at the stage that the Amendment is adopted.
  - Refer submission to the planning panel.
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### 13. Individual submitter

<b>Subject land and proposal</b>	59-63 Chapman Street, North Melbourne – <i>proposed category change from “not listed” to “contributory”</i>	
<b>Themes</b>	- Insufficient justification for “contributory” building in a heritage precinct.	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Expresses concern that the Review proposes to change the heritage category from none to “contributory” and asserts that the heritage category should not be changed.</li> <li>- Advises that further information will be provided from a heritage consultant. No further information has been provided to date.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In response to the assertion that the property should remain “non-contributory”, Management agrees with Lovell Chen that the interwar period has been assessed as an important aspect of HO3 and referenced in the HO3 Statement of Significance. Along with other interwar building stock in the precinct, this building contributes to an understanding of that later phase of development. Specifically: <ul style="list-style-type: none"> <li>- The building was constructed in c1939-40, with an application made to the City of Melbourne in December 1939 for ‘erection of building’ at 59/63 Chapman Street (BA 20914, BA index, Ancestry). The building was not included in the 1940 edition of the Sands &amp; McDougall directory, but was listed as Montreux Flats at 59 Chapman Street in the 1944-45 edition. The building can be seen on the 1945 aerial photograph.</li> </ul> </li> </ul>	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>	

### 14. Individual submitter

<b>Subject land and proposal</b>	27-35 Leveson Street, North Melbourne – <i>proposed category change from “not listed” to “contributory”</i>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- Insufficient justification for “contributory” building in a heritage precinct.</li> <li>- Impact on development opportunities.</li> </ul>	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Expresses concern that the Review proposes to change the heritage category from none to “contributory”.</li> <li>- Expresses concern that the heritage category should not be changed and the change to “contributory” is not substantiated in the Review.</li> <li>- Notes that the building’s former uses are not evident in the fabric.</li> <li>- Agrees that the building has a modest contributory level of heritage value to HO3, this is primarily to be aesthetic value limited to the façade.</li> <li>- Asserts that beyond its façade, little else of the building is particularly noteworthy.</li> <li>- Requests that the Review is amended to note that the Leveson Street façade is the contributory value of this place.</li> <li>- Expresses concern that without clear identification in the heritage study as to what is contributory fabric on this building, there is risk of unnecessary constraints applied to this site in how it is developed in the future and as a consequence there is potential for fabric of no appreciable heritage value to be made to be retained in any such future development.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In response to the request to alter the Review such that only the Leveson Street façade is contributory, Management agrees with Lovell Chen that the whole building should be assigned a category of “contributory”. Specifically: <ul style="list-style-type: none"> <li>- The building was constructed in 1935, and was leased to seed merchants Law, Somner &amp; Company as a factory and warehouse. The 1935 Herald article identifies G Rothwell as having designed and constructed the building (Herald, 20 November 1935, p. 14).</li> <li>- The building clearly presents as an interwar factory/warehouse which adopts a simple Moderne style in its relatively intact facade. Its original use for industrial purposes is also evident in the large central door opening, multi-paned steel framed windows to its main elevation and the utilitarian but distinctive brick gable forms expressed along Little Errol Street. While the principal façade to Leveson Street is clearly important, it is not the only aspect of the building that expresses its origins as an interwar factory/warehouse and it is appropriate that the building is assigned a category of “contributory”.</li> </ul> </li> <li>- In relation to the submission’s comments on the extent of the building’s contributory fabric, Management agrees with Lovell Chen that the Review does not seek to define the extent of significant fabric for “contributory” (or “significant”) heritage buildings in the manner suggested in the submission.</li> </ul>	




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- In relation to the development potential of the site, Management agrees with Lovell Chen that the heritage policy at Clause 15.03 of the Melbourne Planning Scheme outlines the relevant considerations for demolition, alterations and additions to “contributory” buildings. Each proposal is considered on its merits having regard for the nature of the subject building, relevant policy settings and the precinct context.

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**Management  
position**

- No changes are recommended in response to this submission.
  - Refer submission to the planning panel.
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### 15. Submission on behalf of property owner 48 Baillie Street, North Melbourne

<b>Subject land and proposal</b>	48-50 Baillie Street, North Melbourne – <i>proposed category change from “not listed” to “contributory”</i>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- Insufficient justification for “contributory” building in a heritage precinct.</li> <li>- A planning permit has been issued.</li> </ul>	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Expresses concern that the Review proposes to change the heritage category from none to “contributory” and asserts that the heritage category should not be changed.</li> <li>- Advises that Council has granted a permit TP-2022-71 to make significant alterations to the building. The changes include demolition of the building with the retention of the front façade only.</li> <li>- Asserts that the changes, once implemented, will be a sufficient departure from the original building to not warrant the classification of the property as “contributory”.</li> <li>- Asserts that the existing dwelling is condemned.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In response to the assertion that the property should remain “non-contributory”, Management agrees with Lovell Chen that the proposed “contributory” grading is appropriate. Specifically: <ul style="list-style-type: none"> <li>- The building is a single-storey Victorian brick cottage with an unpainted render facade, ornamented parapet with scrolls and central arched nameplate with ‘Rosedale Cottage’ and chimneys. The front elevation includes a tripartite window, tessellated tiling to the verandah floor, bluestone base and cast iron fence and gate.</li> </ul> </li> <li>- In relation to the approved planning permit, Management agrees with Lovell Chen that the recommended category is based on the condition of the building when reviewed (and when inspected in December 2022), rather than a potential future condition. The submission does not confirm whether works have commenced or are completed. A Council officer conducted a site inspection on 16 January 2023 and the works appear to have commenced. In response to the assertion that the building is condemned, a search of council records has not found evidence of this.</li> </ul>	
<b>Management position</b>	<ul style="list-style-type: none"> <li>- No changes are recommended in response to this submission.</li> <li>- Refer submission to the planning panel.</li> </ul>	

# AMENDMENT C403

## NORTH MELBOURNE HERITAGE REVIEW

### 16. Individual Submitter

**Subject land and proposal**

Various and:  
 28-34 Howard Street, North Melbourne (North Melbourne Creche) – *proposed category change from “not listed” to “significant”*  
 8-14 Howard Street, North Melbourne – *proposed category change from “not listed” to “contributory”*



28-34 Howard Street, North Melbourne



8-14 Howard Street, North Melbourne

<b>Themes</b>	- Support for the Amendment.
<b>Matters raised</b>	- Broadly supports the addition of a large number of buildings to the Heritage Inventory. - Support for 28-34 Howard Street as a “significant” building and 8-14 Howard Street as a “contributory” building. The character of both of these buildings adds to the heritage value of Howard Street and North Melbourne as a whole.
<b>Management response</b>	- Submission is noted.
<b>Management position</b>	- No changes are recommended in response to this submission. - Refer submission to the planning panel.

### 17. Individual Submitter

**Subject land and proposal** 300-308 Victoria Street, North Melbourne - *proposed no change to existing building category of "contributory" and no change to existing streetscape category of "none"*



<b>Themes</b>	- No change to the heritage building category.
<b>Matters raised</b>	- Notes that the Amendment does not include changes to the heritage category of the building. - Requests to be kept informed of the progress of the Amendment.
<b>Management response</b>	- Submission is noted.
<b>Management position</b>	- No changes are recommended in response to this submission. - Refer submission to the planning panel.

# AMENDMENT C403

## NORTH MELBOURNE HERITAGE REVIEW

### 18. Individual Submitter


**Subject land and proposal**

Various and:  
 28-34 Howard Street, North Melbourne (North Melbourne Creche) – *proposed category change from “not listed” to “significant”*  
 8-14 Howard Street, North Melbourne - *proposed category change from “not listed” to “contributory”*



<b>Themes</b>	- Support for the Amendment
<b>Matters raised</b>	- Broadly support the addition of a large number of buildings to the Heritage Inventory. - Support for 28-34 Howard Street as a “significant” building and 8-14 Howard Street as a “contributory” building. The character of both of these buildings adds to the heritage value of Howard Street and North Melbourne as a whole.
<b>Management response</b>	- Submission is noted.
<b>Management position</b>	- No changes are recommended in response to this submission. - Refer submission to the planning panel.

### 19. Individual Submitter

<b>Subject land and proposal</b>	32-34 Erskine Street, North Melbourne - <i>proposed category change from “contributory” to “significant”</i>	
<b>Themes</b>	<ul style="list-style-type: none"> <li>- Insufficient justification for “significant” building in a heritage precinct.</li> <li>- A planning permit has been issued.</li> <li>- Navigating the Amendment documentation difficult.</li> <li>- Importance of Statements of Significance.</li> </ul>	
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Asserts that the property should remain “contributory” and not be categorised as “significant”.</li> <li>- Asserts that the “contributory” category is adequate for 32-34 Erskine St as per the definitions and that more clarity is required in determining the recommendation for the change from “contributory” to “significant”.</li> <li>- Advises that planning permit TP-2018-956 allows a two storey addition behind the retained front rooms.</li> <li>- Asserts that the Amendment documentation is difficult to navigate.</li> <li>- Recognises the importance of Statements of Significance to protect heritage sites.</li> </ul>	
<b>Management response</b>	<ul style="list-style-type: none"> <li>- In response to the assertion that the property should remain “contributory”, Management agrees with Lovell Chen that a “significant” category is appropriate for this property. Specifically:</li> <li>- The property comprises two Victorian dwellings which are remarkably intact and well-designed single-storey terrace pair. The residences retain face bichrome brickwork to the main elevation, window and door surrounds and wing/party walls, slate-clad transverse gable roofs, bichrome brick chimneys, bracketed eaves with patterned bichrome brickwork, urns and other moulded detailing, and verandah awnings with cast iron friezes. The level of intactness and decorative features on otherwise modestly scaled cottages is of note.</li> <li>- The updated HO3 Statement of Significance identifies key attributes of the precinct as including (but not limited to) the use of face brick, chimneys and parapets, decorative cast iron work to verandahs and the typically low scale of built form. Further detail on the Hotham Hill Residential Area is given in the full HO3 citation, which specifically notes the bichrome and polychrome brickwork of the residences at 32-6 Erskine Street (i.e. the subject property and the adjacent cottage at no. 36)</li> <li>- In response to the assertion that the Amendment documentation is difficult to navigate, Management advises that the Amendment has been correctly exhibited in accordance with the <i>Planning and Environment Act 1987</i>. The covering letter</li> </ul>	

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accompanying the prescribed Notice of Preparation of Amendment clearly set out the proposed category change proposed for this property.

- In relation to the approved planning permit, Management notes that the recommended heritage category is based on the condition of the building when reviewed rather than a potential future condition. The submission does not confirm whether works have commenced or are completed. A Council officer conducted a site inspection on 16 January 2023 and the works do not appear to have commenced.
- In response to the comment relating to the importance of Statements of Significance, Management agrees with Lovell Chen in that Statements of significance were not prepared for “significant” buildings within HO3 (North and West Melbourne Precinct) as this was outside the scope of the Review. However an appreciation of the heritage values of “significant” buildings are supported by the updated citation and Statement of Significance for HO3. “Significant” buildings generally reflect the values for which the precinct is identified and the key attributes as set out in the Statement of Significance. Management also notes that the DTP have advised that Statements of Significance cannot be incorporated for “significant” buildings within precincts unless a Statement is provided for every “significant” building. Given the North Melbourne study area comprises approximately 405 “significant” buildings, it was not possible to prepare a Statement of Significance for every “significant” building within the precinct with the resources available for the Review.

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**Management position**

- No changes are recommended in response to this submission.
  - Refer submission to the planning panel.
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# AMENDMENT C403

## NORTH MELBOURNE HERITAGE REVIEW

### 20. Submission made by Planning & Property Partners on behalf of property owners for 210-212 Boundary Road and 435-447 Flemington Road

- Subject land and proposal**
- 210-212 Boundary Road and 435-447 Flemington Road, North Melbourne, including:
    - 210-212 Boundary Road - *proposed category remains "contributory"*
    - 447 Flemington Road - *proposed category remains "contributory"*
    - 445 Flemington Road - *proposed category remains "contributory"*
    - 443 Flemington Road - *proposed category remains "contributory"*
    - 439-441 Flemington Road - *proposed category remains "non-contributory"*
    - 435-437 Flemington Road - *proposed category from none to "contributory"*



210-212 Boundary Road and 435-477 Flemington Road



Exhibited HO3 boundary which replaces the existing HO953



447 Flemington Road



445 Flemington Road



443 Flemington Road



439-441 Flemington Road





435-437 Flemington Road, North Melbourne



210-212 Boundary Road

## Themes

- Insufficient justification for the “contributory” building category in a heritage precinct.
- Impact on development opportunities.
- Land affected by a Public Acquisition Overlay

## Matters raised

- Expresses concern that the properties do not meet the threshold of a “contributory” heritage building and that the properties are generally not intact, of poor condition and afford limited amenity.
- Notes that earlier heritage gradings of the buildings were low; E, D and “non-contributory”.
- Expresses concern that whilst the properties might technically qualify as per Lovell Chen’s assessment, they are physically divorced from the balance of HO3 and it is not clear how they contribute to the broader precinct, or whether they qualify as a precinct in their own right.
- Asserts that the properties make a minimal contribution to the North Melbourne HO3 precinct and the HO should be removed.
- Requests the removal of the Heritage Overlay based on broader strategic planning considerations.
- Expresses concern that the properties form part of a strategic island site that is better suited to more intensive redevelopment than longer term retention.
- Asserts that a strategic review of the area should be undertaken rather than just a heritage review.
- Asserts that the Boundary Road properties are subject to the Public Acquisition Overlay (PAO) and that the Department of Transport (DoT) requires this Overlay control for potential future transport works. This suggests that these properties will not be able to be preserved into the medium term.

## Management response

- Management notes, as background information provided by Lovell Chen, that the properties which are subject to the submission are currently located in HO953 (Racecourse Road/Alfred Street North Melbourne). They are proposed to be retained with the HO control but incorporated into the revised boundaries of HO3. The area currently designated as HO953 was part of the North and West Melbourne conservation area as it was identified in the 1983 study. Council amalgamations of the 1990s saw part of North Melbourne (west of Melrose Street) transferred to the Moonee Valley City Council. As part of this change a large

triangular area in North Melbourne north of Alfred Street was designated as a separate HO precinct in the Moonee Valley Planning Scheme (Racecourse Road/Alfred Street Flemington, HO29). The municipal boundaries were realigned again in 2008 (Amendment C134), and the area was returned to the City of Melbourne. HO29 Moonee Valley was not reincorporated into HO3 but remained a separate precinct in the Melbourne Planning Scheme (HO953, Racecourse Road/Alfred Street North Melbourne).

- In relation to the assertion that the properties make a minimal contribution to the North Melbourne HO3 precinct and the HO should be removed, Management agrees with Lovell Chen that the Review has determined that the character of the valued heritage building stock in HO953 was broadly consistent with that of HO3 (as reflected in earlier heritage study assessments) and it is appropriate to amalgamate the two precincts, returning to the earlier arrangement. The Review has assessed that HO953 contains a number of contiguous “non-contributory” buildings on the south-west side of Flemington Road and on both sides of Racecourse Road and it is appropriate to amend the boundary of the HO to exclude these areas. However the HO is to be retained where there are a number of contiguous “contributory” buildings. The effect of the change, as indicated in the exhibited documents, is that the southern portion and a smaller triangular portion in the north of the current HO953 are both incorporated into HO3. The properties referenced in Submission 20 form part of the northern triangular area and are included in HO3.
- In relation to the assertion that the northern triangular land is physically divorced from the balance of HO3 and it does not contribute to the broader precinct, Management agrees with Lovell Chen that this northern portion of HO3 (currently HO953) comprises mostly contributory properties of varying levels of intactness. It is also recognised that this northern group would be separated from the main body of the precinct as proposed and there is no visual connection between the two. This condition is of long-standing within the current HO953 and is not materially changed by the proposed HO3 precinct boundary changes.
- The exclusion of the “non-contributory” properties from HO3 would not impact the balance of the HO3 precinct, because the properties are currently not in HO3, however it would reduce the extent of heritage building stock in this part of the municipality currently covered by the HO control. Acknowledging the mixed quality of graded buildings within the group, the northern section still retains a recognisable heritage character and the buildings are of heritage value. It is on this basis that the partial retention of the HO control was recommended. Accepting this, the detail of the proposed HO3 boundary has been further considered in the light of the issues raised in Submission 20 and as a result a change to the boundary of HO3 is recommended. Management agrees with Lovell Chen that four buildings located on Boundary Road should be removed from the HO. Specifically:
  - Three single-storey houses, nos 206, 208, 210-212 Boundary Road, North Melbourne, each one currently has a “contributory” category however all have façade alterations of long-standing (present in the 1980s) and also the “non-contributory” property at 204 Boundary Road. In the case of the northern-most (210-212 Boundary Road) this has had further, unsympathetic alterations since the 1980s. The alterations include the replacement of interwar windows and alterations/infill glazing to brick balustrade and verandah. In the case of 204

Boundary Road this vacant property appears to have been retained in the HO, in the Review, in error.

- Based on this further review, it is proposed that all three be downgraded to “non-contributory” and the HO3 precinct boundary re-drawn to exclude them. It is also recommended that 204 Boundary Road be excluded from HO3 as a result of this change. The proposed categories and HO3 arrangements are proposed as follows:
  - 204 Boundary Road – remain “non-contributory” and remove from HO3
  - 206 Boundary Road – existing “contributory”, recategorised to “non-contributory” and remove from HO3
  - 208 Boundary Road – existing “contributory”, recategorised to “non-contributory” and remove from HO3
  - 210-212 Boundary Road - existing “contributory”, recategorised to “non-contributory” and remove from HO3



From left to right: 210-212, 208, 206 and 204 (vacant) Boundary Road

- In relation to the assertion that the Boundary Road properties are subject to the Public Acquisition Overlay (PAO) and are not likely to be retained in the medium term, Management notes that the Macaulay Structure Plan 2021 does propose a high capacity public transport capable corridor on Boundary Road and upgrades to Racecourse Road. However, the relevant consideration for application of the Heritage Overlay is whether the buildings meet the threshold as contributory buildings to HO3.

#### **Heritage building categories:**

##### 210-212 Boundary Road, North Melbourne

- In response to the assertion that the category for 210-212 Boundary Road should change from “contributory” to “non-contributory” and be removed from the Heritage Overlay, Management agrees with Lovell Chen that this is appropriate. The building has had substantial, unsympathetic alterations since the E grading of 1985. The alterations include: replacement of interwar windows and alterations/infill glazing to brick balustrade and verandah.

##### 435-437 Flemington Road, North Melbourne

- In response to the assertion that 435-437 Flemington Road should retain its building category of “non-contributory” and be removed from the Heritage Overlay, Management agrees with Lovell Chen that the building category should be changed from “non-contributory” to “contributory” and be retained within HO3. The building comprises a two-storey interwar block of flats (26 November 1935,

BA16892, 435/7 Flemington Road) and contributes to an understanding of a significant historical theme of the interwar period. Interwar buildings have been identified in the HO3 Statement of Significance as part of the key attributes which support the assessed significance of the place. Other interwar buildings within the study area have been upgraded to “contributory”.

#### 439-441 Flemington Road, North Melbourne

- In response to the assertion that 439-441 Flemington Road should remain “non-contributory” and be removed from the HO, Management agrees with Lovell Chen that the building category should remain “non-contributory” however it should be retained within HO3.

#### 443 Flemington Road, North Melbourne

- In response to the assertion that 443 Flemington Road should change its building category from “contributory” to “non-contributory” and be removed from the HO, Management agrees with Lovell Chen that the building category should remain “contributory” and be retained within HO3. The building is a single-storey nineteenth century brick residence, typical of the modestly scaled and ornamented residences in North Melbourne. While the brickwork is overpainted, it remains relatively intact, including overall form, verandah, window and door openings, and chimneys.

#### 445 Flemington Road, North Melbourne

- In response to the assertion that 445 Flemington Road should change its building category from “contributory” to “non-contributory” and be removed from the HO, Management agrees with Lovell Chen that the building category should remain “contributory” and be retained within HO3. The building is a modest single-storey nineteenth century brick residence. It retains its overall form and characteristic features including transverse gable roof form (reclad) with chimney, double-hung sash windows and central entry and verandah (likely later).

#### 447 Flemington Road, North Melbourne

- In response to the assertion that 447 Flemington Road should change its building category from “contributory” to “non-contributory” and be removed from the HO, Management agrees with Lovell Chen that the building category should remain “contributory” and be retained as “contributory” within HO3. The building is a single-storey brick residence constructed in c1910-1915, and initially operated as a boarding house (Sands & McDougall directory, 1910 and 1915). It is an interesting building which adopts an unusual form with projecting bays at each end, and the central section set back between these bays. It remains relatively intact, with decorative glazing to the bay windows, verandah, parapet and urns.

#### **Management position**

- In response to this submission it is recommended that:
  - The exhibited Heritage Places Inventory and associated Amendment documentation be updated as shown in Attachment 3 to remove:
    - 206, 208 and 210-212 Boundary Road
  - The exhibited planning scheme maps be updated as shown in Attachment 3 to remove:
    - 204, 206, 208 and 210-212 Boundary Road from HO3
  - The exhibited North & West Melbourne Precinct Statement of Significance be

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updated as shown in Attachment 3 to revise the boundary shown on the map of the HO3 Precinct to remove 204, 206, 208 and 210-212 Boundary Road, North Melbourne.

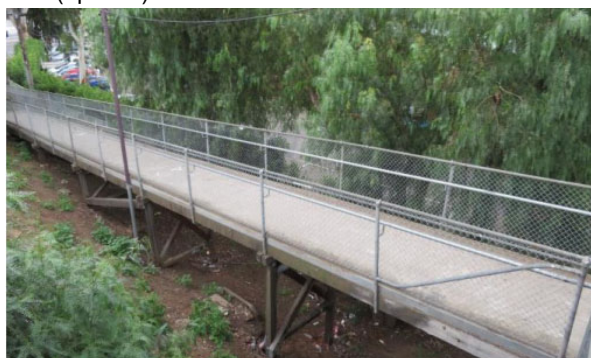
- Refer submission to the planning panel.
-

### 21. Submission on behalf of Moonee Valley City Council

**Subject land and proposal** 211 Boundary Road, North Melbourne, Flemington Bridge Station – *proposed individual Heritage Overlay and category change for the station, platform and ramps from “not listed” to “significant”*



Flemington Bridge Station building and platform south side (up side)



Flemington Bridge Station ramp to the southern platform

<b>Themes</b>	- Insufficient justification for extent of individual Heritage Overlay.
<b>Matters raised</b>	<ul style="list-style-type: none"> <li>- Supports applying the Heritage Overlay (HO) to the original station building only, not the platforms and ramps which have been altered.</li> <li>- Expresses concern that work may need to be done to the platform and ramps for <i>Disability Discrimination Act 1992</i> compliance and a HO may hinder this.</li> <li>- Expresses concern that the citation needs to clearly identify which elements of the whole complex are of high integrity and intactness.</li> </ul>
<b>Management response</b>	<ul style="list-style-type: none"> <li>- Management agrees with Lovell Chen that the Flemington Bridge Railway Station complex falls partly within the City of Melbourne (up side) and partly within the City of Moonee Valley (down side). The station as a whole was assessed in the North Melbourne Heritage Review and found to be of local historical and representative significance. Amendment C403 makes recommendations to apply heritage controls only to that part of the railway station within the City of Melbourne. The whole of the station complex was considered and the assessment was referred to the City of Moonee Valley for consideration and potential inclusion in the Heritage Overlay within the Moonee Valley Planning Scheme.</li> <li>- In relation to the extent of alteration to the platform and ramps, Management agrees with Lovell Chen that the changes to these elements are not considered to be so significant as to vary the recommendation to exclude these elements in the extent of the proposed Heritage Overlay. The platforms and ramps contribute to an understanding of the distinctive design of the station and retain their original form</li> </ul>

and siting and much of their fabric. Specifically:

- The citation acknowledges that a level of physical change has occurred to the platforms and ramps. Changes noted in the citation include: re-decking of the ramps in concrete, structural augmentation, resurfacing of the platforms, as well as later handrails and fencing. It is possible to include additional detail on the various alterations in the citation, however the changes are not considered to be so significant as to vary the recommendation in the extent of the proposed Heritage Overlay.
- Management agrees with Lovell Chen that an additional change is recommended to be made to the descriptive material in the citation and Statement of Significance and to note the additional non-original ramp structure on the north-west (down side) of the station (outside the proposed Heritage Overlay) which runs parallel to the platform and connects to the Upfield Shared Path heading east.
- In relation to the accessibility, public safety and amenity, Management agrees with Lovell Chen that a development proposal to address these issues may involve physical change at the station, including changes to elements that contribute to the significance of the place, as identified in the Statement of Significance. It would be expected that consideration would be given to heritage issues as part of the assessment of a development application. This is usual for projects relating to the upgrade of stations and other infrastructure across the rail network and there are numerous examples where change has occurred within station complexes with local or State level heritage controls.

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**Management  
position**

- In response to this submission it is recommended that:
    - The exhibited Statement of Significance and associated Amendment documentation be updated as shown in Attachment 3 to ensure changes to fabric are clear and to include reference to the additional ramp structure (on the City of Moonee Valley side of the station).
  - Refer submission to the planning panel.
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## 22. Submission on behalf of the National Trust of Australia (Victoria)

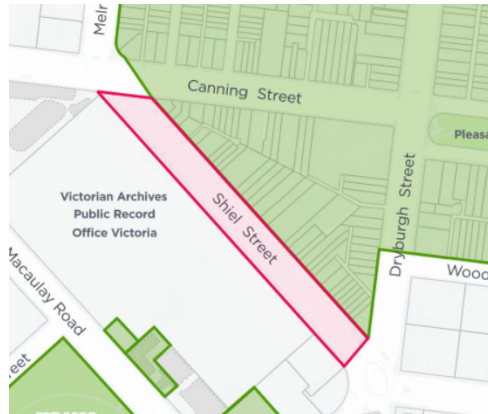
<b>Subject land</b>	Various
<b>Themes</b>	- Support for the Amendment
<b>Matters raised</b>	- Strongly support the proposed Amendment while noting that The National Trust may provide more detailed feedback in individual citations at the Planning Panel stage, in response to issues raised by individual submitters.
<b>Management response</b>	- Submission is noted.
<b>Management position</b>	- No changes are recommended in response to this submission. - Refer submission to the planning panel.



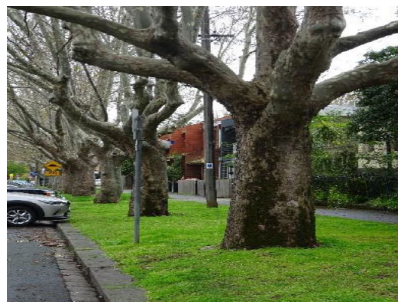
## 23. Individual submitter

### Subject land and proposal

Shiel Street, North Melbourne – *Currently not within a Heritage Overlay and no change proposed*



Shiel Street



North-east side of Shiel Street



South-west side of Shiel Street

### Themes

- Suggest expansion of the North & West Melbourne Heritage Overlay precinct HO3

### Matters raised

- Expresses concern that Shiel Street is not included in the North & West Melbourne precinct Heritage Overlay HO3 and suggests its inclusion.
- Asserts that the north eastern, residential side of Shiel Street comprises of many 19<sup>th</sup> century houses and is recognised as part of HO3. It also has a heritage streetscape of an intact row of estimated 100 year old London Plane trees and blue stone kerb and channel.
- Asserts that the importance of blue stone infrastructure is recognised in the: 'What is significant?' *section of the* Statement of Significance.
- Expresses concern that without heritage protection, Shiel Street's north-eastern built form and heritage streetscape value is vulnerable to non-heritage applications such as crossovers.
- Asserts that the north-eastern side of Shiel Street is complemented by an historic streetscape on the south-western side of the street – also with historic street tree row and blue stone infrastructure.
- Asserts that the south-western side of Shiel Street encompasses a recognised intact historic row of special Elm trees that are 90-100 years old, and original blue stone kerb and channel.
- Asserts that the Plane and Elm Trees in Shiel Street would likely have been

planted as part of the “local improvements” undertaken by the North Melbourne Town Council early in the 20thC (the same as HO1388 Harris Street/Plane Tree Way Plane Trees (c1905,) recognised in C403 as “significant”). Requests that these trees and streetscape infrastructure should be recognised and protected in this Amendment.

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**Management response**

- Management agrees with Lovell Chen that, further review of the precinct boundaries has confirmed that the Plane and Elm tree plantings on Shiel Street are relevant to recognition of the HO3 precinct and should be included in the HO. Specifically:
    - The Plane trees, on the north-east side, were established in a 1905 planting undertaken by the North Melbourne Town Council (*North Melbourne Courier and West Melbourne Advertiser*, 9 June 1905: 2). The Elm trees, on the south-west side, appear to be of a roughly similar age but the two sides of the street do not appear to have been planted in the same programme, also it is noted that the road layout has been subsequently altered.
    - The plantings on Shiel Street contribute to the aesthetic quality of the adjoining residential streetscape to the north-east and in this sense are consistent with the value attributed to street tree plantings in the HO3 Statement of Significance. It is appropriate to expand the boundaries of the precinct to include Shiel Street to the extent of the street trees on both sides of the roadway. It is not proposed to include the properties on the south-west side of the street within the HO.
  - Management notes, as background information provided by Lovell Chen, that the then North Melbourne Town Council undertook street tree planting programmes and the planting of some reserves in the early twentieth century, prior to amalgamation with the City of Melbourne, including the Plane trees in Shiel Street. The most notable and intact of these street plantings is the Harris Street Plane Tree Avenue, an avenue of London Plane trees established in 1905. The Harris Street planting is recommended for an individual HO as part of this Review. The HO3 precinct citation and Statement of Significance identifies street tree plantings as part of the significance of the place. It is noted that there are no tree controls for HO3, and that the trees are identified in the Statement of Significance for their contribution to the aesthetic value of streets within the precinct.
  - In relation to the broader recognition of other important historic street tree plantings in the Review study area, Management agrees with Lovell Chen that Melrose Street also incorporates a consistent planting of Plane trees in the central median. A date for these trees has not been confirmed, they are visible on the 1931 aerial photograph although they appear to be younger than the adjacent Shiel Street examples. A consistent approach to the precinct boundary would be to include the width of Melrose Street within HO3; as with Shiel Street the approach would be to continue to exclude the properties to the west of Melrose Street where these are not already included within HO3. It is noted that Melrose Street between Alfred Street and Flemington Road is included in the proposed HO3. Extending the precinct boundaries on both streets would include two street tree plantations in a manner consistent with how street plantations are addressed in the Statement of Significance. These street plantations are generally intact and contribute to the streetscape character of the adjoining residential blocks included within the
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precinct. While noting that the plantings on these streets are of early twentieth century origin, the historical provenance of the plantings is not the primary consideration for their inclusion in HO3. The precinct's statement of significance also refers to the Eucalypt plantings found in the centre medians of other streets in the precinct, and these trees are certainly later plantings. The inclusion of street tree plantings in the precinct is not addressed to their historical value, but rather to their contribution to the aesthetic significance and architectural expression of key streetscapes.

- Management notes and agrees with Lovell Chen that other precinct edge streets have been reviewed and are not proposed to be included in HO3.

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**Management  
position**

- In response to this submission it is recommended that:
    - The exhibited North & West Melbourne Precinct Statement of Significance and associated Amendment documentation be updated as shown in Attachment 3 to extend the boundary shown on the map of the HO3 Precinct to incorporate Shiel and Melrose streets, North Melbourne.
    - The exhibited planning scheme maps be updated as shown in Attachment 3 to extend the boundary of the HO3 Precinct to incorporate Shiel and Melrose streets, North Melbourne.
  - Refer submission to the planning panel.
-

### **Attachment 3: Proposed revisions to Amendment following consideration of all submissions**

**Note:** The form of the Amendment to be presented to an independent Panel is as exhibited except as set out in this attachment, being those parts of the Amendment which include proposed revisions following consideration of all submissions. Proposed post-exhibition changes are shown as track changes **highlighted yellow**.

#### Contents of Attachment 3:

- Explanatory Report
- Schedule to Clause 43.01 Schedule to the Heritage Overlay  
*(Only the sections relating to precincts and the suburb of North Melbourne are provided)*
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Heritage Places Inventory March 2022 (Amended February 2023)  
*(Only the section relating to the suburbs of North and West Melbourne is provided)*
- North and West Melbourne Heritage Precinct Statement of Significance, February 2023
- Flemington Bridge Railway Station (211 Boundary Road, North Melbourne), February 2023
- Planning Scheme Amendment Map 4HO

*Planning and Environment Act 1987*

## MELBOURNE PLANNING SCHEME

### AMENDMENT C403MELB

#### EXPLANATORY REPORT

##### **Who is the planning authority?**

This amendment has been prepared by the Melbourne City Council who is the planning authority for this amendment.

##### **Land affected by the amendment**

The amendment affects the land shown in Figure 1 below and includes both the land shaded grey and the land with the dashed outline.

A reference table is provided at Attachment 1 to this explanatory report which lists the properties reviewed by this amendment including the address of each property and changes proposed through this amendment.

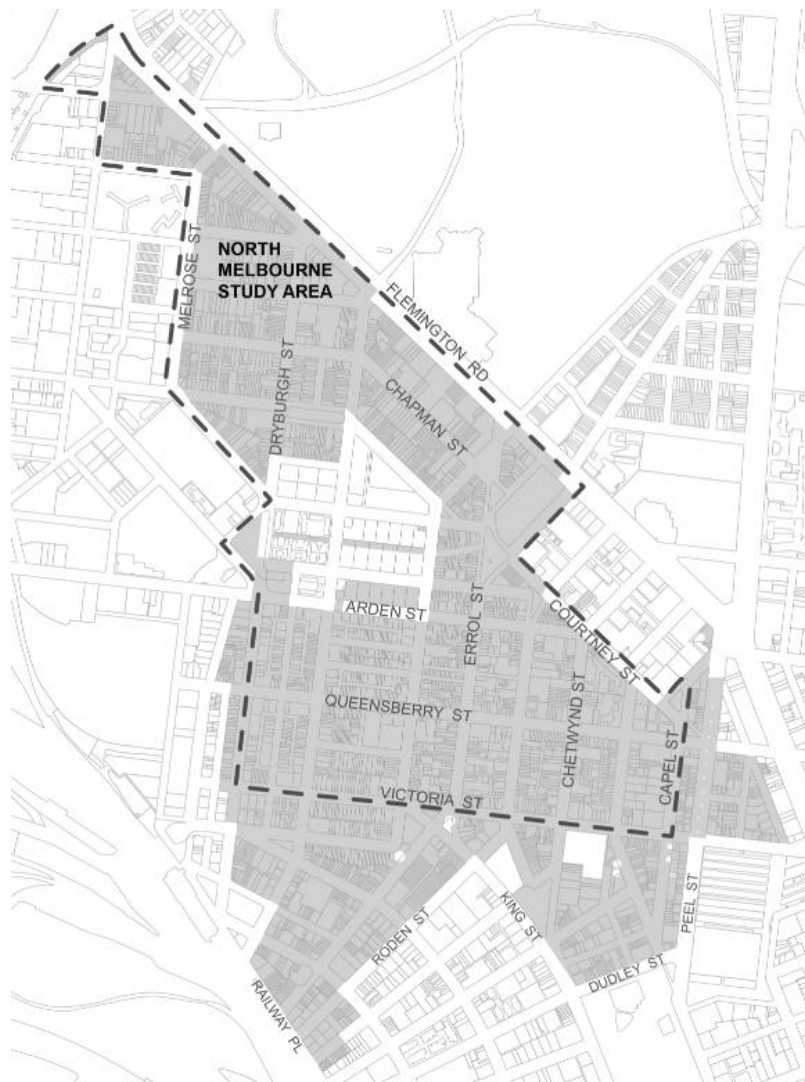


Figure 1. Land affected by the amendment (shown in grey shading), North Melbourne Heritage Review study area (shown in dashed outline)

### What the amendment does

The amendment proposes to implement the recommendations of the *North Melbourne Heritage Review July 2022* (the Review) on a permanent basis by:

- Applying individual Heritage Overlays to four (4) places and introducing new Statements of Significance for each place.
- Amending the boundary of the existing North & West Melbourne Precinct Heritage Overlay 03 (HO3).
- Amending the North & West Melbourne Precinct HO3 Statement of Significance.
- Deleting Heritage Overlays HO284 and HO953.
- Amending the existing incorporated document titled *Heritage Places Inventory March 2022* to change the document's date and to reflect various changes (building heritage categories, streetscape categories and address corrections) for approximately 449-125 properties.

See Attachment 1 which identifies the changes for each property.

In detail, the amendment proposes to make the following changes to the Melbourne Planning Scheme:

- Amend the policy at Clause 22.05 (Heritage Places outside the Capital City Zone) to include the *North Melbourne Heritage Review 2022* as a policy reference.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
  - Include four (4) new individual Heritage Overlays and Statements of Significance:
    - HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
    - HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne.
    - HO1388 Harris Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne.
    - HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
  - Delete two (2) Heritage Overlays:
    - HO953 Racecourse Road/Alfred Street, North Melbourne – 68-64 properties to be incorporated into HO3 and 13-17 properties to be removed from the Heritage Overlay.
    - HO284 - 480-482 Abbotsford St, North Melbourne to be added to the expanded HO3.
  - Introduce a new Statement of Significance to existing individual Heritage Overlay HO295 "North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne" and correct the address.
  - Amend the *Heritage Precincts Statements of Significance February 2020* by changing the date to July 2022 and removing the North & West Melbourne Precinct Statement of Significance.
  - Introduce a revised *HO3 North & West Melbourne Precinct Statement of Significance July-February 2022* incorporated document.
- Amend Planning Scheme Maps 4HO and 5HO to:
  - Introduce four (4) new Individual Heritage Overlays and delete two Individual Heritage Overlays: HO953 and HO284.
  - Amend the boundary of HO3 North & West Melbourne Precinct as described below:

- Expand the existing boundary to the north-west corner of the study area to incorporate 68-64 properties currently covered by deleted overlay HO953.
  - Expand the existing boundary to cover the Shiel and Melrose streets road reserves and also their intersection at Canning Street.
  - Introduce one property currently covered by the deleted overlay HO284.
  - Introduce one property not currently covered by a Heritage Overlay at 162-168 Arden Street, North Melbourne.
  - Delete two sections on Flemington Road: between Melrose and Abbotsford Streets and also Harker and Harcourt Streets.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) by:
  - Amending the *Heritage Precincts Statements of Significance February 2020* by changing the date to July 2022 and removing the North & West Melbourne Precinct Statement of Significance.
  - Introducing a revised *HO3 North & West Melbourne Precinct Statement of Significance July-February 2022*.
  - Introducing Statements of Significance for five individual places:
    - HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
    - HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne.
    - HO1388 Harris Street Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), and Plane Tree Way (between Dryburgh and Abbotsford Streets) and Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80 O'Shanassy Street, Part 141-157 Curzon Street, North Melbourne.
    - HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
    - HO295 North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne.
  - Amending the existing incorporated document *Heritage Places Inventory March 2022* to:
    - Change the date to amended *July-February 2022*.
    - Change the heritage building category of approximately 1006 properties and add a significant streetscape category to nineteen properties. (See Attachment 1)
    - Correct addressing and other anomalies. (See Attachment 1)
- Amend the Schedule to Clause 72.08 (Background Documents) by adding the *North Melbourne Heritage Review July 2022* as a Background Document.

### Strategic assessment of the amendment

#### Why is the amendment required?

The amendment is required to implement the findings and provide permanent heritage protection for properties identified in the Review to ensure their heritage values are recognised and protected.

The introduction of permanent heritage controls will ensure that the potential impact of new development on the heritage value of these places is considered as part of development applications and achieve the best planning outcomes for the City of Melbourne. The amendment is also required to incorporate new statements of significance to the planning scheme and to rectify mapping and property address anomalies.

#### How does the amendment implement the objectives of planning in Victoria?

The amendment is consistent with the objectives of planning in Victoria, in particular the following objectives under section 4 of the *Planning and Environment Act 1987*, being:

- 4(1)(a) *To provide for the fair, orderly, economic and sustainable use and development of land*
- 4(1)(d) *- to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*
- 4(1) (g) – *to balance the present and future interests of all Victorians.*

#### **How does the amendment address any environmental, social and economic effects?**

##### *Environmental*

It is widely understood that the conservation of heritage buildings has environmental sustainability benefits. Reduction in energy usage associated with demolition, and minimising waste disposal from demolition and new construction to landfill is achieved through the conservation of heritage buildings. Retaining and adapting heritage buildings promotes sustainable development by conserving the embodied energy in the existing buildings.

##### *Social and Economic*

Heritage buildings engender a sense of place and connection in communities that contributes to wellbeing. This is demonstrated through the community interest in the heritage reviews which provide the strategic justification for planning scheme protection through amendments to the planning scheme. The recognition of buildings, streetscapes and precincts contributes to an understanding of North Melbourne's cultural heritage for present and future generations. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

Heritage Overlays can generate other benefits beyond the community value placed on heritage. Heritage also helps strengthen the 'brand' of North Melbourne and put the area in a better position to attract inward investment and knowledge workers. More generally, retention of heritage can boost the competitiveness of the City's interstate and inter-regional tourist offer, thereby improving export effectiveness. By retaining heritage stock, the Heritage Overlay may also assist in skills formation in respect of conservation.

The Amendment is expected to have further economic effects by increasing certainty, facilitating decision making and minimising time delays, particularly given it confirms the heritage status of places identified in previous heritage studies.

#### **Does the amendment address relevant bushfire risk?**

The amendment will not result in any increase in bushfire risk as it applies to land in an urban area that is not identified as being within an area of bushfire risk.

#### **Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?**

The amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

The amendment is consistent with Minister's Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, Plan Melbourne in preparing an amendment. Specifically, the Amendment is supported by Policy Direction No. 4.4 - respect Melbourne's heritage as we build for the future. Policies relating to Direction 4.4 relevant to this amendment are as follows:

- 4.4.1 *Recognise the value of heritage when managing growth and change.*
- 4.4.2 *Respect and protect Melbourne's Aboriginal cultural heritage.*
- 4.4.3 *Stimulate economic growth through heritage conservation.*
- 4.4.4 *Protect Melbourne's heritage through telling its stories.*

The amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments as outlined in this explanatory report.



**How does the amendment support or implement the Planning Policy Framework and any adopted State policy?**

The amendment supports the following objectives of Clause 15 (Built Environment and Heritage) in the Planning Policy Framework:

- 15.01-1R (Urban design) – to create a distinctive and liveable city with quality design and amenity.
- 15.03-1S (Heritage conservation) – to ensure the conservation of places of heritage significance.

By including the identified places within the Heritage Overlay, the amendment will ensure that the significance of these heritage places is protected, conserved and enhanced. The Heritage Overlay will require consideration to be given to the significance of the identified heritage place as a decision guideline and will encourage development that is designed and sited to respect the identified significance of heritage places.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

The Local Planning Policy Framework (LPPF) contains objectives and strategies that are relevant to the proposed amendment. In particular, the amendment supports the following objectives:

- Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks *to conserve and enhance places and precincts of identified cultural heritage significance.*
- Clause 22.05 (Heritage Places outside the Capital City Zone) which seeks to *conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.*

**Does the amendment make proper use of the Victoria Planning Provisions?**

The proposed amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision to apply in order to protect a place of heritage significance.

The amendment makes proper use of incorporated documents to clearly define the heritage significance of the places affected by the amendment.

**How does the amendment address the views of any relevant agency?**

Council will engage with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase for the amendment.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment will have no significant impact on the transport system and will not be inconsistent with the transport system objectives nor the decision-making principles of the *Transport Integration Act 2010*.

**Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The inclusion of additional places within the Schedule to Clause 43.01 (Heritage Overlay) may contribute to a minor increase in the number of planning permit applications on an annual basis.

This increase can be accommodated within the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to Clause 43.01 (Heritage Overlay).

**Where you may inspect this amendment**

The amendment can be inspected free of charge at the City of Melbourne's website at <https://participate.melbourne.vic.gov.au/amendment-c403>

The amendment is available for public inspection, free of charge, during office hours at the following places:

City of Melbourne  
Customer Service Counter  
Ground Floor  
Melbourne Town Hall Administration Building  
120 Swanston Street  
MELBOURNE VIC 3000

The amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

### **Submissions**

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Thursday 15 September 2022.

A submission must be written and either lodged via:

• An online form available at: <https://participate.melbourne.vic.gov.au/amendment-c403>

• Emailed to: [heritage@melbourne.vic.gov.au](mailto:heritage@melbourne.vic.gov.au)

• Or posted to:

Manager Heritage Strategy

City of Melbourne

GPO Box 1603

MELBOURNE VIC 3001

### **Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: week commencing 20 March 2023
- Panel hearing: week commencing 24 April 2023

## Attachment 1: Sites affected by Amendment C403melb

### 1. Proposed new individual Heritage Overlays

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
1.	None	HO1389	Yes Apply new HO1389 (Mapping reference 4HO)	Flemington Bridge Railway Station 211 Boundary Road	Yes Add HO1389 as a new heritage place: "Flemington Bridge Railway Station (211 Boundary Road)" Add reference to Statement of Significance for HO1389	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
2.	None	HO1386	Yes Apply new HO1386 (Mapping reference 5HO)	Albion Hotel 171-173 Curzon Street	Yes Add HO1386 as a new heritage place: "Albion Hotel (171-173 Curzon Street)" Add reference to Statement of Significance for HO1386	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
3.	Harris Street: HO3	HO1388	Yes Delete HO3 from Harris Street between Errol and Cuzon Streets) and apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: The Harris Street road reserve (between Errol and Curzon Streets)	Yes Add HO1388 as a new heritage place: "Harris Street Plane Tree Avenue: (Harris Street (between Errol and Curzon streets), Plane Tree Way (between Abbotsford and Dryburgh streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street)" Add reference to Statement of Significance for HO1386	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
4.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: The Plane Tree Way road reserve (between Abbotsford and Dryburgh Streets)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
5.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 302-326 Abbotsford Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
6.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 50-56 O'Shanassy Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventorywith category "Significant" and streetscape category "-"
7.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 58-64 O'Shanassy Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventorywith category "Significant" and streetscape category "-"
8.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 66-72 O'Shanassy Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
9.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 74-80 O'Shanassy Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
10.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 92-132 O'Shanassy Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
11.	None	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 141-157 Curzon Street (treed avenue only)	Yes Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
12.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 55-61 O'Shanassy Street	Yes Add HO1387 as a new heritage place: "Hotham Gardens – Stage 1 (55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street)"	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
13.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 63-69 O'Shanassy Street	Yes Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
14.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 71-77 O'Shanassy Street	Yes Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
15.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 79-85 O'Shanassy Street	Yes Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
16.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 87-93 O'Shanassy Street	Yes Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
17.	None	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 95-101 O'Shanassy Street	Yes Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"

## 2. Proposed new Statement of Significance for an existing individual Heritage Overlay place

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
18.	HO295	HO295	No	North Melbourne Primary School 200-214 Errol Street	Yes Add reference to Statement of Significance for HO295 and amend the address: "North Melbourne	Yes	Yes Change address in inventory.

					Primary School No. 1402, 200-214 Errol Street, North Melbourne		Property is currently listed in inventory with incorrect address 210 Errol Street and building category "Significant" and streetscape category "-"  Property remains significant with an address change
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### 3. Proposed category change to a property currently with no Heritage Overlay to be included into HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
19.	None	HO3	Yes Apply HO3 (Mapping reference 4HO)	Former British Hotel 162-168 Arden Street	No	No	Yes Include in Inventory with category of "Contributory" and streetscape category "-"

### 4. Proposed ~~deletion change of to HO3 from 2 sections of road~~ relating to road reserves

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
20.	HO3	None	Yes Delete HO3 (Mapping reference 4HO and 5HO)	Section of Flemington Road: South of Melrose Street and north of Abbotsford Street	No	No	No No change the road reserve remains non contributory
21.	HO3	None	Yes Delete HO3 (Mapping reference 4HO and 5HO)	Section of Flemington Road: South of Harker Street and north of Harcourt Street	No	No	No No change the road reserve remains non contributory
22.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Melrose Street	No	No	No No change the road reserve remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
23.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Shiel Street	No	No	No No change the road reserve remains non contributory
24.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Intersection of Melrose and Shiel streets at Canning Street	No	No	No No change the road reserve remains non contributory

#### 5. Proposed individual Heritage Overlays to be deleted and replaced by HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>22-25</del>	HO284	HO3	Yes Delete existing individual HO284 and apply HO3 (Mapping reference 5HO)	Glendalough Terrace 480-482 Abbotsford Street	Yes Delete HO284 "480-482 Abbotsford St, North Melbourne" and apply HO3 to "480-482 Abbotsford St, North Melbourne"	No	No Property is currently in inventory with category "Significant" and streetscape category "-" No change retain significant category
<del>23-26</del>	HO953	Part of HO953 is proposed to be replaced by HO3 and part of HO953 is proposed to be removed from the Heritage Overlay	Yes Delete existing HO953 "Racecourse Road/Alfred Street, North Melbourne" currently covering 81 properties and apply HO3 to incorporate 68 properties with 13 properties to have no Heritage Overlay (Mapping reference 4HO)	Racecourse Road/Alfred Street Precinct  Details of the 81 properties are listed below in Sections 6 & 7 of this table	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Details of the 81 properties are listed below in Sections 5 & 6 of this table



## 6. Proposed deletion of Heritage Overlay HO953 and changes to 68-64 properties to be included in HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
24-27	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	4 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
25-28	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Wallace House 6 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Significant" and streetscape category "-"
26-29	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Alfred's Cottage 8 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
27-30	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Cambrian Cottage 10 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
28-31	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Woodbine Cottage 12 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
29-32	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Tyn'y Il Diart 14 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>30-33</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Pant Perthoc 16 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
<del>34-34</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	18 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
<del>32-35</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	20 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
<del>33-36</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	22 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
<del>34-37</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	24 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
<del>35-38</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	26 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>36-39</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	28 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
<del>37-40</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	30 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
<del>38-41</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	32-34 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>39-42</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	36 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>40-43</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	38 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
<del>41-44</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	40 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory Inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
42-45.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	42 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
43-46.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	44 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
44-47.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	46 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
45-48.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	48 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne" Remove HO953 and include in HO3 as contributory (formerly contributory).	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
46-49.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	146 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
47-50.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	164-170 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
48-51	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	172 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
49-52	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	174 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
50-53	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	176 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
54-54	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	178 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
52-55	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	180 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory (vacant lot)
53-56	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	182 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
54-57	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	184 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
55-58	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	186 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
56	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	204 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non-contributory
57	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	206 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
58	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	208 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
59	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	210-212 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

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	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
60-59	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	99 Buncle Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
64-60	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	101 Buncle Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
62-61	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Braemar 435-437 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Include in inventory with category "Contributory" and streetscape category "-". The property is currently not listed in the inventory
63-62	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	439-441 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
64-63	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	443 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
65-64	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	445 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>66-65</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	447 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>67-66</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	1 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>68-67</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	3 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>69-68</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	5 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>70-69</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	7 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>71-70</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	9 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Original building is demolished Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-"



	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>72</del> .71.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	11-13 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Original building is demolished Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-"
<del>73</del> .72.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	4 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>74</del> .73.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	6 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>75</del> .74.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	8 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	<del>No-Yes</del> <del>Delete from Inventory</del> Property is currently listed in Inventory as "Contributory" and streetscape category "Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>76</del> .75.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	10 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>77</del> .76.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	12 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>78-77</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	15 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>79-78</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	17 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>80-79</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	19 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>81-80</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	2 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Include in inventory with category "Contributory" and streetscape category "-" This property is currently not listed in the inventory.
<del>82-81</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	171-173 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>83-82</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	175 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>84-83</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	177 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>85-84</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	179 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>86-85</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	181 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>87-86</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	183 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>88-87</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	185 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
<del>89-88</del>	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	187 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
90-89	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	189 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
94-90	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	191-195 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Significant" and streetscape category "-"

7. Proposed deletion of Heritage Overlay HO953 and the 13-17 properties to be permanently removed from the Heritage Overlay

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
92-91	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	188 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
93-92	HO953	<del>HO3</del> None	Yes Delete existing HO953 and apply <del>HO3</del> (Mapping reference 4HO)	204 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
94-93	HO953	<del>HO3</del> None	Yes Delete existing HO953 and apply <del>HO3</del> (Mapping reference 4HO)	206 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	<del>No-Yes</del> Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-". Property remains in inventory with category "Contributory" and streetscape category "-"

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	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
95-94.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	208 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-" Property remains in inventory with category "Contributory" and streetscape category "-"
96-95.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	210-212 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-" Property remains in inventory with category "Contributory" and streetscape category "-"
97-96.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	371-377 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No The original graded building has been demolished Property remains non contributory
98-97.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	379-411 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
99-98.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	415-433 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
100-99.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	9 Lonie Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
104-100.	HO953	None	Yes	9-11 Racecourse Road	Yes	No	No Property remains non contributory

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	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
			Delete existing HO953 (Mapping reference 4HO)		Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"		
<del>402-101.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	13 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>403-102.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	15-17 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>404-103.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	18-42 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>405-104.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	23-25 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>406-105.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	27-31 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>407-106.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	33-39 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
<del>408-107.</del>	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	41-47 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

## 8. Proposed changes to properties within the existing HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>109-108.</del>	HO3	HO3	No	Former Wes Lofts & Co Office 135-141 Abbotsford Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently not listed in the inventory
<del>140-109.</del>	HO3	HO3	No	231 Abbotsford Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>144-110.</del>	HO3	HO3	No	235 Abbotsford Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>142-111.</del>	HO3	HO3	No	245 Abbotsford Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>143-112.</del>	HO3	HO3	No	249 Abbotsford Street	No	No	Yes  Remove from inventory (façade of building is of recent construction)  Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>144-113.</del>	HO3	HO3	No	251 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>145-114.</del>	HO3	HO3	No	261-285 Abbotsford Street	No	No	Yes Remove from inventory (original building demolished) Property is currently listed in inventory under the incorrect address 265-267 Abbotsford Street with category "Contributory" and streetscape category "-"
<del>146-115.</del>	HO3	HO3	No	445-447 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>147-116.</del>	HO3	HO3	No	Prince Charlie Hotel and c1926 Melbourne City Mission Building 260-274 Abbotsford Street (previously also known as 129-131 Arden Street and 133 Arden Street)	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>148-117.</del>	HO3	HO3	No	458 Abbotsford Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory



	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>19-118.</del>	HO3	HO3	No	460 Abbotsford Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>20-119.</del>	HO3	HO3	No	6 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>21-120.</del>	HO3	HO3	No	8 Baillie Street	No	No	Yes Include in inventory with category of "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>22-121.</del>	HO3	HO3	No	10 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>23-122.</del>	HO3	HO3	No	12 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>24-123.</del>	HO3	HO3	No	14 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>25-124.</del>	HO3	HO3	No	16 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
26-125	HO3	HO3	No	42-46 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
27-126	HO3	HO3	No	48-50 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
28-127	HO3	HO3	No	52-56 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
29-128	HO3	HO3	No	St Michael's Primary School 4-18 Brougham Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory as "Significant" to be relisted with the Significant building category to only relate to the Original School Building of c.1918 including front and rear wings. Category remains Significant but now only relates to the original school building
30-129	HO3	HO3	No	Former Star of Hotham Hotel 2 Byron Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory due to addressing issue

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>31-130.</del>	HO3	HO3	No	8 Canning Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>32.</del>	<del>HO3</del>	<del>HO3</del>	<del>No</del>	<del>10 Canning Street</del>	<del>No</del>	<del>No</del>	<del>Yes</del> <del>Include in inventory with category "Significant" and streetscape category "-"</del> <del>Property is currently not listed in the inventory</del>
<del>33-131.</del>	HO3	HO3	No	16 Canning Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>34-132.</del>	HO3	HO3	No	Ss Peter and Paul Ukrainian Catholic Cathedral 35-37 Canning Street (includes 387 Dryburgh Street)	No	No	Yes Include in inventory with the streetscape category "-" and the following building heritage categories: The Ukrainian Catholic Cathedral (1962-63) "Significant" 387 Dryburgh Street double fronted timber residence "Contributory" All other buildings and structures "Non-Contributory" In the inventory the Ukrainian Catholic Cathedral (1962-63) remains "Significant", the timber residence at 387 Dryburgh remains as "Contributory" and other buildings and structures on site to be Non-contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>135-133</del>	HO3	HO3	No	1 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>136-134</del>	HO3	HO3	No	3 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
<del>137-135</del>	HO3	HO3	No	5 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
<del>138-136</del>	HO3	HO3	No	7-9 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
<del>139-137</del>	HO3	HO3	No	11 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>40-138</del>	HO3	HO3	No	13 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>41-139</del>	HO3	HO3	No	32 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>42-140</del>	HO3	HO3	No	34 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>43-141</del>	HO3	HO3	No	36-38 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>44-142</del>	HO3	HO3	No	23-27 Chapman Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>145-143.</del>	HO3	HO3	No	Chapman Court 59-63 Chapman Street	No	No	Yes  Include in inventory with category "Contributory" and streetscape category "-"  Property is currently not listed in the inventory
<del>146-144.</del>	HO3	HO3	No	Former Star of Hotham Hotel 165 Chetwynd Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>147-145.</del>	HO3	HO3	No	Bundaleer 176 Chetwynd Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "Significant"  Property is currently listed in inventory with building category "Significant" and streetscape category "-"
<del>148-146.</del>	HO3	HO3	No	1 Curran Street	No	No	Yes  Include in inventory with category "Contributory" and streetscape category "-"  Property is currently not listed in the inventory
<del>149-147.</del>	HO3	HO3	No	2A Curran Street	No	No	Yes  Include in inventory with category "Significant" and streetscape category "-"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
150-148	HO3	HO3	No	St Aloysius College 31-55 Curran Street	No	No	Yes  Property is currently listed in inventory with an incorrect address (31 Curran Street) and category "Significant" and streetscape category "-"  Include in inventory with the streetscape category "-" and the following building heritage categories:  The original Convent Building (1891) "Significant" Chapel (1925) "Significant" High School Building (1903) "Significant" School Building (1940) "Contributory"  All other buildings and structures "Non-Contributory"  The original Convent Building (1891), Chapel (1925) and High School Building (1903) remain as "Significant", the 1940 school building changes from Significant to Contributory and other buildings and structures on site to change from Significant to Non-contributory and correct address.
154-149	HO3	HO3	No	52 Curran Street	No	No	Yes  Include in inventory with category "Contributory" and streetscape category "-"  Property is currently not listed in the inventory
152-150	HO3	HO3	No	Roslyn 22-24 Curzon Street	No	No	Yes  Include in inventory with category "Contributory" and streetscape category "-"  Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
153-151.	HO3	HO3	No	365 Dryburgh Street	No	No	Yes Remove from inventory (alterations) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
154-152.	HO3	HO3	No	370-372 Dryburgh Street	No	No	Yes Include property (remove reference to 'rear') in inventory with category "Contributory" and streetscape category "-" Property 370-372 (rear) is currently listed in inventory with category "Contributory" and streetscape category "-"
155-153.	HO3	HO3	No	Churchwell 411 Dryburgh Street	No		Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
156-154.	HO3	HO3	No	1 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
157-155.	HO3	HO3	No	68 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory



	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>158-156.</del>	HO3	HO3	No	70 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>159-157.</del>	HO3	HO3	No	139 Errol Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>160-158.</del>	HO3	HO3	No	141 Errol Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>161-159.</del>	HO3	HO3	No	Interwar Substation: 196 Errol Street (included in 196-198 Errol Street)	No	No	Yes Include substation only in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>162-160.</del>	HO3	HO3	No	Former Grand Duchess Hotel 51 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
<del>163-161.</del>	HO3	HO3	No	53 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>164-162</del>	HO3	HO3	No	55 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category of "Contributory" and streetscape category "-"
<del>165-163</del>	HO3	HO3	No	32-34 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>166-164</del>	HO3	HO3	No	36 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>167-165</del>	HO3	HO3	No	135 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>168-166</del>	HO3	HO3	No	137 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>169-167</del>	HO3	HO3	No	193 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>70-168.</del>	HO3	HO3	No	195 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>71-169.</del>	HO3	HO3	No	295 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>72-170.</del>	HO3	HO3	No	83 Howard Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>73-171.</del>	HO3	HO3	No	8-14 Howard Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>74-172.</del>	HO3	HO3	No	28-34 Howard Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
<del>75-173.</del>	HO3	HO3	No	20-22 Kipling Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>76-174.</del>	HO3	HO3	No	27-35 Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
175.	HO3	HO3	No	73-77 Leveson Street, includes: • 8 Jones Lane	No	No	Yes Include 8 Jones Lane (c1890 building) only in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
177-176.	HO3	HO3	No	91-101 Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
178-177.	HO3	HO3	No	1 Little Curran Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
179-178.	HO3	HO3	No	27 Little Leveson Street	No	No	Yes Remove from inventory (extensive alterations) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
180-179.	HO3	HO3	No	29-31 Little Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
181-180.	HO3	HO3	No	2-4 O'Shanassy Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
182-181.	HO3	HO3	No	367-395 Queensberry Street	No	No	Yes Include in inventory with the streetscape category "-" and the following building heritage categories: - The St Joseph's College original School Building (1901) "Significant" - All other buildings and structures "Non-contributory"  The original school building (1901) to remain significant and all other buildings and structures on site to change category from Significant to Non-contributory.
183-182.	HO3	HO3	No	399-405 Queensberry Street	No	No	Yes Remove from inventory (original Hotel has been demolished)  Property is currently listed in inventory with category "Contributory" and streetscape category "-"
184-183.	HO3	HO3	No	439 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant"  Property is currently listed in inventory with building category "Contributory" and streetscape category "-"
185-184.	HO3	HO3	No	441-443 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant"  Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>186-185</del>	HO3	HO3	No	445-447 Queensberry Street	No	No	Yes Include in inventory with category of "Significant" and streetscape category "Significant" Property is currently listed in the inventory with building category "Significant" and streetscape category "-"
<del>187-186</del>	HO3	HO3	No	473 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with building category "Significant" and streetscape category of "-"
<del>188-187</del>	HO3	HO3	No	475 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with building category "Significant" and streetscape category "-"
<del>189-188</del>	HO3	HO3	No	477 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"
<del>190-189</del>	HO3	HO3	No	479 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
191-190.	HO3	HO3	No	481 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"
192-191.	HO3	HO3	No	483 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"
193-192.	HO3	HO3	No	484-488 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
194-193.	HO3	HO3	No	508-512 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
195-194.	HO3	HO3	No	514-516 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
<del>196-195</del>	HO3	HO3	No	518-520 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>197-196</del>	HO3	HO3	No	604 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>198-197</del>	HO3	HO3	No	606 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
<del>199-198</del>	HO3	HO3	No	680-684 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
<del>200-199</del>	HO3	HO3	No	692-694 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"



	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
201-200.	HO3	HO3	No	460 Victoria Street	No	No	Yes Include in inventory with category of "Significant" and streetscape category "-" Property is currently listed in inventory with category of "Contributory" and streetscape category of "-"
201.	HO3	HO3	No	586-588 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
202.	HO3	HO3	No	606-608 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
203.	HO3	HO3	No	610-612 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
204.	HO3	HO3	No	614-616 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
205.	HO3	HO3	No	622-624 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
206.	HO3	HO3	No	626-628 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
207.	HO3	HO3	No	630-632 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
208.	HO3	HO3	No	20 Wood Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
209.	HO3	HO3	No	20A Wood Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022							
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	No	No	No	No
HO9	<i>Kensington Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO1122	<i>Lincoln Square South Precinct</i> 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	Yes	No	No	No	No	No	No
HO3	<i>North &amp; West Melbourne Precinct</i> <b>Statement of Significance:</b> <del>Heritage Precincts Statements North &amp; of Significance February 2020</del> West Melbourne Precinct Statement of Significance, <del>July</del> February 2022	Yes	No	No	No	No	No	No
HO4	<i>Parkville Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO6	<i>South Yarra Precinct</i>	Yes	No	Yes –	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p><b>Incorporated plan:</b> Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002</p> <p><b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del>, July 2022 285 Walsh Street, South Yarra Statement of Significance, March 2022</p>			120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress				
HO1123	<i>Villiers Street Precinct</i> <i>14-42 Villiers Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO992	<i>World Heritage Environs Area Precinct</i>	Yes	No	No	No	No	No	No
HO1162	<i>Barnett Street North Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1163	<i>Barnett Street South Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1164	<i>Kensington Railway Station Commercial &amp; Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1165	<i>Lambeth Street Streetscape</i>	Yes	No	No	No	-	No	No
HO1166	<i>Parsons Street South Streetscape</i>	Yes	No	No	No	-	No	No
HO1167	<i>Parsons Street West Precinct</i>	Yes	No	No	No	-	No	No
HO1168	<i>Pridham Street North Residential Street North Residential Precinct</i>	Yes	No	No	No	-	No	No
HO1169	<i>Rankins Road North Streetscape</i>	Yes	No	No	No	-	No	No
HO1170	<i>Smith Street Victorian Era Residential Streetscape</i>	Yes	No	No	No	-	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1171	<i>William Adams' Investment House Streetscape</i>	Yes	No	No	No	-	No	No
HO1092	<i>Moonee Ponds Creek and Infrastructure Precinct</i> <i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i> <b>Incorporated plan:</b> Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015	Yes	No	Yes	No	No	No	No
HO869	<i>Home for Lost and Starving Dogs, later Lost Dogs Home &amp; Animal Hospital</i> <i>2-52 Gracie Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO455	<i>North and West Melbourne Biscuit Making &amp; Flour Milling Precinct</i> <i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i>	Yes	No	No	No	No	No	No
HO868	47-55, 59 & 69 Westbourne Road Precinct, Kensington <b>Statement of Significance:</b> 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	Yes	No	No	No	No	No	No
HO1094	<i>Duncan &amp; Yeo Wool Store later R Lohn &amp; Co P/L warehouse precinct</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<i>407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i>							
HO770	<i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West Melbourne</i> <b>Statement of Significance:</b> West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	No	No	No	No
HO771	<i>Sands &amp; McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</i> <b>Statement of Significance:</b> West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	No	No	No	No
HO503	<i>Bank Place Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO500	<i>Bourke Hill Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO501	<i>Bourke West Precinct</i> <b>Statement of Significance:</b>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022							
HO502	<i>The Block Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO504	<i>Collins East Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO1290 Interim Control Expiry date: 29/11/2022	<i>Drewery Lane Precinct</i> <b>Statement of Significance:</b> Drewery Lane Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO1125	<i>Elizabeth Street (CBD) Precinct</i> 413-503 Elizabeth Street	Yes	No	No	No	No	No	No
HO1204	<i>Elizabeth Street West Precinct</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b>	Yes	No	No	No	No	No	No



PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)							
HO505	<i>Flinders Gate Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO506	<i>Flinders Lane Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO1205	<i>Guildford &amp; Hardware Laneways Precinct</i> <b>Incorporated document:</b> Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) <b>Statement of Significance:</b> Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended July 2020)	Yes	No	No	No	No	No	No
HO1286 Interim Control Expiry date: 29/11/2022	<i>Flinders Lane East Precinct</i> <b>Statement of Significance:</b> Flinders Lane East Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1297 Interim Control Expiry date: 29/11/2022	<i>Little Lonsdale Street Precinct</i> <b>Statement of Significance:</b> Little Lonsdale Street Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO510	<i>Law Courts Precinct</i>	Yes	No	No	No	No	No	No
HO507	<i>Little Bourke Street Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO509	<i>Post Office Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO7	<i>Queen Victoria Market Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No
HO1288 Interim Control Expiry date: 29/11/2022	<i>Swanston Street North Precinct</i> <b>Statement of Significance:</b> Swanston Street North Precinct Statement of Significance, July 2020	No	No	No	No	No	No	No
HO1289	<i>Swanston Street South Precinct</i>	No	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
Interim Control Expiry date: 29/11/2022	<b>Statement of Significance:</b> Swanston Street South Precinct Statement of Significance, July 2020							
HO984	<i>Little Lon Precinct</i> <b>Statement of Significance:</b> Heritage Precincts Statements of Significance <del>February 2020</del> , July 2022	Yes	No	No	No	No	No	No

## 2.2

07/07/2022  
C396melb


### Trees and gardens

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO10	<i>Aboriginal Scarred Tree Fitzroy Gardens</i>	No	No	Yes	No	No	No	Yes
HO11	<i>Aboriginal Scarred Tree Royal Zoological Gardens</i>	No	No	Yes	No	No	No	Yes
HO14	<i>Aboriginal Burial Site Kings Domain</i>	No	No	No	No	No	No	Yes
HO402	<i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i>	-	-	-	-	Yes Ref No H1459	Yes	No



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO284	<del>480-482 Abbotsford St, North Melbourne</del>	Yes	No	No	No	No	Yes	
HO1105	Farrell' s stables Part 59-101 Alfred Street North Melbourne	Yes	No	No	No	No	No	No
HO1106	Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only 204-206 Arden Street, North Melbourne (historic address is part 1-39 Macaulay Road, North Melbourne)	No	No	No	No	No	No	No
HO288	Former Metropolitan Meat Market, 1-3 Blackwood Street & 36-54 Courtney Street, North Melbourne	-	-	-	-	Yes Ref No H42	Yes	No
HO287	Former Shops 13-15 Blackwood St, North Melbourne	Yes	No	No	No	No	No	No
HO1389	Flemington Bridge Railway Station 211 Boundary Road, North Melbourne <b>Statement of Significance</b> Flemington Bridge Railway Station Statement of Significance (211 Boundary Road, North Melbourne), July February 2022 <sup>3</sup>	No	No	No	No	No	No	No
HO1108	Kensington Hotel, former 2 Boundary Road, North Melbourne	Yes	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1109	<i>Scrubb &amp; Co Ammonia works, later Hotham or North Melbourne Community Centre Part, 49-53 Buncle Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO289	<i>Brassey House, 111-115 Chapman St &amp; 464 Abbotsford St, North Melbourne</i>	-	-	-	-	Yes Ref No H26	Yes	No
HO290	<i>Former factory 30-32 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1137	<i>Former Robert Burns Hotel 34 Courtney Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO291	<i>56-58 Courtney St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1138	<i>Three Basalt Cottages Part (front) 64 Courtney Street and 1A Hotham Place North Melbourne (alternate address 60-62 Courtney Street, North Melbourne)</i>	Yes	No	No	No	No	No	No
HO292	<i>Former Presbyterian Union Memorial Church Complex, 49-61 Curzon Street, 2-22 Elm Street, 579-589 Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H7	Yes	No
HO1386	<i>The Albion Hotel 171-173 Curzon Street, North Melbourne <b>Statement of Significance</b></i>	No	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Are original heritage place?
	The Albion Hotel Statement of Significance (171-173 Curzon Street, North Melbourne), July 2022							
HO295	<p><i>North Melbourne Primary School No. 1402, <del>Errol Street, North Melbourne</del></i>  <i>200-214 Errol Street, North Melbourne</i>  <b>Statement of Significance</b>                      North Melbourne Primary School No. 1402 (200-214 Errol Street, North Melbourne), July 2022</p>	Yes	No	No	No	No	No	No
HO1139	<p><i>Former Exchange Hotel</i>  <i>37 Flemington Road, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1140	<p><i>Chelsea House</i>  <i>55 Flemington Road, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1142	<p><i>Pair of Shops</i>  <i>65-67 Flemington Road, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1143	<p><i>Phillymore &amp; Ballymore</i>  <i>91-93 Flemington Road, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1144	<p><i>Villa</i>  <i>95 Flemington Road, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1145	<p><i>Pair of Terrace Houses</i>  <i>66-68 Harcourt Street, North Melbourne</i></p>	Yes	No	No	No	No	No	No
HO1388	<i>Harris Street Plane Tree Avenue</i>	No	No	Yes	No	No	No	

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Are original heritage place?
	<p><i>Harris Street (between Errol and Curzon Streets) and Plane Tree Way (between Dryburgh and Abbottsford Streets) and Part 302-326 Abbottsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street, Part 141-157 Curzon Street, North Melbourne)</i></p> <p><b>Statement of Significance</b></p> <p>Harris Street Plane Tree Avenue Statement of Significance (Harris Street (between Errol and Curzon Streets) and Plane Tree Way (between Dryburgh and Abbottsford Streets) and Part 302-326 Abbottsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne), July 2022</p>							
HO296	<i>St Mary's Church of England, 147-177 Howard Street, 408-434 Queensberry Street &amp; 204-208 Chetwynd Street, North Melbourne</i>	-	-	-	-	Yes Ref No H10	Yes	No
HO1110	<i>Trevor Boiler &amp; Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1111	<i>Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO286	<i>North Melbourne Swimming Baths 1-39 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO870	<i>Former Melbourne Omnibus Company Stables, 36-58 Macaulay Road, North Melbourne.</i>	-	-	-	-	Yes Ref No H1810	Yes	No



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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1112	<i>Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1113	<i>Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne</i>	Yes	No	No	No	No	No	No
HO891	<i>Gas Regulating House, 60-96 Macaulay Road, North Melbourne</i>	-	-	-	-	Yes Ref No H1731	Yes	No
HO1114	<i>Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1146	<i>House 14 Mary Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1115	<i>St Georges church hall (Anglican) &amp; kindergarten, later St Albans Church of England 55-57 Melrose Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1116	<i>Shandon &amp; Moher cottages or maisonettes 4-6 Munster Terrace, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1387	<i>Hotham Gardens Stage 1 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne</i> <b>Statement of Significance</b>	No	No	Yes A1 Peppercorn tree ( <i>Schinus molle</i> ), A2 Melia ( <i>Melia azedarach</i> ), A3 Cedar ( <i>cedrus sp.</i> ), A4 English Oak ( <i>Quercus</i> )	Yes	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	original heritage place?
	Hotham Gardens Stage 1 Statement of Significance (55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne), July 2022			robur), B1-B5 Liquidambar ( <i>Liquidambar styraciflua</i> ) x 5, BC1 Spotted Gum ( <i>Corymbia maculata</i> ), C1-C5 Liquidambar ( <i>Liquidambar styraciflua</i> ) x 5, CD1 Jacaranda ( <i>Jacaranda mimosifolia</i> ), D1-D2 Liquidambar ( <i>Liquidambar styraciflua</i> ) x 2, DE1 Spotted Gum ( <i>Corymbia maculata</i> ), DE2 Eucalypt ( <i>Eucalyptus sp.</i> ), E1 Lemon scented Gum ( <i>Corymbia citriodora</i> ), E2 Lemon scented Gum ( <i>Corymbia citriodora</i> ), EF1 Spotted Gum ( <i>Corymbia maculata</i> )				
HO298	<i>Burbage Terrace</i> 180-186 Peel Street, North Melbourne	Yes	No	No	No	No	No	No
HO299	<i>Ornamental Tramway Overhead Poles, Peel St, North Melbourne</i> (see also HO189)	-	-	-	-	Yes Ref No H1023	Yes	No
HO932	<i>Cast Iron Urinal, Queensberry Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2139	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO987	<i>Former North Melbourne Town Hall and Municipal Buildings, 513 Queensberry Street and 52-68 Errol Street, North Melbourne</i>	-	-	-	-	Yes Ref No H2224	Yes	No
HO301	<i>Melb. College of Printing &amp; Graphic Arts, 603-615 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H1633	Yes	No
HO300	<i>Residence, 596-598 Queensberry St, North Melbourne</i>	-	-	-	-	Yes Ref No H91	Yes	No
<del>HO953</del>	<del><i>Racecourse Road/Alfred Street, North Melbourne</i></del>	<del>Yes</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>	<del>No</del>
HO473	<i>Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1117	<i>Commonwealth Wool Store &amp; Produce Company Ltd. Later Elder Smith &amp; Co. Wool Stores 64-90 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO1118	<i>Victoria Producers Co-operative Company Ltd. No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne</i>	Yes	No	No	No	No	No	No
HO304	<i>Osborne House, 454-458 Victoria Street, North Melbourne</i>	-	-	-	-	Yes Ref No H101	Yes	No
HO305	<i>Mulcahy's Hotel 700-708 Victoria St, North Melbourne</i>	Yes	No	No	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO306	<i>Timber House 48-50 Villiers St, North Melbourne</i>	Yes	No	No	No	No	No	No
HO871	<i>Former Grain Store 11 Wreckyn Street, North Melbourne</i>	Yes	No	No	No	No	No	No

2.8

07/07/2022  
C396melb

Parkville

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO898	<i>Anzac Hall, Brens Drive, Royal Park, Parkville</i>	-	-	-	-	Yes Ref No H1747	Yes	No
HO325	<i>Former Royal Park Psychiatric Hospital, 1-99 Cade Way &amp; 1-29 Manchester Lane &amp; 2-14 Kirrip Crescent, Parkville</i>	-	-	-	-	Yes Ref No H2062	Yes	No
HO308	<i>9-19 Church Street, Parkville</i>	Yes	No	No	No	No	No	No

27/10/2020  
C399melb

## SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

### 1.0

28/07/2022 - / - / - - -  
C407melb Proposed C403melb

### Incorporated documents

Name of document	Introduced by:
2 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
12 Riverside Quay, Southbank, November 2020	C391melb
19 Gower Street, Kensington Statement of Significance, March 2022	C396melb
17 Westbourne Road, Kensington Statement of Significance, March 2022	C396melb
17-19 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
29-31 Rathdowne Street, Carlton Statement of Significance, March 2022	C396melb
47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022	C396melb
53-57 Lonsdale Street, Melbourne Statement of Significance, July 2020	C386melb
59 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
72-74 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
73-77 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
83 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
86 Bourke Street, Melbourne Statement of Significance, March 2022	C396melb
90-92 Bayswater Road, Kensington Statement of Significance, March 2022	C396melb
150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020	C375melb
166 Russell Street, Melbourne Statement of Significance, July 2020	C386melb
21-35 Power Street & 38 Freshwater Place, Southbank, July 2021	C398melb
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
285 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
55 Southbank Boulevard, Southbank, February 2017	C288
310-316 Walsh Street, South Yarra Statement of Significance, March 2022	C396melb
346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne	NPS1
447 Collins Street, Melbourne, Transitional Arrangements, May 2016	C289
70 Southbank Blvd, June 2014	C239
80 Collins Street Melbourne Development, May 2013	C219
87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020)	C386melb
850-858 Lorimer Street, Port Melbourne, Incorporated Document, March 2022	C361melb
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), July 2020	C386melb

Name of document	Introduced by:
Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), July 2020	C386melb
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
Arden Parking Precinct Plan, August 2021	C407melb
Arden Precinct Cross Sections, July 2022	C407melb
Arden Precinct Development Contributions Plan, July 2022	C407melb
Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), July 2020	C386melb
Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), July 2020	C386melb
Big Day Out Music Festival, January 2006	C112
Building Envelope Plan – Replacement Plan No.1, DDO 20 Area 45	NPS1
Carlton Brewery Comprehensive Development Plan October 2007	C126
Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013	C186(Part 1)
Carlton Connect Initiative Incorporated Document, March 2018	C313
Carlton Recreation Ground Incorporated Document, September 2020	C377melb
Charles Grimes Bridge Underpass, December 2011	C191
City North Heritage Review 2013: Statements of Significance (Revised June 2015)	C198
Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999	C6
Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016	C349melb
Coates Building Statement of Significance (18-22 Collins Street, Melbourne), July 2020	C386melb
Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), July 2020	C386melb
Commercial building Statement of Significance (480 Bourke Street, Melbourne), July 2020	C386melb
Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), July 2020	C386melb
Cowan House Statement of Significance (457-469 Little Collins Street, Melbourne), July 2020	C386melb
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), July 2020	C386melb
Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), July 2020	C386melb
Drewery Lane Precinct Statement of Significance, July 2020	C386melb
Dybon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), July 2020	C386melb

Name of document	Introduced by:
Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), July 2020	C386melb
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Flemington Bridge Railway Station Statement of Significance (211 Boundary Road, North Melbourne), <del>July</del> February 2022 <del>3</del>	C403melb
Flinders Gate car park, Melbourne, July 1999	C6
Flinders Lane East Precinct Statement of Significance, July 2020	C386melb
Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), July 2020	C386melb
Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), July 2020	C386melb
Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), July 2020	C386melb
Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), July 2020	C386melb
Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), July 2020	C386melb
Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), July 2020	C386melb
Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), July 2020	C386melb
Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), July 2020	C386melb
Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), July 2020	C386melb
Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), July 2020	C386melb
Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), July 2020	C386melb
Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), July 2020	C386melb
Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), July 2020	C386melb
Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), July 2020	C386melb
Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), July 2020	C386melb
Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), July 2020	C386melb
Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), July 2020	C386melb
Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), July 2020	C386melb
Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), July 2020	C386melb
Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), July 2020	C386melb

Name of document	Introduced by:
Former Factory Statement of Significance (203-207 King Street, Melbourne), July 2020	C386melb
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), July 2020	C386melb
Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), July 2020	C386melb
Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), July 2020	C386melb
Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), July 2020	C386melb
Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), July 2020	C386melb
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Hosie's Hotel Statment of Significance (1-5 Elizabeth Street, Melbourne), July 2020	C386melb
Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), July 2020	C386melb
Former Law institute House (382 Little Collins Street, Melbourne), July 2020	C386melb
Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), July 2020	C386melb
Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), July 2020	C386melb
Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), July 2020	C386melb
Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), July 2020	C386melb
Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), July 2020	C386melb
Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), July 2020	C386melb
Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), July 2020	C386melb
Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), July 2020	C386melb
Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), July 2020	C386melb
Former MLC Building Statement of Significance (303-317 Collins Street, Melbourne), July 2020	C386melb



Name of document	Introduced by:
Former Morris House Statement of Significance (114-122 Exhibition Street, Melbourne), July 2020	C386melb
Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), July 2020	C386melb
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), July 2020	C386melb
Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), July 2020	C386melb
Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), July 2020	C386melb
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1
Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne), July 2020	C386melb
Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), July 2020	C386melb
Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), July 2020	C386melb
Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), July 2020	C386melb
Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), July 2020	C386melb
Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), July 2020	C386melb
Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), July 2020	C386melb
Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), July 2020	C386melb
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), July 2020	C386melb
Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), July 2020	C386melb
Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), July 2020	C386melb
Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), July 2020	C386melb
Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane. Melbourne), July 2020	C386melb
Former Union House Statement of Significance (43-51 Queen Street, Melbourne), July 2020	C386melb
Former Universal House Statement of Significance (25 Elizabeth Street, Melbourne), July 2020	C386melb
Former Victoria Brewery site, East Melbourne – 'Tribeca' Redevelopment October 2003	C86
Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), July 2020	C386melb

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Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), July 2020	C386melb
Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), July 2020	C386melb
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
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Hamer Hall Redevelopment July 2010	C166
Harris Plane Tree Avenue Statement of Significance (Harris Street (between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and 141-157 Curzon Street, North Melbourne), July 2022	C403melb
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High wall signs - 766 Elizabeth Street, Carlton	NPS1
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Kensington Heritage Review Statements of Significance, March 2018	C324
Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), July 2020	C386melb
Little Lonsdale Street Precinct Statement of Significance, July 2020	C386melb
Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), July 2020	C386melb
Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), July 2020	C386melb
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
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Melbourne Arts Precinct Transformation Project, Phase One, January 2022	C356melb
Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020	C258
Melbourne Central redevelopment, March 2002 (Amended October 2019)	C344melb
Melbourne City Link Project – Advertising Sign Locations, November 2003	VC20
Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016	GC44
Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	C22
Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003.	C90
Melbourne Metro Rail Project Incorporated Document, May 2018	GC82
Melbourne Metro Rail Project – Infrastructure Protection Areas Incorporated Document, December 2016	GC45
Melbourne Park Redevelopment February 2014	C229
Melbourne Planning Scheme Incorporated Plan, June 2016, Melbourne Water Permit Exemptions to the Schedule to Clause 43.01 for the Moonee Ponds Creek (HO1092)	C207
Melbourne Recital Hall and MTC Theatre project , August 2005	C111
Mental Health Beds Expansion Program Incorporated Document, November 2020	GC176
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Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1
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Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
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Office building Statement of Significance (516-520 Collins Street, Melbourne), July 2020	C386melb
Offices Statement of Significance (422-424 Bourke Street, Melbourne), July 2020	C386melb

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One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Park Tower Statement of Significance (199-207 Spring Street, Melbourne), July 2020	C386melb
Peter Hall Building (formerly known as the Richard Berry Building) Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020	C305melb
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
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Punt Road Oval Redevelopment – Part Crown Allotment 21 14 at East Melbourne City of Melbourne Parish of Melbourne North, June 2022	C421melb
Rectangular Pitch Stadium Project: Olympic Park and Gosch's Paddock, Melbourne, August 2007	C130
Regional Rail Link Project Section 1 Incorporated Document, March 2015	GC26
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Royal Mail House Statement of Significance (253-267 Bourke Street, Melbourne), July 2020	C386melb
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Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Sanders and Levy Building Statement of Significance (149-153 Swanston Street, Melbourne), July 2020	C386melb
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Shops Statement of Significance (470-472 Little Lonsdale Street, Melbourne), July 2020	C386melb
Shop Statement of Significance (171 Bourke Street, Melbourne), July 2020	C386melb
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Shrine of Remembrance Signage, July 2021	C388melb
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Sky sign - 42 Clarendon Street, South Melbourne	NPS1
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Southgate Redevelopment Project, 3 Southgate Avenue, Southbank, September 2021	C390melb
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
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Swanston Street North Precinct Statement of Significance, July 2020	C386melb
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Swiss Club of Victoria Statement of Significance (87-89 Flinders Lane, Melbourne), July 2020	C386melb
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The Former Houston Building Statement of Significance (184-192 Queen Street, Melbourne), July 2020	C386melb
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Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
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Turnverein Hall Statement of Significance (30-34 La Trobe Street, Melbourne), July 2020	C386melb
University of Melbourne Bio 21 Project Parkville, November 2018	C342melb
University of Melbourne, University Square Campus, Carlton, November 1999	C17

Name of document	Introduced by:
Veterinary and Agricultural Sciences Building Statement of Significance (The University of Melbourne, Parkville), March 2022	C396melb
Victoria Club building Statement of Significance (131-141 Queen Street, Melbourne), July 2020	C386melb
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
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Wales Corner Statement of Significance (221-231 Collins Street, Melbourne), July 2020	C386melb
Warehouse Statement of significance (1-5 Coverlid Place, Melbourne), July 2020	C386melb
Warehouse statement of Significance (11-15 Duckboard Place, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (353 Exhibition Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (11A Highlander Lane, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (26-32 King Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (171-173 King Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (34-36 Little La Trobe Street, Melbourne), July 2020	C386melb
Warehouse Statement of Significance (27-29 Little Lonsdale Street, Melbourne), July 2020	C386melb
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Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6



# Melbourne Planning Scheme

## Incorporated Document

Heritage Places Inventory March 2022 (Amended  
July February 20223)

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

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## INTRODUCTION

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme which are categorised as 'significant' or 'contributory' are listed in this document. This document also indicates whether they are located in a significant streetscape.

Buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are 'non-contributory' if they are not:

- Categorised as 'significant' or 'contributory' in this document or another incorporated heritage document to the Melbourne Planning Scheme, or
- Graded in the *Heritage Places Inventory 2020 Part B* or another incorporated heritage document to the Melbourne Planning Scheme, or
- Contained in the *Central City Heritage Study Review 1993*.

The property listings are divided into the following geographical areas:

- Carlton and Carlton North;
- East Melbourne and Jolimont;
- Flemington and Kensington;
- Melbourne;
- North and West Melbourne;
- Parkville;
- Southbank, South Wharf and Docklands and Port Melbourne; and
- South Yarra.

Within each area individual properties are listed alphabetically by street name and numerically.

In addition to this document, further information regarding heritage buildings can be found in the relevant heritage study, statement of significance and/or "Building Identification Form".

The policies in the Melbourne Planning Scheme applied by the Responsible Authority when considering relevant planning permit applications are dependent on the particular building category and whether it is in a significant streetscape.

The building category and significant streetscape definitions are in the Melbourne Planning Scheme.

## NORTH AND WEST MELBOURNE

NORTH AND WEST MELBOURNE			
Street	Number	Building Category	Significant Streetscape
Abbotsford Street	36	Contributory	-
Abbotsford Street	38	Contributory	-
Abbotsford Street	40-44	Contributory	-
Abbotsford Street	46	Contributory	-
Abbotsford Street	48	Contributory	-
Abbotsford Street	50-54	Contributory	-
Abbotsford Street	64-66	Contributory	-
Abbotsford Street	68	Contributory	-
Abbotsford Street	70-72	Contributory	-
Abbotsford Street	86	Contributory	-
Abbotsford Street	88	Contributory	-
Abbotsford Street	90	Contributory	-
Abbotsford Street	92	Contributory	-
Abbotsford Street	94	Contributory	-
Abbotsford Street	136	Contributory	-
Abbotsford Street	138	Contributory	-
Abbotsford Street	140	Contributory	-
Abbotsford Street	144-148	Contributory	-
Abbotsford Street	150-154	Contributory	-
Abbotsford Street	156-158	Contributory	-
Abbotsford Street	160	Contributory	-
Abbotsford Street	180	Contributory	-
Abbotsford Street	182	Contributory	-
Abbotsford Street	184	Contributory	-
Abbotsford Street	186	Contributory	-
Abbotsford Street	260-274	<del>Contributory</del> Significant	-
Abbotsford Street	Part 302-326 (relates to Harris Street Plane Tree Avenue)	Significant	-
Abbotsford Street	440	Contributory	-
Abbotsford Street	442	Contributory	-
Abbotsford Street	450	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Abbotsford Street	452	Contributory	-
Abbotsford Street	458	Contributory	-
Abbotsford Street	460	Contributory	-
Abbotsford Street	480-482	Significant	-
Abbotsford Street	484	Significant	-
Abbotsford Street	486	Significant	-
Abbotsford Street	488	Significant	-
Abbotsford Street	490	Significant	-
Abbotsford Street	492	Significant	-
Abbotsford Street	494	Significant	-
Abbotsford Street	496	Significant	-
Abbotsford Street	498	Significant	-
Abbotsford Street	17-37	Significant	-
Abbotsford Street	500	Significant	-
Abbotsford Street	135-141	Significant	-
Abbotsford Street	163-165	Contributory	-
Abbotsford Street	167	Contributory	-
Abbotsford Street	169	Contributory	-
Abbotsford Street	171-173	Contributory	-
Abbotsford Street	179	Contributory	-
Abbotsford Street	181	Contributory	-
Abbotsford Street	187-201	Significant	-
Abbotsford Street	225	Contributory	-
Abbotsford Street	231	<del>Contributory</del> Significant	-
Abbotsford Street	235	<del>Contributory</del> Significant	-
Abbotsford Street	237	Contributory	-
Abbotsford Street	239	Contributory	-
Abbotsford Street	241	Contributory	-
Abbotsford Street	243	Contributory	-
Abbotsford Street	245	<del>Contributory</del> Significant	-
<del>Abbotsford Street</del>	<del>249</del>	<del>Contributory</del>	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Abbotsford Street	251	<del>Contributory</del> Significant	-
Abbotsford Street	253	Significant	-
Abbotsford Street	255	Significant	-
Abbotsford Street	257	Significant	-
Abbotsford Street	259	Significant	-
<del>Abbotsford Street</del>	<del>265-267</del>	<del>Contributory</del>	-
Abbotsford Street	393	Significant	-
Abbotsford Street	395	Significant	-
Abbotsford Street	397	Contributory	-
Abbotsford Street	399-401	Contributory	-
Abbotsford Street	403-405	Contributory	-
Abbotsford Street	407-409	Significant	-
Abbotsford Street	433-435	Significant	-
Abbotsford Street	437-439	Contributory	-
Abbotsford Street	441	Contributory	-
Abbotsford Street	443	Contributory	-
Abbotsford Street	445-447	<del>Contributory</del> Significant	-
Abbotsford Street	449-451	Contributory	-
Abbotsford Street	453	Contributory	-
Abbotsford Street	455	Contributory	-
Abbotsford Street	457	Contributory	-
Abbotsford Street	459	Contributory	-
Abbotsford Street	461-463	Contributory	-
Abbotsford Street	465	Contributory	-
Abbotsford Street	467	Contributory	-
Abbotsford Street	469-475	Contributory	-
Abbotsford Street	483	Contributory	-
Abbotsford Street	485	Contributory	-
Abbotsford Street	487	Contributory	-
Abbotsford Street	489	Contributory	-
Abbotsford Street	491	Contributory	-
Abbotsford Street	493	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Abbotsford Street	495	Contributory	-
Abbotsford Street	497	Contributory	-
Abbotsford Street	499	Contributory	-
Abbotsford Street	501	Contributory	-
Abbotsford Street	503	Contributory	-
Abbotsford Street	505-513	Significant	-
Abbotsford Street	515-517	Contributory	-
Abbotsford Street	519-521	Significant	-
Abbotsford Street	523	Contributory	-
Abbotsford Street	525	Contributory	-
Adderley Street	136	Significant	-
Adderley Street	162-164	Significant	-
Adderley Street	218	Significant	-
Adderley Street	218A	Significant	-
Adderley Street	220	Significant	-
Adderley Street	222	Contributory	-
Adderley Street	224	Contributory	-
Adderley Street	226	Contributory	-
Adderley Street	228	Contributory	-
Adderley Street	230	Contributory	-
Adderley Street	232-234	Contributory	-
Adderley Street	250	Contributory	-
Adderley Street	252	Contributory	-
Adderley Street	254	Contributory	-
Adderley Street	169-171	Significant	-
Adderley Street	173-175	Significant	-
Adderley Street	177	Significant	-
Adderley Street	179-183	Significant	-
Adderley Street	191	Significant	-
Adderley Street	193	Contributory	-
Adderley Street	195	Significant	-
Adderley Street	197	Contributory	-
Adderley Street	199	Contributory	-
Adderley Street	201	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Adderley Street	217	Contributory	-
Adderley Street	219	Contributory	-
Adderley Street	221	Contributory	-
Adderley Street	223	Contributory	-
Adderley Street	229	Contributory	-
Adderley Street	233	Contributory	-
Adderley Street	235	Contributory	-
Adderley Street	257	Contributory	-
Adderley Street	259	Contributory	-
Adderley Street	261	Contributory	-
Adderley Street	263	Significant	-
Adderley Street	279	Significant	-
Alfred Street	6	Significant	-
Alfred Street	8	Contributory	-
Alfred Street	10	Contributory	-
Alfred Street	12	Contributory	-
Alfred Street	14	Contributory	-
Alfred Street	16	Contributory	-
Alfred Street	18	Contributory	-
Alfred Street	20	Contributory	-
Alfred Street	22	Contributory	-
Alfred Street	24	Contributory	-
Alfred Street	26	Contributory	-
Alfred Street	28	Contributory	-
Alfred Street	30	Contributory	-
Alfred Street	38	Contributory	-
Alfred Street	40	Contributory	-
Alfred Street	42	Contributory	-
Alfred Street	44	Contributory	-
Alfred Street	48	Contributory	-
Alfred Street	59-101 part	Significant	-
Anderson Street	6-8	Significant	-
Anderson Street	10	Significant	-
Anderson Street	12	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Anderson Street	3-5	Significant	Significant
Anderson Street	11	Significant	Significant
Arden Street	4	Significant	-
Arden Street	6	Significant	-
Arden Street	8	Significant	-
Arden Street	10	Significant	-
Arden Street	12	Significant	-
Arden Street	14	Contributory	-
Arden Street	16	Contributory	-
Arden Street	18	Contributory	-
Arden Street	20	Contributory	-
Arden Street	22	Contributory	-
Arden Street	24	Contributory	-
Arden Street	34	Contributory	-
Arden Street	36	Contributory	-
Arden Street	38	Contributory	-
Arden Street	40	Contributory	-
Arden Street	42	Contributory	-
Arden Street	44	Contributory	-
Arden Street	46	Contributory	-
Arden Street	48	Contributory	-
Arden Street	50	Contributory	-
Arden Street	52	Contributory	-
Arden Street	54	Contributory	-
Arden Street	56	Contributory	-
Arden Street	58	Contributory	-
Arden Street	60	Contributory	-
Arden Street	62-64	Contributory	-
Arden Street	68-74	Significant	-
Arden Street	86-88	Contributory	-
Arden Street	162-168	Contributory	-
Arden Street	192-200	Contributory	-
Arden Street	204-206 (Arden Street Oval)	Significant	-
Arden Street	208-290 (pepper tree row)	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Arden Street	17-19	Contributory	-
Arden Street	23A	Contributory	-
Arden Street	25	Contributory	-
Arden Street	25A	Contributory	-
Arden Street	27	Contributory	-
Arden Street	29	Contributory	-
Arden Street	31	Contributory	-
Arden Street	45	Contributory	-
Arden Street	47	Contributory	-
Arden Street	49	Contributory	-
Arden Street	55	Contributory	-
Arden Street	57	Contributory	-
Arden Street	115	Contributory	-
Arden Street	117	Contributory	-
Atkin Street	2	Contributory	-
Avis Lane	1-7	Contributory	-
Baillie Street	6	Contributory	-
Baillie Street	8	Contributory	-
Baillie Street	10	Contributory	-
Baillie Street	12	Contributory	-
Baillie Street	14	Contributory	-
Baillie Street	16	Contributory	-
Baillie Street	42-46	Contributory	-
Baillie Street	48-50	Contributory	-
Baillie Street	52-56	Contributory	-
Baillie Street	15	Contributory	-
Baillie Street	17	Contributory	-
Baillie Street	19	Contributory	-
Baillie Street	21	Contributory	-
Baillie Street	23	Contributory	-
Baillie Street	25-27	Contributory	-
Baillie Street	41	Contributory	-
Baillie Street	43	Contributory	-
Baillie Street	49	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Baillie Street	51	Contributory	-
Baillie Street	53	Contributory	-
Baillie Street	55	Significant	-
Baillie Street	57	Contributory	-
Batman Street	2-24	Significant	-
Batman Street	40	Significant	-
Batman Street	100-154	Significant	-
Batman Street	33-43	Significant	-
Batman Street	45-47	Contributory	-
Batman Street	55-67	Significant	-
Batman Street	83-113	Significant	-
Batman Street	115	Contributory	-
Batman Street	135	Contributory	-
Bendigo Street	24-26	Contributory	-
Bendigo Street	1	Contributory	-
Bendigo Street	11-13	Significant	-
Blackwood Street	13-15	Significant	-
Boughton Place	15-21 (Melbourne Electricity Supply sub-station)	Contributory	-
Boundary Road	2	Significant	-
Boundary Road	172	Contributory	-
Boundary Road	174	Contributory	-
Boundary Road	176	Contributory	-
Boundary Road	178	Contributory	-
Boundary Road	182	Contributory	-
Boundary Road	184	Contributory	-
Boundary Road	186	Contributory	-
Boundary Road	206	Contributory	-
Boundary Road	208	Contributory	-
Boundary Road	210-212	Contributory	-
Boundary Road	211	Significant	-
Brougham Street	4-18 (Original school building c1918 including front and rear wings)	Significant	-
Brougham Street	32	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Brougham Street	34	Contributory	-
Brougham Street	36	Contributory	-
Brougham Street	38	Contributory	-
Brougham Street	40	Contributory	-
Brougham Street	40A	Contributory	-
Brougham Street	46	Contributory	-
Brougham Street	48	Contributory	-
Brougham Street	1	Contributory	-
Brougham Street	3	Contributory	-
Brougham Street	5	Contributory	-
Brougham Street	7	Contributory	-
Brougham Street	9-21, includes:		
	<ul style="list-style-type: none"> <li>17 Brougham Street (Former Uniting Church)</li> </ul>	Significant	-
Brougham Street	31-33	Contributory	-
Brougham Street	35	Significant	-
Brougham Street	37	Significant	-
Brougham Street	39	Significant	-
Brougham Street	41	Contributory	-
Brougham Street	47	Significant	-
Brougham Street	55	Contributory	-
Brougham Street	57	Contributory	-
Brougham Street	59	Contributory	-
Brougham Street	59A	Contributory	-
Brougham Street	61	Contributory	-
Buncle Street	49-53	Significant	-
Buncle Street	99	Contributory	-
Byron Street	2	Significant	-
Byron Street	11	Contributory	-
Byron Street	13	Contributory	-
Byron Street	55-57	Contributory	-
Canning Street	6	Contributory	-
Canning Street	8	Contributory Significant	-

NORTH AND WEST MELBOURNE			
Street	Number	Building Category	Significant Streetscape
<del>Canning Street</del>	<del>10</del>	<del>Significant</del>	<del>-</del>
Canning Street	14	Contributory	-
Canning Street	16	<del>Contributory</del> Significant	-
Canning Street	18	Contributory	-
Canning Street	30	Contributory	-
Canning Street	32	Contributory	-
Canning Street	34	Contributory	-
Canning Street	36	Contributory	-
Canning Street	38	Contributory	-
Canning Street	40	Contributory	-
Canning Street	42	Contributory	-
Canning Street	44	Contributory	-
Canning Street	46	Contributory	-
Canning Street	1-7	Contributory	-
Canning Street	9	Contributory	-
Canning Street	11	Contributory	-
Canning Street	13	Contributory	-
Canning Street	15	Contributory	-
Canning Street	19	Contributory	Significant
Canning Street	21	Contributory	Significant
Canning Street	23	Significant	Significant
Canning Street	25	Significant	Significant
Canning Street	27	Significant	Significant
Canning Street	29	Significant	Significant
Canning Street	31	Significant	Significant
Canning Street	33	Significant	Significant
Canning Street	35-37, includes:	<del>Significant</del>	-
	<ul style="list-style-type: none"> <li>Ukrainian Catholic Cathedral</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>387 Dryburgh Street</li> </ul>	Contributory	-
Canning Street	39	Contributory	-
Canning Street	41	Contributory	-
Canning Street	47	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Canning Street	49	Contributory	-
Canning Street	51	Contributory	-
Canning Street	53-55	Contributory	-
Canning Street	57	Significant	-
Canning Street	59	Significant	-
Canning Street	61	Significant	-
Canning Street	63	Significant	-
Canning Street	65	Significant	-
Capel Street	16	Significant	Significant
Capel Street	18	Significant	Significant
Capel Street	20	Significant	Significant
Capel Street	22	Significant	Significant
Capel Street	24	Significant	Significant
Capel Street	26	Significant	Significant
Capel Street	32-34	Significant	Significant
Capel Street	36	Significant	-
Capel Street	38	Contributory	-
Capel Street	40-60	Significant	-
Capel Street	62	Significant	-
Capel Street	64	Significant	-
Capel Street	80-86	Significant	-
Capel Street	80-86 (2 X Elm Street Trees)	Significant	-
Capel Street	120	Contributory	Significant
Capel Street	122	Significant	Significant
Capel Street	124	Significant	Significant
Capel Street	126	Significant	Significant
Capel Street	128	Significant	Significant
Capel Street	130-134	Significant	Significant
Capel Street	136	Significant	Significant
Capel Street	138	Significant	Significant
Capel Street	144	Contributory	Significant
Capel Street	146	Contributory	Significant
Capel Street	148	Contributory	Significant
Capel Street	150	Significant	Significant

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Capel Street	152	Significant	Significant
Capel Street	154	Contributory	Significant
Capel Street	156	Significant	Significant
Capel Street	158	Significant	Significant
Capel Street	160	Contributory	Significant
Capel Street	162	Significant	Significant
Capel Street	198	Contributory	-
Capel Street	202	Contributory	-
Capel Street	204	Significant	-
Capel Street	206	Significant	-
Capel Street	55	Contributory	-
Capel Street	57	Contributory	-
Capel Street	59	Contributory	-
Capel Street	61	Contributory	-
Capel Street	63	Contributory	-
Capel Street	65	Contributory	-
Capel Street	81	Significant	-
Capel Street	83	Significant	-
Capel Street	83 A	Significant	-
Capel Street	87	Contributory	-
Carroll Street	4	Contributory	Significant
Carroll Street	6	Contributory	Significant
Carroll Street	8	Contributory	Significant
Carroll Street	10	Contributory	Significant
Carroll Street	12	Contributory	Significant
Carroll Street	14	Contributory	Significant
Carroll Street	16	Contributory	Significant
Carroll Street	18	Contributory	Significant
Carroll Street	20	Contributory	Significant
Carroll Street	22	Contributory	Significant
Carroll Street	24	Contributory	Significant
Carroll Street	26	Contributory	Significant
Carroll Street	28	Contributory	Significant
Carroll Street	30	Contributory	Significant

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Carroll Street	32	Contributory	Significant-
Carroll Street	34	Contributory	Significant-
Carroll Street	36-38	Contributory	Significant-
Carroll Street	1	Contributory	Significant-
Carroll Street	3	Significant	Significant-
Carroll Street	5	Significant	Significant-
Carroll Street	7-9	Significant	Significant-
Carroll Street	11	Contributory	Significant-
Carroll Street	13	Contributory	Significant-
Carroll Street	15	Contributory	Significant
Carroll Street	17-19	Contributory	Significant
Carroll Street	21	Contributory	Significant
Carroll Street	23	Contributory	Significant
Carroll Street	25	Contributory	Significant
Carroll Street	27	Contributory	Significant
Carroll Street	29	Contributory	Significant
Carroll Street	31	Contributory	Significant
Carroll Street	33	Contributory	Significant
Chapman Street	2	Contributory	-
Chapman Street	2A	Contributory	-
Chapman Street	4	Contributory	-
Chapman Street	6	Contributory	-
Chapman Street	8	Contributory	-
Chapman Street	20	Contributory	-
Chapman Street	22	Contributory	-
Chapman Street	24	Contributory	-
Chapman Street	26	Contributory	-
Chapman Street	28	Contributory	-
Chapman Street	30	Significant	-
Chapman Street	32	Significant	-
Chapman Street	34	Significant	-
Chapman Street	36	Contributory	-
Chapman Street	64	Contributory	-
Chapman Street	66	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Chapman Street	74	Contributory	-
Chapman Street	74A	Contributory	-
Chapman Street	82	Contributory	-
Chapman Street	82A	Contributory	-
Chapman Street	84	Contributory	-
Chapman Street	86	Contributory	-
Chapman Street	88	Contributory	-
Chapman Street	90	Contributory	-
Chapman Street	92	Contributory	-
Chapman Street	94	Contributory	-
Chapman Street	96	Contributory	-
Chapman Street	98	Contributory	-
Chapman Street	1	Contributory	-
Chapman Street	3	Contributory	-
Chapman Street	5	Contributory	-
Chapman Street	7	Contributory	-
Chapman Street	9	Contributory	-
Chapman Street	11	Contributory	-
Chapman Street	13	Contributory	-
Chapman Street	15	Contributory	-
Chapman Street	17	Significant	-
Chapman Street	23-27	Contributory	-
Chapman Street	29	Contributory	-
Chapman Street	31	Contributory	-
Chapman Street	33	Contributory	-
Chapman Street	35	Contributory	-
Chapman Street	37	Contributory	-
Chapman Street	39	Contributory	-
Chapman Street	41	Contributory	-
Chapman Street	43	Contributory	-
Chapman Street	45	Contributory	-
Chapman Street	47	Contributory	-
Chapman Street	49	Contributory	-
Chapman Street	51	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Chapman Street	53	Contributory	-
Chapman Street	55	Contributory	-
Chapman Street	57	Contributory	-
Chapman Street	59-63	Contributory	-
Chapman Street	65	Contributory	-
Chapman Street	67	Significant	-
Chapman Street	69	Contributory	-
Chapman Street	71	Contributory	-
Chapman Street	73	Contributory	-
Chapman Street	75	Contributory	-
Chapman Street	89	Contributory	-
Chapman Street	91	Contributory	-
Chapman Street	93	Contributory	-
Chapman Street	95	Significant	-
Chapman Street	97	Significant	-
Chapman Street	99	Contributory	-
Chapman Street	101	Contributory	-
Chapman Street	103-107	Contributory	-
Chapman Street	109	Contributory	-
Chapman Street	111-115	Significant	-
Chetwynd Street	12	Significant	-
Chetwynd Street	14	Significant	-
Chetwynd Street	16	Significant	-
Chetwynd Street	18	Significant	-
Chetwynd Street	20	Significant	-
Chetwynd Street	22	Contributory	-
Chetwynd Street	44	Significant	-
Chetwynd Street	62	Significant	-
Chetwynd Street	64	Significant	-
Chetwynd Street	66	Significant	-
Chetwynd Street	118	Significant	-
Chetwynd Street	120	Significant	-
Chetwynd Street	122	Significant	-
Chetwynd Street	140	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Chetwynd Street	142	Contributory	-
Chetwynd Street	172-174	Significant	-
Chetwynd Street	176	Significant	-Significant
Chetwynd Street	198	Significant	-
Chetwynd Street	200	Significant	-
Chetwynd Street	234-236	Contributory	-
Chetwynd Street	202	Contributory	-
Chetwynd Street	204-208	Contributory	-
Chetwynd Street	1-3	Significant	Significant
Chetwynd Street	5	Contributory	Significant
Chetwynd Street	7	Contributory	Significant
Chetwynd Street	9	Significant	Significant
Chetwynd Street	15-19	Significant	-
Chetwynd Street	21	Contributory	-
Chetwynd Street	23	Contributory	-
Chetwynd Street	25	Contributory	-
Chetwynd Street	47-51	Significant	-
Chetwynd Street	55-57	Contributory	-
Chetwynd Street	59	Contributory	-
Chetwynd Street	61	Significant	-
Chetwynd Street	63	Significant	-
Chetwynd Street	65	Contributory	-
Chetwynd Street	71	Contributory	-
Chetwynd Street	73	Contributory	-
Chetwynd Street	85	Contributory	-
Chetwynd Street	87-91	Significant	-
Chetwynd Street	97	Contributory	-
Chetwynd Street	99	Contributory	-
Chetwynd Street	147-149	Significant	-
Chetwynd Street	151	Contributory	-
Chetwynd Street	153	Contributory	-
Chetwynd Street	155-157	Significant	-
Chetwynd Street	165	Contributory Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Chetwynd Street	169	Significant	-
Chetwynd Street	171	Significant	-
Cobden Street	9	Contributory	-
Cobden Street	11	Contributory	-
Cobden Street	13-15	Contributory	-
Cobden Street	29	Contributory	-
Cobden Street	31	Contributory	-
Cobden Street	33	Contributory	-
Cobden Street	35	Contributory	-
Cobden Street	41-43	Significant	-
Courtney Street	4	Significant	-
Courtney Street	30-32	Significant	-
Courtney Street	34	Significant	-
Courtney Street	36-54 (Meat Market Art Centre)	Significant	-
Courtney Street	56-58	Significant	-
Courtney Street	64	Significant	-
Courtney Street	7-9	Significant	-
Courtney Street	47	Contributory	-
Courtney Street	49-53	Contributory	-
Courtney Street	55	Contributory	-
Courtney Street	Unit 1, 57	Contributory	-
Courtney Street	Unit 2, 57	Contributory	-
Courtney Street	59	Contributory	-
Courtney Street	61	Contributory	-
Courtney Street	63	Contributory	-
Courtney Street	65	Contributory	-
Courtney Street	67	Significant	-
Courtney Street	69	Significant	-
Courtney Street	71	Significant	-
Courtney Street	73	Significant	-
Courtney Street	75	Significant	-
Courtney Street	81	Contributory	-
Courtney Street	83	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Courtney Street	85	Contributory	-
Courtney Street	87	Contributory	-
Courtney Street	89	Contributory	-
Courtney Street	91	Contributory	-
Courtney Street	93	Contributory	-
Courtney Street	95	Contributory	-
Courtney Street	101	Significant	-
Courtney Street	103	Significant	-
Curran Place	1-3	Contributory	-
Curran Street	2	Contributory	-
Curran Street	2A	<del>Contributory</del> Significant	-
Curran Street	4	Contributory	-
Curran Street	6	Contributory	-
Curran Street	8	Contributory	-
Curran Street	10	Contributory	-
Curran Street	12	Contributory	-
Curran Street	14	Contributory	-
Curran Street	16	Contributory	-
Curran Street	18	Contributory	-
Curran Street	20	Contributory	-
Curran Street	22	Contributory	-
Curran Street	24	Contributory	-
Curran Street	26	Contributory	-
Curran Street	28	Contributory	-
Curran Street	30	Contributory	-
Curran Street	32	Contributory	-
Curran Street	44	Contributory	-
Curran Street	46	Contributory	-
Curran Street	52	Contributory	-
Curran Street	54	Contributory	-
Curran Street	56	Contributory	-
Curran Street	1	Contributory	-
Curran Street	3	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Curran Street	9	Contributory	-
Curran Street	11	Contributory	-
Curran Street	13	Contributory	-
Curran Street	15	Contributory	-
Curran Street	17	Contributory	-
Curran Street	19	Contributory	-
Curran Street	21	Contributory	-
Curran Street	23	Contributory	-
Curran Street	27-29	Contributory	-
Curran Street (St. Aloysius School/College)	31-55, includes:	Significant	-
	<ul style="list-style-type: none"> <li>Original convent building 1891</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>Chapel 1925</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>Original High School Building 1903</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>1940 school building</li> </ul>	Contributory	-
Curzon Street	8	Contributory	-
Curzon Street	10	Contributory	-
Curzon Street	12	Contributory	-
Curzon Street	14	Contributory	-
Curzon Street	16-20	Contributory	-
Curzon Street	22-24	Contributory	-
Curzon Street	38	Contributory	-
Curzon Street	40	Contributory	-
Curzon Street	42	Contributory	-
Curzon Street	70	Contributory	-
Curzon Street	72	Contributory	-
Curzon Street	74-76	Contributory	-
Curzon Street	78-80	Significant	-
Curzon Street	82	Contributory	-
Curzon Street	84	Contributory	-
Curzon Street	100-110	Significant	-
Curzon Street	116-120	Contributory	-
Curzon Street	126	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Curzon Street	128	Contributory	-
Curzon Street	130	Contributory	-
Curzon Street	132	Contributory	-
Curzon Street	132A	Contributory	-
Curzon Street	134	Contributory	-
Curzon Street	138	Contributory	-
Curzon Street	140	Contributory	-
Curzon Street	142	Contributory	-
Curzon Street	144	Contributory	-
Curzon Street	146	Contributory	-
Curzon Street	150	Contributory	-
Curzon Street	152	Contributory	-
Curzon Street	154	Contributory	-
Curzon Street	156	Contributory	-
Curzon Street	158	Contributory	-
Curzon Street	1	Significant	-
Curzon Street	3	Contributory	-
Curzon Street	5	Contributory	-
Curzon Street	7	Contributory	-
Curzon Street	15	Contributory	-
Curzon Street	17	Contributory	-
Curzon Street	19	Contributory	-
Curzon Street	21	Contributory	-
Curzon Street	23	Contributory	-
Curzon Street	35	Contributory	-
Curzon Street	37	Contributory	-
Curzon Street	39	Contributory	-
Curzon Street	41	Contributory	-
Curzon Street	43	Contributory	-
Curzon Street	45	Contributory	-
Curzon Street	47	Contributory	-
Curzon Street	49-61	Significant	-
Curzon Street	85-87	Contributory	-
Curzon Street	95-97	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Curzon Street	Part 141-157 (relates to Harris Street Plane Tree Avenue)	Significant	-
Curzon Street	171-173	Significant	-
Donovans Lane	13-15	Contributory	-
Dryburgh Street	38	Significant	-
Dryburgh Street	40	Contributory	-
Dryburgh Street	44	Contributory	-
Dryburgh Street	46	Contributory	-
Dryburgh Street	48	Contributory	-
Dryburgh Street	50	Contributory	-
Dryburgh Street	112	Contributory	-
Dryburgh Street	114	Contributory	-
Dryburgh Street	116	Contributory	-
Dryburgh Street	118	Contributory	-
Dryburgh Street	136	Contributory	-
Dryburgh Street	138	Contributory	-
Dryburgh Street	234	Contributory	-
Dryburgh Street	236	Contributory	-
Dryburgh Street	370-372 ( <del>rear</del> )	Contributory	-
Dryburgh Street	402	Contributory	-
Dryburgh Street	404	Contributory	-
Dryburgh Street	406-408	Contributory	-
Dryburgh Street	410	Contributory	-
Dryburgh Street	412	Contributory	-
Dryburgh Street	414	Contributory	-
Dryburgh Street	416-418	Contributory	-
Dryburgh Street	420	Contributory	-
Dryburgh Street	422	Contributory	-
Dryburgh Street	424	Contributory	-
Dryburgh Street	426	Contributory	-
Dryburgh Street	428	Contributory	-
Dryburgh Street	430	Significant	-
Dryburgh Street	432	Significant	-
Dryburgh Street	434	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Dryburgh Street	438-444	Significant	-
Dryburgh Street	450	Contributory	-
Dryburgh Street	452	Contributory	-
Dryburgh Street	454	Contributory	-
Dryburgh Street	456-474	Significant	-
Dryburgh Street	492	Contributory	-
Dryburgh Street	494	Contributory	-
Dryburgh Street	500	Contributory	-
Dryburgh Street	502	Contributory	-
Dryburgh Street	504	Contributory	-
Dryburgh Street	95	Contributory	-
Dryburgh Street	97	Contributory	-
Dryburgh Street	99-101	Contributory	-
Dryburgh Street	103	Contributory	-
Dryburgh Street	119	Contributory	-
Dryburgh Street	121	Contributory	-
Dryburgh Street	123	Contributory	-
Dryburgh Street	125	Significant	-
Dryburgh Street	129	Contributory	-
Dryburgh Street	131	Contributory	-
Dryburgh Street	133	Contributory	-
Dryburgh Street	135	Contributory	-
Dryburgh Street	137	Contributory	-
Dryburgh Street	139	Significant	-
Dryburgh Street	141	Significant	-
Dryburgh Street	143	Contributory	-
Dryburgh Street	147	Significant	-
Dryburgh Street	149	Significant	-
Dryburgh Street	151	Contributory	-
Dryburgh Street	153	Contributory	-
Dryburgh Street	155-157	Significant	-
Dryburgh Street	159-161	Contributory	-
Dryburgh Street	163-165	Contributory	-
Dryburgh Street	167	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Dryburgh Street	211	Contributory	-
Dryburgh Street	213-215	Significant	-
Dryburgh Street	217-219	Contributory	-
Dryburgh Street	221-227	Contributory	-
Dryburgh Street	229	Significant	-
Dryburgh Street	231	Significant	-
Dryburgh Street	233-239	Contributory	-
Dryburgh Street (Gardiner reserve and substation)	<del>273</del> 387-315	Significant	-
Dryburgh Street	341-353	Contributory	-
Dryburgh Street	355-357	Contributory	-
Dryburgh Street	359	Contributory	-
Dryburgh Street	361	Significant	-
<del>Dryburgh Street</del>	<del>365</del>	<del>Contributory</del>	-
Dryburgh Street	367	Contributory	-
Dryburgh Street	369-371	Contributory	-
Dryburgh Street	373-375	Contributory	-
Dryburgh Street	377-379	Contributory	-
Dryburgh Street	381	Contributory	-
Dryburgh Street	383	Contributory	-
Dryburgh Street	385	Contributory	-
Dryburgh Street	387	Contributory	-
Dryburgh Street	407	Significant	-
Dryburgh Street	409	Significant	-
Dryburgh Street	411	<del>Contributory</del> Significant	-
Dryburgh Street	413	Contributory	-
Dryburgh Street	423	Contributory	-
Dryburgh Street	425	Contributory	-
Dryburgh Street	431	Contributory	-
Dryburgh Street	433-435	Contributory	-
Dryburgh Street	437-439	Contributory	-
Dryburgh Street	443-445	Significant	-
Dryburgh Street	447	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Dryburgh Street	449	Contributory	-
Dryburgh Street	451	Contributory	-
Dryburgh Street	453	Contributory	-
Dryburgh Street	455	Contributory	-
Dryburgh Street	457	Contributory	-
Dryburgh Street	459	Contributory	-
Dryburgh Street	461	Contributory	-
Dryburgh Street	463	Contributory	-
Dryburgh Street	465	Contributory	-
Dryburgh Street	473	Contributory	-
Dryburgh Street	475-477	Contributory	-
Dryburgh Street	479-481	Contributory	-
Dryburgh Street	485	Significant	Significant
Dryburgh Street	487	Significant	Significant
Dryburgh Street	489-491	-	Significant
Dryburgh Street	493-495	Significant	Significant
Dryburgh Street	497-499	Significant	Significant
Dryburgh Street	501-503	Significant	Significant
Dryburgh Street	505-507	Contributory	Significant
Dryburgh Street	509	Contributory	Significant
Dryburgh Street	511	Contributory	Significant
Dryburgh Street	513	Significant	Significant
Dryburgh Street	515	Significant	Significant
Dryburgh Street	517	Significant	Significant
Dryburgh Street	519-521	Significant	Significant
Dudley Street	2	Significant	-
Dudley Street	38-40	Significant	-
Dudley Street	50	Contributory	-
Dudley Street	52-54	Contributory	-
Dudley Street	56	Contributory	-
Dudley Street	58	Significant	-
Dudley Street	60	Significant	-
Dudley Street	62	Significant	-
Dudley Street	64	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Dudley Street	70	Significant	-
Dudley Street	72	Significant	-
Dudley Street	74	Significant	-
Dudley Street	76	Significant	-
Dudley Street	300	Significant	-
Dudley Street	3	Contributory	-
Dudley Street	27-31	Significant	-
Dynon Road	Dynon Road Bridge over Moonee Ponds Creek	Significant	-
Eades Place	2	Contributory	Significant
Eades Place	4	Contributory	Significant
Eades Place	6	Contributory	Significant
Eades Place	8-10	Significant	Significant
Eades Place	12	Contributory	Significant
Eades Place	14	Contributory	Significant
Eades Place	16	Contributory	Significant
Eades Place	18	Contributory	Significant
Eades Place	20	Contributory	Significant
Eades Place	22	Significant	Significant
Eades Place	24	Contributory	Significant
Eades Place	26	Contributory	Significant
Eades Place	28	Significant	Significant
Eades Place	30	Significant	Significant
Eades Place	32	Significant	Significant
Eades Place	34	Significant	Significant
Eades Place	36	Significant	Significant
Eades Place	38-40	Significant	Significant
Eades Place	Primary School	Significant	Significant
Elm Street	2-22	Significant	-
Elm Street	52	Contributory	-
Elm Street	54	Contributory	-
Elm Street	56	Contributory	-
Elm Street	58	Contributory	-
Elm Street	60	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Elm Street	62	Contributory	-
Elm Street	64	Contributory	-
Elm Street	68	Contributory	-
Elm Street	70	Contributory	-
Elm Street	1	Contributory	-
Elm Street	3	Contributory	-
Elm Street	9-11	Contributory	-
Elm Street	13-15	Contributory	-
Elm Street	17	Contributory	-
Elm Street	19	Contributory	-
Elm Street	21	Contributory	-
Elm Street	23	Contributory	-
Elm Street	27-29	Contributory	-
Elm Street	31	Contributory	-
Elm Street	33	Contributory	-
Elm Street	35	Contributory	-
Errol Place	3	Significant	-
Errol Street	8	Contributory	Significant
Errol Street	10-14	Contributory	Significant
Errol Street	16-18	Contributory	Significant
Errol Street	20-26	Significant	Significant
Errol Street	28-30	Contributory	Significant
Errol Street	32	Contributory	Significant
Errol Street	34	Contributory	Significant
Errol Street	36-42	Contributory	Significant
Errol Street	44-50	Significant	Significant
Errol Street	52-68	Significant	Significant
Errol Street	86-90	Significant	-
Errol Street	92	Contributory	-
Errol Street	94-96	Significant	-
Errol Street	98	Contributory	-
Errol Street	100-102	Contributory	-
Errol Street	104-108	Contributory	-
Errol Street	110-114, includes:		

NORTH AND WEST MELBOURNE			
Street	Number	Building Category	Significant Streetscape
	<ul style="list-style-type: none"> <li>15 Bendigo Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>110-114 Errol Street</li> </ul>	Contributory	-
Errol Street	116-118	Significant	-
Errol Street	126	Contributory	-
Errol Street	128	Contributory	-
Errol Street	144-146	Contributory	-
Errol Street	148-150	Contributory	-
Errol Street	152	Contributory	-
Errol Street	154	Contributory	-
Errol Street	156	Significant	-
Errol Street	158	Significant	-
Errol Street	160	Significant	-
Errol Street	162-164	Significant	-
Errol Street	168	Contributory	-
Errol Street	170-172	Significant	-
Errol Street	174	Significant	-
Errol Street	176	Significant	-
Errol Street	178	Significant	-
Errol Street	180	Significant	-
Errol Street	182	Significant	-
Errol Street	196-198, includes:		
	<ul style="list-style-type: none"> <li>Substation</li> </ul>	Contributory	-
Errol Street	<del>210 (North Melbourne Primary School)</del> 200-214	Significant	-
Errol Street	220-224	Significant	-
Errol Street	226-228	Contributory	-
Errol Street	230	Contributory	-
Errol Street	232	Contributory	-
Errol Street	234	Contributory	-
Errol Street	236	Contributory	-
Errol Street	238	Contributory	-
Errol Street	240	Contributory	-
Errol Street	242-244	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Errol Street	246	Contributory	-
Errol Street	248	Contributory	-
Errol Street	250-252	Significant	-
Errol Street	1-5	Significant	Significant
Errol Street	7	Significant	Significant
Errol Street	9	Significant	Significant
Errol Street	11	Significant	Significant
Errol Street	13-15	Significant	Significant
Errol Street	19-23	Significant	Significant
Errol Street	25	Contributory	Significant
Errol Street	27	Contributory	Significant
Errol Street	29	Contributory	Significant
Errol Street	31	Contributory	Significant
Errol Street	33	Significant	Significant
Errol Street	37	-	Significant
Errol Street	39	Contributory	Significant
Errol Street	41	Significant	Significant
Errol Street	43-45	Significant	Significant
Errol Street	47	Significant	Significant
Errol Street	49	Significant	Significant
Errol Street	51-53	Contributory	Significant
Errol Street	55-57	Significant	Significant
Errol Street	59	-	Significant
Errol Street	61	Significant	Significant
Errol Street	63	Significant	Significant
Errol Street	65-67	Significant	Significant
Errol Street	69-71	-	Significant
Errol Street	73	-	Significant
Errol Street	75-77	-	Significant
Errol Street	79	Contributory	Significant
Errol Street	81	-	Significant
Errol Street	83	-	Significant
Errol Street	91	Contributory	-
Errol Street	93	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Errol Street	95	Contributory	-
Errol Street	97	Contributory	-
Errol Street	99-101	Significant	-
Errol Street	103-107	Contributory	-
Errol Street	117-119	Significant	-
Errol Street	125	Significant	-
Errol Street	133	Contributory	-
Errol Street	135	Contributory	-
Errol Street	137	Contributory	-
Errol Street	139	<del>Contributory</del> Significant	-
Errol Street	141	<del>Contributory</del> Significant	-
Errol Street	143-145	Contributory	-
Errol Street	147	Contributory	-
Errol Street	149	Contributory	-
Errol Street	151	Contributory	-
Errol Street	153	Contributory	-
Errol Street	155	Contributory	-
Errol Street	157	Contributory	-
Errol Street	159	Contributory	-
Errol Street	161-163	Contributory	-
Errol Street	167-175	Significant	-
Errol Street	177	Significant	-
Errol Street	179	Significant	-
Errol Street	181	Significant	-
Errol Street	183	Significant	-
Errol Street	185	Significant	-
Errol Street	187	Significant	-
Errol Street	191	Contributory	-
Errol Street	193	Contributory	-
Errol Street	195	Contributory	-
Errol Street	197	Contributory	-
Errol Street	205-207	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Errol Street	211	Contributory	-
Errol Street	213	Contributory	-
Errol Street	215	Contributory	-
Errol Street	217-219	Contributory	-
Errol Street	221-225	Contributory	-
Errol Street	229	Contributory	-
Errol Street	231	Contributory	-
Errol Street	233-235	Contributory	-
Errol Street	237-239	Contributory	-
Errol Street	241	Contributory	-
Errol Street	249	Contributory	-
Errol Street	251	Contributory	-
Errol Street	253	Contributory	-
Errol Street	255-257	Significant	-
Errol Street	259	Contributory	-
Erskine Street	2	Contributory	-
Erskine Street	4	Contributory	-
Erskine Street	6-8	Contributory	-
Erskine Street	16	Contributory	-
Erskine Street	18	Contributory	-
Erskine Street	20	Contributory	-
Erskine Street	22	Contributory	-
Erskine Street	32-34	<del>Contributory</del> Significant	-
Erskine Street	36	<del>Contributory</del> Significant	-
Erskine Street	38	Contributory	-
Erskine Street	40	Contributory	-
Erskine Street	42	Contributory	-
Erskine Street	44	Contributory	-
Erskine Street	46	Contributory	-
Erskine Street	48	Contributory	-
Erskine Street	50	Contributory	-
Erskine Street	52	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Erskine Street	54	Contributory	-
Erskine Street	56	Contributory	-
Erskine Street	58-60	Significant	-
Erskine Street	62-64	Contributory	-
Erskine Street	66	Contributory	-
Erskine Street	70	Contributory	-
Erskine Street	82	Contributory	-
Erskine Street	84	Contributory	-
Erskine Street	9	Contributory	-
Erskine Street	11	Contributory	-
Erskine Street	13	Contributory	-
Erskine Street	15	Contributory	-
Erskine Street	19	Contributory	-
Erskine Street	21	Contributory	-
Erskine Street	23	Contributory	-
Erskine Street	25	Contributory	-
Erskine Street	27	Contributory	-
Erskine Street	29	Contributory	-
Erskine Street	31	Contributory	-
Erskine Street	33	Contributory	-
Erskine Street	35	Contributory	-
Erskine Street	37-39	Contributory	-
Erskine Street	41-43	Contributory	-
Erskine Street	45	Contributory	-
Erskine Street	47	Contributory	-
Erskine Street	49	Contributory	-
Erskine Street	51	Significant	-
Erskine Street	53	<del>Contributory</del> Significant	-
Erskine Street	55	<del>Contributory</del> Significant	-
Erskine Street	57	Contributory	-
Erskine Street	59	Contributory	-
Erskine Street	61	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Erskine Street	63	Contributory	-
Flemington Road	37	Significant	-
Flemington Road	47-59	Significant	-
Flemington Road	65-67	Significant	-
Flemington Road	91-93	Significant	-
Flemington Road	95	Significant	-
Flemington Road	123	Contributory	-
Flemington Road	135	Contributory	-
Flemington Road	137	Contributory	-
Flemington Road	139-149	Significant	-
Flemington Road	151	Contributory	-
Flemington Road	153	Contributory	-
Flemington Road	155	Contributory	-
Flemington Road	157	Contributory	-
Flemington Road	159	Contributory	-
Flemington Road	161	Contributory	-
Flemington Road	163-177, includes:		
	<ul style="list-style-type: none"> <li>56 Chapman Street</li> </ul>	Significant	-
Flemington Road	193	Contributory	-
Flemington Road	195	Contributory	-
Flemington Road	197	Significant	-
Flemington Road	199-207	Contributory	-
Flemington Road	209	Contributory	-
Flemington Road	211	Contributory	-
Flemington Road	213	Contributory	-
Flemington Road	215	Contributory	-
Flemington Road	217	Contributory	-
Flemington Road	219	Contributory	-
Flemington Road	221	Contributory	-
Flemington Road	223	Contributory	-
Flemington Road	225	Contributory	-
Flemington Road	227	Significant	-
Flemington Road	229	Significant	-
Flemington Road	263	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Flemington Road	265-269	Contributory	-
Flemington Road	277	Contributory	-
Flemington Road	285-289	Contributory	-
Flemington Road	291	Contributory	-
Flemington Road	293	Contributory	-
Flemington Road	295	Contributory	-
Flemington Road	297	Contributory	-
Flemington Road	299	Contributory	-
Flemington Road	301	Significant	-
Flemington Road	323	Contributory	-
Flemington Road	325	Contributory	-
Flemington Road	327-329	Contributory	-
Flemington Road	331	Contributory	-
Flemington Road	333	Contributory	-
Flemington Road	335-337	Contributory	-
Flemington Road	347-349	Significant	-
Flemington Road	351	Contributory	-
Flemington Road	353	Contributory	-
Flemington Road	355	Contributory	-
Flemington Road	435-437	Contributory	-
Flemington Road	443	Contributory	-
Flemington Road	445	Contributory	-
Flemington Road	447	Contributory	-
Franklin Place	23	Contributory	-
George Street	6	Contributory	-
<del>George Street</del>	<del>8</del>	<del>Contributory</del>	<del>-</del>
George Street	1	Contributory	-
George Street	3	Contributory	-
George Street	5	Contributory	-
George Street	7	Contributory	-
<del>George Street</del>	<del>9</del>	<del>Contributory</del>	<del>-</del>
<del>George Street</del>	<del>11-13</del>	<del>Contributory</del>	<del>-</del>
Gracie Street	2-52 (Administration Building and Residence of 1934-5)	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Haines Place	2	Significant	-
Haines Street	2	Significant	-
Haines Street	4	Contributory	-
Haines Street	6	Contributory	-
Haines Street	8	Significant	-
Haines Street	5	Contributory	-
Haines Street	7	Contributory	-
Harcourt Street	66	Significant	-
Harcourt Street	68	Significant	-
Harker Street	2	Contributory	-
Harker Street	4	Contributory	-
Harker Street	6	Contributory	-
Harker Street	8	Significant	-
Harker Street	10	Contributory	-
Harker Street	12	Contributory	-
Harker Street	18	Contributory	-
Harker Street	1	Contributory	-
Harris Street	2	Contributory	-
Harris Street	4	Contributory	-
Harris Street	1	Contributory	-
Harris Street	9	Contributory	-
Harris Street	The road reserve between Errol and Curzon Streets (Harris Street Plane Tree Avenue)	Significant	-
Hawke Street	2A (Elm Tree at Hawke and Curzon Street Reserve)	Significant	-
Hawke Street	4	Significant	-
Hawke Street	6	Significant	-
Hawke Street	8	Significant	-
Hawke Street	10	Significant	-
Hawke Street	12	Significant	-
Hawke Street	44-46	Significant	-
Hawke Street	48	Contributory	-
Hawke Street	50	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hawke Street	52	Contributory	-
Hawke Street	54	Contributory	-
Hawke Street	58	Contributory	-
Hawke Street	60	Contributory	-
Hawke Street	68	Contributory	-
Hawke Street	70	Contributory	-
Hawke Street	72	Contributory	-
Hawke Street	74	Significant	-
Hawke Street	76	Significant	-
Hawke Street	78	Significant	-
Hawke Street	80	Significant	-
Hawke Street	82	Contributory	-
Hawke Street	110	Contributory	-
Hawke Street	112	Contributory	-
Hawke Street	114	Contributory	-
Hawke Street	116	Contributory	-
Hawke Street	118	Contributory	-
Hawke Street	120	Contributory	-
Hawke Street	122	Contributory	-
Hawke Street	124	Contributory	-
Hawke Street	128	Contributory	-
Hawke Street	130	Contributory	-
Hawke Street	27	Significant	Significant
Hawke Street	29	Significant	Significant
Hawke Street	31	Significant	Significant
Hawke Street	33	Significant	Significant
Hawke Street	35	Contributory	Significant
Hawke Street	37	Significant	Significant
Hawke Street	39	Significant	Significant
Hawke Street	41	Significant	Significant
Hawke Street	43	Contributory	Significant
Hawke Street	45	Significant	Significant
Hawke Street	47	Significant	Significant
Hawke Street	49	Significant	Significant

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Hawke Street	51	Contributory	Significant
Hawke Street	53	Contributory	Significant
Hawke Street	55	Contributory	Significant
Hawke Street	95-99	Significant	-
Hawke Street	109-111	Significant	-
Hawke Street	117-125	Significant	-
Hawke Street	127	Contributory	-
Hawke Street	129	Contributory	-
Hawke Street	131	Contributory	-
Hawke Street	133	Contributory	-
Hawke Street	173-175	Contributory	-
Hawke Street	177	Contributory	-
Hawke Street	179	Contributory	-
Hawke Street	187	Contributory	-
Hawke Street	191	Contributory	-
Hawke Street	193	Contributory	-
Hawke Street	199-213	Contributory	-
Hotham Place	1A	Significant	-
Howard Street	2	Contributory	-
Howard Street	4	Contributory	-
Howard Street	6	Contributory	-
Howard Street	8-14	Contributory	-
Howard Street	28-34	Significant	-
Howard Street	88-94	Significant	-
Howard Street	3-11	Significant	-
Howard Street	13	Significant	-
Howard Street	15	Significant	-
Howard Street	17	Contributory	-
Howard Street	19	Significant	-
Howard Street	33	Significant	-
Howard Street	79-81	Contributory	-
Howard Street	83	Contributory	-
Howard Street	85	Significant	-
Howard Street	89	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Howard Street	95-97	Contributory	-
Howard Street	99-101	Contributory	-
Howard Street	107	Contributory	-
Howard Street	109	Contributory	-
Howard Street	111	Contributory	-
Howard Street	113-115	Contributory	-
Howard Street	117	Contributory	-
Howard Street	135	Contributory	-
Howard Street	147-177	Significant	-
Howard Street	171-177	Contributory	-
Howard Street	181-187	Contributory	-
Howard Street	189-195	Contributory	-
Ireland Street	10-24	Contributory	-
Ireland Street	34	Contributory	-
Ireland Street	36	Contributory	-
Ireland Street	38	Contributory	-
Ireland Street	40	Contributory	-
Ireland Street	42	Contributory	-
Ireland Street	46-56	Contributory	-
Ireland Street	92	Contributory	-
Ireland Street	94	Contributory	-
Ireland Street	96	Contributory	-
Ireland Street	98	Contributory	-
Ireland Street	100	Contributory	-
Ireland Street	102	Contributory	-
Ireland Street	104	Contributory	-
Ireland Street	118	Significant	-
Ireland Street	49	Contributory	-
Ireland Street	51	Contributory	-
Jeffcott Street	17	Significant	-
Jeffcott Street	81-141	Significant	-
Jeffcott Street	34-36	Contributory	-
Jeffcott Street	38	Contributory	-
Jeffcott Street	102	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Jeffcott Street	81-141 (6 Elm trees)	Significant	-
King & Hawke Street	Underground Public Toilet	Significant	-
King Street	(at Hawke Street) North Melbourne War Memorial	Significant	-
King Street	360	Significant	-
King Street	364	Contributory	-
King Street	366	Contributory	-
King Street	368	Contributory	-
King Street	372-376	Contributory	-
King Street	438	Significant	-
King Street	444	Significant	-
King Street	446 (pillar box, underground toilet and Elm)	Significant	-
King Street	347-349	Significant	Significant
King Street	351-355	Significant	Significant
King Street	363	Significant	Significant
King Street	407-415	Significant	Significant
King Street	419-437	Significant	-
King Street	439	Significant	-
King Street	461-467	Significant	-
King Street	469-471	Significant	-
King Street	555-557	Significant	-
King Street	581	Significant	Significant
King Street	583	Significant	Significant
King Street	585	Significant	Significant
King Street	587	Significant	Significant
King Street	589	Significant	Significant
King Street	591	Significant	Significant
King Street	595	Significant	Significant
King Street	597	Significant	Significant
King Street	599-601	Significant	Significant
King Street	609	Contributory	-
King Street	613	Contributory	-
Kipling Street	4	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Kipling Street	6	Contributory	-
Kipling Street	16	Contributory	-
Kipling Street	18	Contributory	-
Kipling Street	20-22	Contributory	-
Kipling Street	1	Contributory	-
Kipling Street	3	Contributory	-
Kipling Street	7-9	Contributory	-
Kipling Street	15	Contributory	-
Langford Street	134	Significant	-
Laurens Street	24-78	Significant	-
Laurens Street	146-166	Significant	-
Leveson Street	2	Contributory	-
Leveson Street	4	Contributory	-
Leveson Street	6	Contributory	-
Leveson Street	8	Contributory	-
Leveson Street	10	Contributory	-
Leveson Street	16	Contributory	-
Leveson Street	18	Contributory	-
Leveson Street	20	Contributory	-
Leveson Street	24	Contributory	-
Leveson Street	26	Contributory	-
Leveson Street	28	Contributory	-
Leveson Street	32-34	Contributory	-
Leveson Street	46-50	Significant	-
Leveson Street	64	Contributory	-
Leveson Street	66	Contributory	-
Leveson Street	106	Contributory	-
Leveson Street	108	Contributory	-
Leveson Street	110	Contributory	-
Leveson Street	112	Contributory	-
Leveson Street	114	Contributory	-
Leveson Street	5	Significant	-
Leveson Street	7-9	Significant	-
Leveson Street	27-35	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Leveson Street	37	Contributory	-
Leveson Street	65	Contributory	-
Leveson Street	67	Contributory	-
Leveson Street	69	Contributory	-
Leveson Street	71	Contributory	-
<b>Leveson Street</b>	<b>73-77 includes:</b>		
	<ul style="list-style-type: none"> <li>8 Jones Lane (c1890 building)</li> </ul>	<b>Significant</b>	<b>+</b>
Leveson Street	91-101	Contributory	-
Leveson Street	103	Contributory	-
Leveson Street	105	Contributory	-
Leveson Street	107	Contributory	-
Leveson Street	129-133	Contributory	-
Leveson Street	135-143	Contributory	-
Little Baillie Street	2	Contributory	-
Little Curran Street	1	Contributory	-
Little Leveson Street	32-36	Significant	-
Little Leveson Street	19-21	Contributory	-
<del>Little Leveson Street</del>	<del>27</del>	<del>Contributory</del>	<del>-</del>
Little Leveson Street	29-31	Contributory	-
Little Provost Street	1	Significant	-
Little Provost Street	3	Significant	-
Little Provost Street	5-7	Significant	-
Little Provost Street	9-11	Significant	-
Lothian Street	8	Contributory	-
Lothian Street	10	Contributory	-
Lothian Street	20	Significant	-
Lothian Street	22	Significant	-
Lothian Street	24	Significant	-
Lothian Street	26	Significant	-
Lothian Street	28	Significant	-
Lothian Street	30	Contributory	-
Lothian Street	32	Contributory	-
Lothian Street	40	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Lothian Street	42	Contributory	-
Lothian Street	62	Contributory	-
Lothian Street	64	Contributory	-
Lothian Street	66	Contributory	-
Lothian Street	68	Contributory	-
Lothian Street	70	Contributory	-
Lothian Street	72	Contributory	-
Lothian Street	9	Contributory	-
Lothian Street	29	Contributory	-
Lothian Street	35	Contributory	-
Lothian Street	41	Significant	-
Lothian Street	43	Significant	-
Lothian Street	53	Contributory	-
Lothian Street	55	Contributory	-
Lothian Street	57	Significant	-
Lothian Street	65	Contributory	-
Lothian Street	67	Contributory	-
Lothian Street	69	Contributory	-
Lothian Street	71	Contributory	-
Lothian Street	85	Contributory	-
Lothian Street	87	Contributory	-
Lothian Street	89-95	Contributory	-
Lothian Street	97-101	Contributory	-
Macaulay Road	36-58	Significant	-
Macaulay Road	60-96	Significant	-
Macaulay Road	Part 98-166 (Gateway, wall and caretaker's house)	Significant	-
Macaulay Road	1-39	Significant	-
Macaulay Road (Clayton Reserve and drinking fountain)	201-241	Significant	-
Maribyrnong River	Railway Bridge	Significant	-
Mark Street	46	Significant	-
Mary Street	14	Significant	-
Mary Street	16	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Mary Street	18	Significant	-
McCabe Place	2	Contributory	-
Melrose Street	4	Contributory	-
Melrose Street	8	Contributory	-
Melrose Street	18	Contributory	-
Melrose Street	20	Significant	-
Melrose Street	22	Significant	-
Melrose Street	26	Contributory	-
Melrose Street	28	Contributory	-
Melrose Street	30	Contributory	-
Melrose Street	36	Contributory	-
Melrose Street	38	Contributory	-
Melrose Street	40-44	Contributory	-
Melrose Street	46	Contributory	-
Melrose Street	48	Contributory	-
Melrose Street	82-90	Contributory	-
Melrose Street	94	Contributory	-
Melrose Street	96	Contributory	-
Melrose Street	98	Contributory	-
Melrose Street	100	Contributory	-
Melrose Street	102	Contributory	-
Melrose Street	104	Contributory	-
Melrose Street	106	Contributory	-
Melrose Street	108	Contributory	-
Melrose Street	110	Contributory	-
Melrose Street	112	Contributory	-
Melrose Street	114	Contributory	-
Melrose Street	116	Contributory	-
Melrose Street	118	Contributory	-
Melrose Street	120	Contributory	-
Melrose Street	122	Contributory	-
Melrose Street	124-126	Contributory	-
Melrose Street	130	Contributory	-
Melrose Street	132	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Melrose Street	134	Contributory	-
Melrose Street	55-57	Significant	-
Melrose Street	175	Contributory	-
Melrose Street	177	Contributory	-
Melrose Street	179	Contributory	-
Melrose Street	181	Contributory	-
Melrose Street	183	Contributory	-
Melrose Street	185	Contributory	-
Melrose Street	191-195	Significant	-
Miller Street	14	Contributory	-
Miller Street	16	Contributory	-
Miller Street	22	Contributory	-
Miller Street	24	Contributory	-
Miller Street	26	Significant	-
Miller Street	32	Contributory	-
Miller Street	34	Contributory	-
Miller Street	40	Contributory	-
Miller Street	42	Contributory	-
Miller Street	44	Significant	-
Miller Street	46	Contributory	-
Miller Street	48	Contributory	-
Miller Street	56	Contributory	-
Miller Street	58	Contributory	-
Miller Street	60-80	Significant	-
Miller Street	90	Significant	-
Miller Street	92	Significant	-
Miller Street	94	Contributory	-
Miller Street	96	Contributory	-
Miller Street	106	Significant	-
Miller Street	112	Significant	-
Miller Street	152-160	Significant	-
Miller Street	1	Significant	-
Miller Street	3	Significant	-
Miller Street	5	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Miller Street	7	Significant	-
Miller Street	9	Significant	-
Miller Street	11	Contributory	-
Miller Street	13	Contributory	-
Miller Street	15	Contributory	-
Miller Street	17	Contributory	-
Miller Street	19	Contributory	-
Miller Street	21	Contributory	-
Miller Street	23	Contributory	-
Miller Street	25	Contributory	-
Miller Street	29-31	Contributory	-
Miller Street	33-35	Contributory	-
Miller Street	37	Significant	-
Miller Street	39	Significant	-
Miller Street	41	Contributory	-
Miller Street	43	Contributory	-
Miller Street	45	Contributory	-
Miller Street	47	Contributory	-
Miller Street	51	Contributory	-
Miller Street	53	Contributory	-
Miller Street	55	Contributory	-
Miller Street	57	Contributory	-
Miller Street	59	Contributory	-
Miller Street	61	Contributory	-
Miller Street	63	Contributory	-
Miller Street	65	Contributory	-
Miller Street	67	Contributory	-
Miller Street	69-71	Contributory	-
Milton Street	24-28	Contributory	-
Milton Street	30	Significant	-
Milton Street	32	Significant	-
Milton Street	34	Contributory	-
Milton Street	36	Significant	-
Milton Street	38	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Milton Street	45-47	Contributory	-
Molesworth Street	2	Contributory	-
Molesworth Street	4	Contributory	-
Molesworth Street	10	Contributory	-
Molesworth Street	16	Significant	-
Molesworth Street	18	Significant	-
Molesworth Street	20	Contributory	-
Molesworth Street	22	Contributory	-
Molesworth Street	24	Contributory	-
Molesworth Street	26	Contributory	-
Molesworth Street	28	Contributory	-
Molesworth Street	30	Significant	-
Molesworth Street	32	Significant	-
Molesworth Street	34	Significant	-
Molesworth Street	36	Significant	-
Molesworth Street	38	Significant	-
Molesworth Street	40	Significant	-
Molesworth Street	40A	Contributory	-
Molesworth Street	40B	Contributory	-
Molesworth Street	42	Contributory	-
Molesworth Street	44	Contributory	-
Molesworth Street	46	Contributory	-
Molesworth Street	48	Contributory	-
Molesworth Street	50	Contributory	-
Molesworth Street	52	Contributory	-
Molesworth Street	54	Contributory	-
Molesworth Street	56	Contributory	-
Molesworth Street	58	Contributory	-
Molesworth Street	62	Contributory	-
Molesworth Street	64	Contributory	-
Molesworth Street	66	Contributory	-
Molesworth Street	68	Significant	-
Molesworth Street	72	Contributory	-
Molesworth Street	74	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Molesworth Street	76	Contributory	-
Molesworth Street	78	Significant	-
Molesworth Street	80	Significant	-
Molesworth Street	82	Significant	-
Molesworth Street	84	Significant	-
Molesworth Street	86	Contributory	-
Molesworth Street	88	Contributory	-
Molesworth Street	90	Contributory	-
Molesworth Street	92	Contributory	-
Molesworth Street	94	Contributory	-
Molesworth Street	96	Contributory	-
Molesworth Street	98	Significant	-
Moss Place	1	Contributory	-
Munster Terrace	4-6	Significant	-
Munster Terrace	80	Contributory	-
Munster Terrace	82	Contributory	-
Munster Terrace	86	Contributory	-
Munster Terrace	1-21	Significant	-
Murphy Street	7	Contributory	-
O'Connell Street	1-7	Contributory	-
O'Connell Street	15-19, includes:		
	<ul style="list-style-type: none"> <li>15-17 O'Connell Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>19 O'Connell Street</li> </ul>	Significant	-
O'Connell Street	21-27	Contributory	-
O'Connell Street	37-43, includes:		
	<ul style="list-style-type: none"> <li>39 O'Connell Street</li> </ul>	Significant	-
	<ul style="list-style-type: none"> <li>41-43 O'Connell Street</li> </ul>	Contributory	-
O'Connell Street	45-59	Contributory	-
O'Shanassy Street	2-4	Contributory	-
O'Shanassy Street	Part 50-56 (relates to Harris Street Plane Tree Avenue)	Significant	-
O'Shanassy Street	Part 58-64 (relates to Harris Street Plane Tree Avenue)	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
O'Shanassy Street	Part 66-72 (relates to Harris Street Plane Tree Avenue)	Significant	-
O'Shanassy Street	Part 74-80 (relates to Harris Street Plane Tree Avenue)	Significant	-
O'Shanassy Street	Part 92-132 (relates to Harris Street Plane Tree Avenue)	Significant	-
O'Shanassy Street	11	Contributory	-
O'Shanassy Street	13	Contributory	-
O'Shanassy Street	15	Contributory	-
O'Shanassy Street	17	Contributory	-
O'Shanassy Street	19	Significant	-
O'Shanassy Street	21	Significant	-
O'Shanassy Street	37	Significant	-
O'Shanassy Street	39	Significant	-
O'Shanassy Street	41	Contributory	-
O'Shanassy Street	43	Contributory	-
O'Shanassy Street	55-61	Significant	-
O'Shanassy Street	63-69	Significant	-
O'Shanassy Street	71-77	Significant	-
O'Shanassy Street	79-85	Significant	-
O'Shanassy Street	87-93	Significant	-
O'Shanassy Street	95-101	Significant	-
Peckville Street	2	Contributory	-
Peckville Street	4	Contributory	-
Peckville Street	6	Contributory	-
Peckville Street	8	Contributory	-
Peckville Street	10-12	Contributory	-
Peckville Street	20	Contributory	-
Peckville Street	22	Contributory	-
Peckville Street	5	Contributory	-
Peckville Street	7	Contributory	-
Peckville Street	9	Contributory	-
Peckville Street	11	Contributory	-
Peckville Street	13	Contributory	-
Peckville Street	15	Contributory	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Peckville Street	17	Contributory	-
Peckville Street	19	Contributory	-
Peel Street	Ornamental Tramway Overhead Poles	Significant	-
Peel Street	106	Contributory	-
Peel Street	108	Contributory	-
Peel Street	114	Contributory	-
Peel Street	180	Significant	-
Peel Street	182	Significant	-
Peel Street	184	Significant	-
Peel Street	186	Significant	-
Peel Street	27-31	Contributory	-
Peel Street	49-51	Contributory	-
Peel Street	53	Contributory	-
Peel Street	55	Contributory	-
Peel Street	57-59	Significant	-
Peel Street	61-63	Significant	-
Peel Street	65-67	Significant	-
Peel Street	69-71	Contributory	-
Peel Street	85-87	Contributory	-
Peel Street	111	Contributory	-
Peel Street	117	Contributory	-
Peel Street	119	Contributory	-
Peel Street	121	Contributory	-
Peel Street	135	Contributory	-
Peel Street	137	Contributory	-
Peel Street	139	Contributory	-
Peel Street	141	Contributory	-
Peel Street	143	Significant	-
Peel Street	145	Significant	-
Peel Street	147	Significant	-
Peel Street	149	Contributory	-
Peel Street	151	Contributory	-
Peel Street	153	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Peel Street	155-157, includes:		
	• 155 Peel Street	Contributory	-
	• 157 Peel Street	Contributory	-
Peel Street	159	Contributory	-
Peel Street	191	Significant	-
Peel Street	193	Significant	-
Peel Street	197	Contributory	-
Peel Street	195	Contributory	-
Peel Street	241	Significant	-
Peel Street	243	Significant	-
Peel Street	245-255, includes		
	• 1-3 Flemington Road (Turf Club Hotel)	Contributory	-
Phoenix Lane	4-8	Significant	Significant
Plane Tree Way	Road reserve between Dryburgh and Abbotsford Streets (Harris Street Plane Tree Avenue)	Significant	-
Princess Street	4	Contributory	-
Princess Street	6	Contributory	-
Princess Street	1	Contributory	-
Princess Street	3	Contributory	-
Princess Street	5	Contributory	-
Princess Street	7	Contributory	-
Princess Street	9	Contributory	-
Princess Street	11	Contributory	-
Prout Lane	12	Contributory	-
Provost Street	36	Contributory	-
Provost Street	38	Contributory	-
Provost Street	50-52	Contributory	-
Provost Street	54	Contributory	-
Provost Street	56	Contributory	-
Provost Street	58	Contributory	-
Provost Street	60	Contributory	-
Provost Street	62	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Provost Street	11	Contributory	-
Provost Street	13	Contributory	-
Provost Street	15	Contributory	-
Provost Street	17	Contributory	-
Provost Street	33	Contributory	-
Provost Street	35	Contributory	-
Provost Street	37	Contributory	-
Provost Street	49	Significant	-
Purcell Street	10	Contributory	-
Purcell Street	12	Contributory	-
Queensberry Street	394-404	Significant	-
Queensberry Street	408-434	Significant	-
Queensberry Street	456-458	Significant	-
Queensberry Street	462-464	Contributory	-
Queensberry Street	466	Significant	-
Queensberry Street	468	Contributory	-
Queensberry Street	480	Significant	-
Queensberry Street	482	Significant	-
Queensberry Street	484-488	Contributory	-
Queensberry Street	492	Significant	-
Queensberry Street	494	Significant	-
Queensberry Street	496	Significant	-
Queensberry Street	498-500	Contributory	-
Queensberry Street	502	Significant	-
Queensberry Street	504	Significant	-
Queensberry Street	506	Significant	-
Queensberry Street	508-512	Contributory	-
Queensberry Street	514-516	<del>Contributory</del> Significant	-
Queensberry Street	518-520	<del>Contributory</del> Significant	-
Queensberry Street	536-542	Significant	-
Queensberry Street	544	Contributory	-
Queensberry Street	546	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Queensberry Street	548	Contributory	-
Queensberry Street	550-552	Contributory	-
Queensberry Street	554-556	Contributory	-
Queensberry Street	566-574	Significant	-
Queensberry Street	588	Contributory	-
Queensberry Street	590	Significant	-
Queensberry Street	592	Significant	-
Queensberry Street	594	Contributory	-
Queensberry Street	596	Significant	-
<del>Queensberry Street</del>	<del>604</del>	<del>Contributory</del>	<del>-</del>
<del>Queensberry Street</del>	<del>606</del>	<del>Contributory</del>	<del>-</del>
Queensberry Street	608	Contributory	-
Queensberry Street	610	Contributory	-
Queensberry Street	612	Significant	-
Queensberry Street	634	Significant	-
Queensberry Street	636	Significant	-
Queensberry Street	680-684	Contributory	-
Queensberry Street	688	Contributory	-
Queensberry Street	690	Contributory	-
Queensberry Street	722	Contributory	-
Queensberry Street	724	Contributory	-
Queensberry Street	726	Contributory	-
Queensberry Street	730-732	Contributory	-
Queensberry Street	736-738	Contributory	-
<del>Queensberry Street</del>	<del>692-694</del>	<del>Contributory</del>	<del>-</del>
Queensberry Street	325-327	Contributory	-
Queensberry Street	331	Contributory	-
Queensberry Street	333	Contributory	-
Queensberry Street	335-337, includes:		
	<ul style="list-style-type: none"> <li>335 Queensberry Street</li> </ul>	Contributory	-
	<ul style="list-style-type: none"> <li>337 Queensberry Street</li> </ul>	Significant	-
Queensberry Street	339	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Queensberry Street	351-359	Contributory	-
Queensberry Street	361-363	Contributory	-
Queensberry Street	367-395, includes:	<b>Significant</b>	-
	<ul style="list-style-type: none"> <li>Original school building 1901</li> </ul>	Significant	-
<del>Queensberry Street</del>	<del>399-405</del>	<del>Contributory</del>	-
Queensberry Street	409	Contributory	-
Queensberry Street	411-413	Contributory	-
Queensberry Street	415	Contributory	-
Queensberry Street	417	Contributory	-
Queensberry Street	429	Contributory	-
Queensberry Street	439	Contributory	Significant -
Queensberry Street	441-443	Contributory	Significant-
Queensberry Street	445-447	Significant	Significant-
Queensberry Street	451	Significant	Significant
Queensberry Street	453	Significant	Significant
Queensberry Street	455	Significant	Significant
Queensberry Street	459	Significant	Significant
Queensberry Street	461	Significant	Significant
Queensberry Street	463	Significant	Significant
Queensberry Street	465	Significant	Significant
Queensberry Street	467	Significant	Significant
Queensberry Street	473	Significant	Significant-
Queensberry Street	475	Significant	Significant-
Queensberry Street	477	Significant	Significant-
Queensberry Street	479	Significant	Significant-
Queensberry Street	481	Significant	Significant-
Queensberry Street	483	Significant	Significant-
Queensberry Street	485-489	Significant	Significant
Queensberry Street	509-511	Significant	-
Queensberry Street	509	Significant	-
Queensberry Street	513	Significant	-
Queensberry Street	547-553	Contributory	-
Queensberry Street	555	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Queensberry Street	569	Significant	-
Queensberry Street	579-589	Significant	-
Queensberry Street	591-599	Significant	-
Queensberry Street	603-615	Significant	-
Queensberry Street	629	Contributory	-
Queensberry Street	631	Contributory	-
Queensberry Street	633	Contributory	-
Queensberry Street	645	Contributory	-
Queensberry Street	647	Contributory	-
Queensberry Street	649	Contributory	-
Queensberry Street	651	Contributory	-
Queensberry Street	681-683	Significant	-
Queensberry Street	Cast Iron Urinal	Significant	-
Raglan Street	14	Contributory	-
Railway Place	70	Contributory	-
Railway Place	72-74	Contributory	-
Railway Place	76	Contributory	-
Railway Place	78	Contributory	-
Railway Place	80	Contributory	-
Railway Place	80A	Contributory	-
Railway Place	82	Contributory	-
Railway Place	84	Contributory	-
Railway Place	86	Contributory	-
Railway Place	189	Significant	-
Roden Street	48	Contributory	-
Roden Street	50	Contributory	-
Roden Street	54	Contributory	-
Roden Street	56	Contributory	-
Roden Street	58	Contributory	-
Roden Street	60	Contributory	-
Roden Street	62	Contributory	-
Roden Street	64	Contributory	-
Roden Street	66	Contributory	-
Roden Street	68	Significant	Significant

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Roden Street	70	Significant	Significant
Roden Street	72	Contributory	Significant
Roden Street	74	Contributory	Significant
Roden Street	76	Contributory	Significant
Roden Street	78	Significant	Significant
Roden Street	80	Significant	Significant
Roden Street	82	Significant	Significant
Roden Street	86	Significant	Significant
Roden Street	88	Contributory	Significant
Roden Street	90	Contributory	Significant
Roden Street	92	Contributory	Significant
Roden Street	94	Contributory	Significant
Roden Street	96	Contributory	Significant
Roden Street	132	Significant	-
Roden Street	132A, also known as rear 132 Roden Street	Contributory	-
Roden Street	148	Significant	-
Roden Street	152	Significant	-
Roden Street	154	Significant	-
Roden Street	156	Significant	-
Roden Street	164-170 (Briscoe and Co ironmongers warehouse complex)	Contributory	-
Roden Street	172-184 (Briscoe and Co ironmongers warehouse complex)	Significant	-
Roden Street	1-37 (Primary School No. 1689)	Significant	Significant
Roden Street	159	Contributory	-
Roden Street	163	Contributory	-
Roden Street	171	Contributory	-
Roden Street	173-175	Contributory	-
Roden Street	177	Contributory	-
Roden Street	179	Contributory	-
Roden Street	197	Significant	-
Roden Street	199	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Roden Street	201	Significant	-
Roden Street	203	Contributory	-
Rosslyn Street	22-40	Significant	-
Rosslyn Street	58	Contributory	-
Rosslyn Street	62	Significant	-
Rosslyn Street	64	Significant	-
Rosslyn Street	66	Significant	-
Rosslyn Street	68	Significant	-
Rosslyn Street	70-74	Significant	-
Rosslyn Street	300	Significant	-
Rosslyn Street	49-51	Significant	-
Rosslyn Street	65	Contributory	-
Rosslyn Street	67	Contributory	-
Rosslyn Street	69	Contributory	-
Rosslyn Street	101-107	Significant	-
Shiel Street	2	Contributory	-
Shiel Street	4	Contributory	-
Shiel Street	6	Contributory	-
Shiel Street	8	Contributory	-
Shiel Street	10	Contributory	-
Shiel Street	12	Contributory	-
Shiel Street	14	Significant	-
Shiel Street	16	Contributory	-
Shiel Street	18	Contributory	-
Shiel Street	20	Contributory	-
Shiel Street	22	Contributory	-
Shiel Street	24	Contributory	-
Shiel Street	26	Contributory	-
Shiel Street	28	Contributory	-
Shiel Street	46	Contributory	-
Shiel Street	48	Contributory	-
Shiel Street	50	Contributory	-
Shiel Street	52-54	Contributory	-
Spencer Street	362-364	Significant	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Spencer Street	384	Significant	-
Spencer Street	386-394	Significant	-
Spencer Street	420	Significant	-
Spencer Street	502	Significant	-
Spencer Street	580	Contributory	-
Spencer Street	582	Significant	-
Spencer Street	584	Significant	-
Spencer Street	586	Significant	-
Spencer Street	588	Significant	-
Spencer Street	590	Significant	-
Spencer Street	592	Significant	-
Spencer Street	594	Significant	-
Spencer Street	596	Significant	-
Spencer Street	598	Contributory	-
Spencer Street	600	Contributory	-
Spencer Street	602-604	Contributory	-
Spencer Street	606	Contributory	-
Spencer Street	608	Contributory	-
Spencer Street	612	Contributory	-
Spencer Street	614	Contributory	-
Spencer Street	616	Significant	-
Spencer Street	618	Significant	-
Spencer Street	620	Contributory	-
Spencer Street	624	Contributory	-
Spencer Street	626	Contributory	-
Spencer Street	630	Contributory	-
Spencer Street	632	Contributory	-
Spencer Street	634	Contributory	-
Spencer Street	636	Contributory	-
Spencer Street	638-642	Significant	-
Spencer Street	644	Contributory	-
Spencer Street	646	Contributory	-
Spencer Street	648	Contributory	-
Spencer Street	650	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Spencer Street	660-676	Significant	-
Spencer Street	317	Significant	-
Spencer Street	355	Significant	-
Spencer Street	371	Significant	-
Spencer Street	405-407	Significant	-
Spencer Street	437	Contributory	-
Spencer Street	441	Significant	-
Spencer Street	445	Significant	-
Spencer Street	475	Significant	-
Spencer Street	491	Contributory	-
Spencer Street	493	Contributory	-
Spencer Street	495-497	Contributory	-
Spencer Street	499	Significant	-
Spencer Street	503	Contributory	-
Spencer Street	505-507	Contributory	-
Spencer Street	509	Significant	-
Spencer Street	511	Significant	-
Spencer Street	519	Significant	-
Spencer Street	541-547	Significant	-
Spencer Street	551	Contributory	-
Spencer Street	561	Contributory	-
Spencer Street	567	Significant	-
Spencer Street	583	Significant	-
Spencer Street	589	Contributory	-
Spencer Street	591	Contributory	-
Spencer Street	599	Significant	-
Spencer Street	601	Significant	-
Spencer Street	603	Significant	-
Spencer Street	605	Significant	-
Spencer Street	607	Significant	-
Spencer Street	609	Significant	-
Spencer Street	611	Significant	-
Spencer Street	613	Significant	-
Spencer Street	615	Significant	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Spencer Street	693	Contributory	-
Spencer Street	695	Significant	-
Spencer Street	697	Significant	-
Spencer Street	699	Contributory	-
Spencer Street	701	Contributory	-
Spencer Street	703	Significant	-
Spencer Street	707	Significant	-
Stanley Street	8	Significant	Significant
Stanley Street	62-80	Significant	Significant
Stanley Street	138-140	Significant	-
Stanley Street	200	Contributory	-
Stanley Street	210	Contributory	-
Stanley Street	240-50	Significant	-
Stanley Street	31-47, rear	Significant	-
Stanley Street	61-63	Significant	-
Stanley Street	65	Significant	-
Stanley Street	95	Contributory	-
Stanley Street	97	Contributory	-
Stanley Street	99	Contributory	-
Stanley Street	101	Contributory	-
Stanley Street	191	Significant	-
Stanley Street	193	Significant	-
Stanley Street	195	Contributory	-
Stanley Street	197	Contributory	-
Stanley Street	199	Contributory	-
Stanley Street	201	Contributory	-
Stanley Street	203	Contributory	-
Stanley Street	207	Contributory	-
Stanley Street	209	Contributory	-
Stanley Street	211	Contributory	-
Stanley Street	213	Contributory	-
Stanley Street	215	Contributory	-
Stanley Street	217	Contributory	-
Stanley Street	219	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Stanley Street	221	Contributory	-
Stawell Street (North Melbourne)	56	Significant	-
Stawell Street (North Melbourne)	29	Significant	-
Sutton Street	64-90	Significant	-
Sutton Street	85	Significant	-
Union Street	9	Contributory	-
Union Street	11	Contributory	-
Union Street	13	Contributory	-
Union Street	15	Contributory	-
Victoria Street	240-248	Significant	-
Victoria Street	250	Contributory	-
Victoria Street	252-254	Contributory	-
Victoria Street	268-276	Contributory	-
Victoria Street	260	Contributory	-
Victoria Street	300-308	Contributory	-
Victoria Street	312-316	Significant	-
Victoria Street	318	Contributory	-
Victoria Street	324	Contributory	-
Victoria Street	328-350	Significant	-
Victoria Street	352-362	Significant	-
Victoria Street	368	Significant	-
Victoria Street	370-372	Contributory	-
Victoria Street	376-378	Significant	-
Victoria Street	380-382	Contributory	-
Victoria Street	384-386	Contributory	-
Victoria Street	388-390	Contributory	-
Victoria Street	420-422	Significant	-
Victoria Street	424	Contributory	-
Victoria Street	428	Contributory	-
Victoria Street	430	Contributory	-
Victoria Street	434	Significant	-
Victoria Street	438	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Street	440	Significant	-
Victoria Street	442	Significant	-
Victoria Street	444-446	Significant	-
Victoria Street	448	Contributory	-
Victoria Street	450	Contributory	-
Victoria Street	452	Contributory	-
Victoria Street	454-458	Significant	-
Victoria Street	460	<del>Contributory</del> Significant	-
Victoria Street	464-468	Significant	-
Victoria Street	470	Significant	-
Victoria Street	472	Significant	-
Victoria Street	478-484	Significant	-
Victoria Street	486	Contributory	-
Victoria Street	488-490	Contributory	-
Victoria Street	492-496	Contributory	-
Victoria Street	498	Contributory	-
Victoria Street	500	Contributory	-
Victoria Street	502-506 (also known as 2-6 Errol Street)	Significant	Significant
Victoria Street	570-578	Significant	-
Victoria Street	580	Contributory	-
Victoria Street	582	Contributory	-
Victoria Street	584	Contributory	-
Victoria Street	586-588	Contributory	-
Victoria Street	590-592	Contributory	-
Victoria Street	594-596	Significant	-
Victoria Street	598	Significant	-
Victoria Street	600	Contributory	-
Victoria Street	606-608	Contributory	-
Victoria Street	610-612	Contributory	-
Victoria Street	614-616	Contributory	-
Victoria Street	622-624	Contributory	-
Victoria Street	626-628	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Street	630-632	Contributory	-
Victoria Street	662	Contributory	-
Victoria Street	664	Contributory	-
Victoria Street	666	Contributory	-
Victoria Street	668	Contributory	-
Victoria Street	670	Contributory	-
Victoria Street	672	Contributory	-
Victoria Street	674	Contributory	-
Victoria Street	676	Contributory	-
Victoria Street	700-708	Significant	-
Victoria Street	173-181	Significant	
Victoria Street	187-189	Significant	-
Victoria Street	195	Significant	-
Victoria Street	197-197A	Significant	-
Victoria Street	199	Contributory	-
Victoria Street	201-203	Significant	-
Victoria Street	205	Contributory	-
Victoria Street	207	Contributory	-
Victoria Street	209	Contributory	-
Victoria Street	211	Contributory	-
Victoria Street	213	Contributory	-
Victoria Street	215	Significant	-
Victoria Street	217-219	Significant	-
Victoria Street	221	Significant	-
Victoria Street	223	Contributory	-
Victoria Street	229	Contributory	-
Victoria Street	273	Significant	Significant
Victoria Street	279	Significant	Significant
Victoria Street	281	Significant	Significant
Victoria Street	283	Significant	Significant
Victoria Street	285	Significant	Significant
Victoria Street	287-291	Contributory	Significant
Victoria Street	293	Significant	Significant
Victoria Street	295	Significant	Significant

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Street	297-307	Significant	Significant
Victoria Street	309	Contributory	Significant
Victoria Street	311	Contributory	Significant
Victoria Street	313	Significant	Significant
Victoria Street	315	Significant	Significant
Victoria Street	317-319	Significant	Significant
Victoria Street	343	Significant	Significant
Victoria Street	345	Significant	Significant
Victoria Street	347	Significant	Significant
Victoria Street	349-351	Significant	Significant
Victoria Street	353	Significant	Significant
Victoria Street	355	Significant	Significant
Victoria Street	357	Significant	Significant
Victoria Street	359	Significant	Significant
Victoria Street	361-365	Significant	Significant
Victoria Street	375-379	Contributory	-
Victoria Street	381	Contributory	-
Victoria Street	383	Contributory	-
Victoria Street	385	Contributory	-
Victoria Street	387	Contributory	-
Victoria Street	389	Contributory	-
Victoria Street	391	Contributory	-
Victoria Street	393	Contributory	-
Victoria Street	417	Contributory	-
Victoria Street	419	Contributory	-
Victoria Street	421	Contributory	-
Victoria Street	423	Contributory	-
Victoria Street	425	Contributory	-
Victoria Street	427	Contributory	-
Victoria Street	429	Contributory	-
Victoria Street	431	Significant	-
Victoria Street	433	Contributory	-
Victoria Street	435	Contributory	-
Victoria Street	439	Contributory	-

<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
Victoria Street	441	Significant	-
Victoria Street	443	Contributory	-
Victoria Street	445	Contributory	-
Victoria Street	447	Contributory	-
Victoria Street	457-459	Contributory	-
Victoria Street	461	Contributory	-
Victoria Street	463	Contributory	-
Victoria Street	465	Significant	-
Victoria Street	467	Significant	-
Victoria Street	469	Significant	-
Villiers Street	14	Contributory	-
Villiers Street	24-34	Significant	-
Villiers Street	36-38	Contributory	-
Villiers Street	40-42	Contributory	-
Villiers Street	48-50	Significant	-
Walsh Street	54-56	Significant	-
Walsh Street	62	Significant	-
Walsh Street	23	Significant	-
Walsh Street	25	Significant	-
Walsh Street	43	Contributory	-
Walsh Street	45	Contributory	-
William Street	420-424	Significant	-
William Street	436	Significant	-
William Street	446	Significant	-
William Street	448	Significant	-
William Street	450	Significant	-
William Street	452	Contributory	-
William Street	454	Contributory	-
William Street	456-460	Contributory	-
William Street	470	Significant	-
William Street	472	Significant	-
William Street	474-476	Significant	-
William Street	478	Contributory	-
William Street	309	Significant	-



<b>NORTH AND WEST MELBOURNE</b>			
<b>Street</b>	<b>Number</b>	<b>Building Category</b>	<b>Significant Streetscape</b>
William Street	309-311 (Flagstaff Gardens – Tennis Courts and Pavilion)	Significant	-
William Street	309-311 (Flagstaff Gardens)	Significant	-
William Street	309-311 (Caretaker's Residence)	Significant	-
William Street	333-337	Significant	-
William Street	343	Significant	-
William Street	345	Significant	-
William Street	347	Significant	-
William Street	349	Significant	-
William Street	351-353	Significant	-
William Street	355	Contributory	-
William Street	383-389 (Howard Street and William Street Reserve)	Contributory	-
William Street	383-389 (Canary Island Pines X 2)	Significant	-
William Street	Flagstaff Gardens	Significant	Significant
Wood Street	8	Significant	-
Wood Street	10	Significant	-
Wood Street	12	Significant	-
Wood Street	14	Significant	-
Wood Street	16	Significant	-
Wood Street	20, includes:		
	• 20	Contributory	-
	• 20A	Contributory	-
Wood Street	22	Significant	-
Wood Street	24	Significant	-
Wood Street	26	Significant	-
Wood Street	28	Significant	-
Wood Street	30	Significant	-
Wreckyn Street	11	Significant	-
Youngs Lane	26	Contributory	-



# Melbourne Planning Scheme

## Incorporated Document

HO3 North & West Melbourne Precinct Statement of  
Significance April ~~July~~ February 2022~~23~~

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

## 3.0 HO3 – North and West Melbourne Precinct

### 3.1 History

North Melbourne and West Melbourne Precinct is located within the suburbs of the same name. The precinct developed as part of the extension of Melbourne to its north, associated with the mid-nineteenth century growth in population.

In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.<sup>1</sup> In 1849, a site was chosen for the Benevolent Asylum, on ‘the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp’. It was ‘the most magnificent that could be well imagined peculiarly eligible for a public building’.<sup>2</sup> The foundation stone was laid in June 1850, and the asylum opened in 1851.<sup>3</sup> The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.

In 1852, during Robert Hoddle’s tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.<sup>4</sup> From La Trobe Street, King and Spencer Streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. The latter incorporating the high point of Flagstaff Hill, adjoins the south side of the precinct, and was historically an important viewing place in early Melbourne, and the site of a signal station which communicated with a similar station at Point Gellibrand (Williamstown). Flags flown from the flagstaff indicated the arrival of ships in Hobsons Bay;<sup>5</sup> and drew crowds to this early feature of West Melbourne.

North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribyrnong) River.<sup>6</sup> The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.<sup>7</sup>

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.<sup>8</sup> A plan of 1852 indicates that ‘North Melbourne’ referred to the allotments along Spencer and King streets, with an area called ‘Parkside’ to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.<sup>9</sup> In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.<sup>10</sup> The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.<sup>11</sup> This elevated area became known as ‘Hotham Hill’, and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.<sup>12</sup>

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.<sup>13</sup>

Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,<sup>14</sup> also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.<sup>15</sup> The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862–63, and was replaced in 1875–76 by the present municipal complex designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.<sup>16</sup>

West Melbourne also developed its own identity in the nineteenth century. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Substantial housing stock developed along the main thoroughfares of King, William and Dudley Streets, in conjunction with commercial and manufacturing land uses. More modest housing was located towards the West Melbourne Swamp and railyards.<sup>17</sup>

By the latter decades of the nineteenth century, the precinct was predominantly a working-class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.<sup>18</sup> Likewise, residents of the south end of Chotwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.<sup>19</sup>

Larger industries and employers were located to the perimeter of the precinct. Queen Victoria Market was developed to the east from the mid-1850s; the Hay, Corn and Horse Market to the north at the intersection of Flemington Road and Royal Parade developed in the same period; while the Metropolitan Meat Market was established in Courtney Street in 1880. Abattoirs were also located outside the precinct area. Railway yards and rail infrastructure were to the south-west of the precinct. The West Melbourne swamp was made over in the late nineteenth century to become Victoria Dock, the main cargo port for the booming city of Melbourne.

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.<sup>20</sup> Carriage works, foundries and factories can be seen on the MMBW plans of the 1890s, near the commercial centre of North Melbourne. Many of these were situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.<sup>21</sup>

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.<sup>22</sup> Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891–1900) on Victoria Street and the State School (1882) on Queensberry Street. By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.<sup>23</sup>

During the nineteenth and twentieth centuries a number of political associations also formed in the suburb, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.<sup>24</sup>

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.<sup>25</sup> The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden

Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historic working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.<sup>26</sup> In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and Miller streets for residential development and Victoria Street for traffic. In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct. Aside from Hotham Hill to the north, the precinct's character by this time derived from its residential and industrial uses.<sup>27</sup>

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.<sup>28</sup>

Another significant development in North Melbourne, was the opening of the swimming baths in December 1909, on the triangular site at the corner of Macaulay Road and Arden Street, adjoining the precinct. This occurred in the early twentieth century when municipal funded baths were being opened across Melbourne.<sup>29</sup>

Although small-scale manufacturing and industrial uses remain, particularly at the fringes of the precinct, North and West Melbourne's proximity to the city has seen it return to a favoured residential locality.

### 3.2 Description

The extent of the North and West Melbourne Precinct is identified as HO3 in the planning scheme maps.

Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

The precinct is predominantly residential, albeit many streets combine residential and mixed-use development where dwellings are seen with commercial, manufacturing and industrial buildings. The precinct varies in terms of its intactness, with streets incorporating both historic and infill development; visible changes and additions to historic buildings; and numerous examples of adaptation of former manufacturing and industrial buildings (such as factories and warehouses) to residential and other uses. In the north-west of the precinct, which has comparatively intact residential streets, there is less commercial, industrial or infill development. Although the principal residential streets in the centre of the precinct are wide, much of the development to these streets is fine-grained and modest. There is also variety throughout the precinct in building and allotment sizes, and building heights, styles, materials and setbacks.

The majority of residences are of brick construction, either face brick or rendered masonry, with some earlier buildings of timber and stone. There are a comparatively high number of early buildings in the precinct, including development of the 1850s and 1860s. Victorian terraces and modest cottages predominate, and are typically simply detailed with limited or no setbacks to the street, and on narrow allotments with long backyards giving onto rear lanes and ROWs. In some streets, there are unusually intact rows of modest single-storey dwellings, the survival of which is a significant characteristic of the precinct.

The precinct also has larger Victorian dwellings, including two-storey terrace houses of face brick or rendered masonry. These have verandahs, again generally limited setbacks, and typically lower scale rear wings. Larger terraces and detached houses are more common in the northern part of the precinct. This includes Flemington Road, which has a Victorian boulevard character and some grander residences, but also more modest development at the west end within the precinct.

The site of the former Benevolent Asylum in the south of the precinct, located between Miller, Elm, Curzon and Abbotsford streets, has Edwardian dwellings constructed from the early 1910s. These properties have larger allotments and deeper front setbacks; and dwellings of face red brick, with prominent gabled roofs.

The precinct has secondary or 'little' streets, including named lanes, which accommodate historic workers cottages, warehouses and workshops, and occasionally stables. Small scale early twentieth century industrial development was also typically established in the secondary streets, with a sometimes intricate network of lanes giving access to these operations. Many of these latter developments replaced earlier often very modest dwellings, some of one or two rooms in size, as shown on the MMBW plans. These extremely modest workers cottages were therefore once more extensive.

Development on lanes to the rears of properties includes occasional historic outhouses such as water closets; rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. The latter is generally not visible from principal streets, but more common to rears of properties.

Large brick warehouses, from the late nineteenth and early twentieth century, with no street setbacks and dominant building forms are located in the east of the precinct, including in the area concentrated on O'Connell and Cobden streets, north of Victoria Market.

Commercial development is concentrated on Errol, Leveson, Victoria and Queensberry streets. Errol Street is especially notable for its intactness and distinguished buildings, with commercial activity dating from the 1850s, and complemented by the remarkable town hall development of the 1870s. This street, together with this area of Queensberry Street, is the village focus of North Melbourne, and is given emphasis by the town hall tower which has historically dominated the precinct and remains visible from distances. Victoria Street is also a highly intact commercial street, with consistent two-storey Victorian shops to both sides of the street, between Errol and Peel streets.

Historic commercial development throughout the precinct demonstrates many of the characteristics of late nineteenth and early twentieth century commercial/retail streets in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber framed shop windows with timber stall boards or masonry plinths. First floor facades are more intact, with original windows and parapets. There are also original or early iron post-supported verandahs with friezes, including return verandahs to street corners.

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.<sup>30</sup> While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working class community.

Churches and ecclesiastical complexes, which are comparatively larger than those of many other inner Melbourne precincts and suburbs, feature prominently and are often sited to intersections. They include St Marys Anglican Church, the Catholic St Mary's Star of the Sea, and the former Presbyterian Union Memorial Church (now Uniting Church) which has a prominent spire. Their dominant forms have historically contrasted with the surrounding low scale housing, and the church spires are often visible from distances.

Queensberry Street is a Victorian street, with diverse development along its length including ecclesiastical, civic, institutional, commercial and residential buildings. There is also a concentration of buildings included in the Victorian Heritage Register on or close to Queensberry Street, including St Mary's Anglican Church, the town hall complex, Queensberry Street State School (later the College of Printing and Graphic Arts), the Uniting Church in Curzon Street, and the former Cable Tram Engine House.

Social housing, dating from the latter decades of the twentieth century is also prevalent in North Melbourne, but mostly outside the precinct boundary.

### 3.2.1 Pattern of development

Regarding subdivision, the centre of the precinct, between Victoria and Arden streets follows a regular grid pattern, with wide and long north-south and east-west streets. Secondary or 'little' streets connect with the main streets and roads and provide access through large blocks of development. This hierarchy of streets reflects the original mid-nineteenth-century road reservations; the wide and long streets also provide areas of the precinct with an open character, and internal views and vistas.

The regular grid changes north of Courtney and Molesworth streets, where the streets angle to the east to Flemington Road in the area of Hotham Hill; and south of Victoria Street where the streets angle to the west to meet those of the CBD grid, including William, King and Spencer streets, which extend out to the southern part of the precinct. The irregular juxtaposition of north-running streets angling east to meet Flemington Road generally reflects the street arrangement shown on the 1855 Kearney map. This pattern also gives rise to several large and irregular intersections in the north which allow for deep views into the precinct from Flemington Road, including along the wide Dryburgh, Abbotsford and Harcourt streets. Allotments associated with the elevated area of Hotham Hill are also more generous than those of the earlier subdivisions to the south.

The precinct also has large and irregular intersections where three or more streets meet at oblique angles; examples include the junctions of Errol, Courtney and Haines streets; Victoria, Curzon and King streets; Chapel, William and Walsh streets; and Victoria, Leveson and Roden streets.

Flemington Road was historically important as a route to Geelong, and during the gold rushes as a route to the goldfields to the north-west of Melbourne. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor General, Robert Hoddle planned for the growing city. Flemington Road was one of these. Other historically important thoroughfares to the north of Melbourne, in or adjoining the precinct include Victoria, Peel and Elizabeth streets.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels, while lanes generally retain original or relayed bluestone pitchers and central drains.

### 3.2.2 Topography

Topography has played an important role in the precinct. Elevated Hotham Hill in the north of the precinct slopes down to the south and west, and historically attracted more prestigious residential development. Historically a creek circled the south side of the hill, and flowed south and west to feed the low-lying West Melbourne Swamp. The latter formed a natural boundary to the area. Larger blocks and residences on Hotham Hill developed after the creek was drained and undergrounded.

The west of the precinct also historically afforded views to Melbourne's docks and wharves, where many of the precinct's residents were employed. The topography has in addition resulted in some buildings having entrances elevated off the ground, and building rows which step up or down, following the grade of streetscapes.

### 3.2.3 Parks, gardens and street plantings

The precinct generally has limited open space, but with some triangular pocket parks. Flagstaff Gardens and Royal Park adjoin the precinct, as does the Arden Street Oval. Many of the principal north-south and east-west streets have street trees, including planes, elms and some eucalypts. These include Queensberry, Chetwynd, Leveson and Curzon streets, and most of the streets in the north-west of the precinct. Flemington Road is lined with elms on the precinct side.

## 3.3 Statement of Significance

<b>Heritage place:</b>	North and West Melbourne Precinct	<b>PS ref no:</b>	HO3
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~~North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:~~

- ~~• Criterion A: Importance to the course or pattern of our cultural or natural history (historical significance).~~
- ~~• Criterion E: Importance in exhibiting particular aesthetic characteristics (aesthetic/architectural significance).~~
- ~~• Criterion G: Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons (social significance).~~

### What is significant?

North and West Melbourne Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north and west during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates, particularly from the late nineteenth century. Some places of heritage value may also be outside this date range. The precinct is mainly residential, but with diversity of building form and uses within streets ~~historic mixed use development~~, and several commercial streetscapes. Mature street plantings and rows are also part of the significant development of the precinct.

The following are the identified 'key attributes' of the precinct, which support the assessed significance:

- Typical nineteenth century building characteristics including:
  - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
  - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian and interwar dwellings on the site of the former Benevolent Asylum; and other Edwardian and interwar buildings located throughout the precinct.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings.
- Nineteenth century residential development influenced by the precinct's topography, with more substantial built form located in elevated areas of both suburbs, particularly Hotham Hill and between Spencer and King streets
- Streets which display a diversity of ~~historic mixed~~ uses including residential, commercial, manufacturing and industrial ~~uses~~.
- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.



- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.
- Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.
- Views from lanes to ~~historic~~ early outbuildings and rears of properties, providing evidence of historical property layouts.
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and ~~historic~~ early buildings such as former factories and warehouses adapted and converted to new uses.
- Nineteenth century planning and subdivisions as evidenced in:
  - Hierarchy of principal streets and secondary streets and lanes.
  - Regular grid of straight north-south and east-west streets in the centre of the precinct.
  - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.
  - Large and irregular street intersections including three or more streets meeting at oblique angles.
  - Lanes which provide access to rears of properties and act as important minor thoroughfares.
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.
- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, ~~once~~ a grand Victorian boulevard ~~that marked~~ ~~which was historically~~ the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historical street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common ~~to~~ at the rears of properties, with lane access.

Within the broader HO3 precinct, the following are the key attributes of the following areas (refer to Figure 1):

*Hotham Hill Residential Area:*

- Elevated location, with generous streets, central medians and centreline plantings.
- Streetscapes demonstrate generally high level of intactness.

- Largely freestanding single and double-storey villas dating from the last decades of the nineteenth century and the first decades of the twentieth century.
- Dwellings range in scale from modest cottages to more substantial villas.
- Terrace rows of various sizes are present throughout.
- Residences with defined setbacks, presenting modest gardens to the street.
- Dwellings are typically of masonry construction in face brick often incorporating complex arrangements of bichrome and polychrome brickwork.
- Other masonry buildings are rendered and incorporate straightforward Italianate detailing such as urns, classical pediments and balustraded parapets.

*Benevolent Asylum Estate Area:*

- Early twentieth century residential subdivision, with dwellings constructed from the mid-1910s.
- Larger allotments and deeper front setbacks.
- Area noted for uniformity of architectural expression.
- Predominantly single-storey Edwardian villas and interwar bungalows, including freestanding houses and semi-detached pairs.
- Dwellings of face red brick, with prominent gabled roofs.
- Small numbers of other interwar buildings on consolidated allotments, typically in the form of workshops, small factories and flats.

*Victoria and Errol streets Civic and Commercial Area*

- Commercial heart of precinct.
- Varied building scales, includes modest allotments to north of Queensberry Street, with larger remises between Victoria and Queensberry Streets.
- Early (from 1850s and 1860s) retail development to Errol and Queensberry streets.
- Early (from 1860s) retail development to Queensberry Street.
- Two-storey commercial premises of typical form for the Victorian period.
- A number of notable substantial commercial buildings are also present, dating from Victorian and Edwardian periods.
- Residential development at its northern and eastern ends.

*West Melbourne Residential Area:*

- Substantially intact mid-late nineteenth century residential streetscapes.
- South section is typically two-storey villas and semi-detached pairs with Italianate detailing, with some buildings of architectural distinction.
- North section comprised of late nineteenth century single-storey cottages and semi-detached pairs, with notable groups of two-storey villas and some long terrace rows.

**How is it significant?**

North and West Melbourne Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

## Why is it significant?

The North and West Melbourne Precinct is of **historical significance**, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to ~~its~~ the north and west of the city and for its ability to demonstrate that period of development. The surviving layout and building stock are important for their ability to reflect on particular aspects of this history. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid and this pattern remains. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road in particular was ~~envisioned by Robert Hoddle as an early major~~ route out of Melbourne, its status confirmed in the *Roads Act* of 1853. (Criterion A)

The working-class history of the precinct is particularly significant, and is demonstrated in the characteristically modest dwellings and historically diverse ~~mixed-use~~ development, including the proximity of houses to commercial, manufacturing and industrial buildings, nineteenth century ~~historic~~ corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements. Welfare and community groups also established a strong presence in the suburb, providing services to the unemployed, women and children. (Criterion A)

The North and West Melbourne Precinct is of **social** significance. Residents value the early character of its ~~historic~~ streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Queen Victoria Market, Arden Street Oval and the city, is also highly valued. Places such as churches, pubs, schools and other places of gathering are also valued by the community. (Criterion G)

The ~~aesthetic/architectural significance of the~~ North and West Melbourne Precinct is of aesthetic significance, particularly for the architectural expression of its key buildings and streetscapes, largely ~~rests in~~ for its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and two-storey terrace houses. These are complemented by larger Victorian dwellings, Edwardian and interwar development on the site of the former Benevolent Asylum, and commercial and industrial ~~historic mixed-use~~ buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and the building stock is comparatively intact, ~~with~~ and features generally larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Queen Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower an important ~~significant~~ local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long

and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts. (Criterion E)

**Primary source**

*North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022*

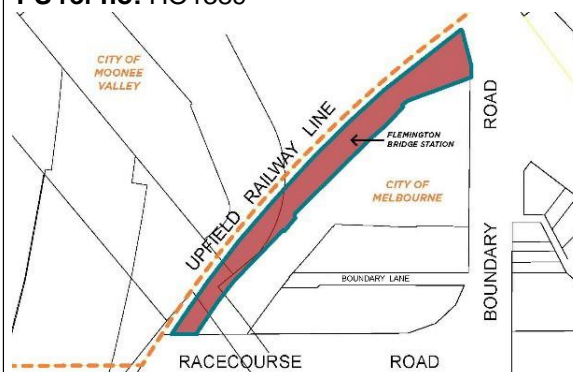


- <sup>1</sup> Plan of North Melbourne, South Melbourne, c. 1846, held at State Library of Victoria.
- <sup>2</sup> *Argus*, 6 September 1849, p. 2.
- <sup>3</sup> Mary Kehoe, *The Melbourne Benevolent Asylum: Hotham's Premier Building*, Hotham History Project, 1998, p. 13.
- <sup>4</sup> 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015. See also *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 14.
- <sup>5</sup> See Victorian Heritage Register citation for Flagstaff gardens (VHR 2041).
- <sup>6</sup> City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 31.
- <sup>7</sup> Guy Murphy, *At Home on Hotham Hill: A portrait of a nineteenth century entrepreneur*, Hotham History Project, North Melbourne, 2004, p. 32.
- <sup>8</sup> Parish of Jika Jika, plan no. M314 (3), Central Plan Office, Land Victoria and *Argus*, 8 March 1853, p. 3.
- <sup>9</sup> 'Map of Melbourne and its extension', compiled by William Green, 1852, held at State Library of Victoria.
- <sup>10</sup> Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 17.
- <sup>11</sup> 'Melbourne and its suburbs', compiled by James Kearney, 1855, held at State Library of Victoria and Parish of Jika Jika, plan no. M314 (3), Central Plan Office, Land Victoria.
- <sup>12</sup> Winsome Roberts, *Molesworth Street: A North Melbourne neighbourhood, 1840-1905*, Hotham History Project, North Melbourne, 2002, p. 17.
- <sup>13</sup> *Sands & Kenny* directory, 1857.
- <sup>14</sup> *Sands & Kenny* directory, 1857.
- <sup>15</sup> Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 19.
- <sup>16</sup> Agency VA 3153 North Melbourne, agency description, Public Record Office Victoria.
- <sup>17</sup> Overview provided by L Siska, submission, 10 February 2016.
- <sup>18</sup> City of North Melbourne rate books, Middle Ward, rate nos 1976–1988, 1890, VPRS 5707/P3, Public Record Office Victoria.
- <sup>19</sup> City of North Melbourne rate books, Eastern Ward, rate nos 656–673, 1890, VPRS 5707/P3, Public Record Office Victoria.
- <sup>20</sup> Bill Hannan, *Pride of Hotham: A tale of North Melbourne and a red-headed architect*, Hotham History Project, North Melbourne, 2006, p. 15, City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 33 and *Sands & McDougall directory*, 1873.
- <sup>21</sup> MMBW detail plans nos 759, 760 and 762, 1896, held at State Library of Victoria.
- <sup>22</sup> City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 32.
- <sup>23</sup> *Spectator and Methodist Chronicle*, 11 February 1916, p. 179, City of Melbourne, *Thematic History—A History of the City of Melbourne's Urban Environment*, 2012, p. 78.
- <sup>24</sup> *Argus*, 20 May 1859, p. 5, 10 January 1880, p. 5; *North Melbourne Courier and West Melbourne Advertiser*, 14 July 1905, p. 2; *North Melbourne Advertiser*, 23 June 1876, p. 2, 15 December 1888, p. 3; *Age*, 2 October 1916, p. 9.
- <sup>25</sup> 'History', North Melbourne Football Club, [www.nmfc.com.au](http://www.nmfc.com.au), accessed 26 March 2015.
- <sup>26</sup> Agency VA 3153 North Melbourne, agency description, Public Record Office Victoria.
- <sup>27</sup> City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 33.
- <sup>28</sup> Overview provided by L Siska, submission, 10 February 2016.
- <sup>29</sup> *Argus*, 23 December 1909, p. 9.
- <sup>30</sup> It has been noted that there were some 80 hotels in North Melbourne, and some 40 in West Melbourne, in the nineteenth century. Information provided by Mary Kehoe.

## MELBOURNE PLANNING SCHEME

**Statement of Significance: Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne (July February 2022<sup>3</sup>)****Heritage Place:** Flemington Bridge Railway Station

PS ref no: HO1389

**What is significant?**

The Flemington Bridge Railway Station, 'up' side, Upfield Railway Line, North Melbourne, constructed in 1944-45.

Elements that contribute to the significance of the place include (but are not limited to):

- 1944-45 weatherboard station building
- Platforms, including original substructure but excluding modern surfacing
- Access ramps, including form and location but excluding modern surfacing

Non-original fabric including the platform fencing, ramp sides (steel and cyclone wire) and platform surface is not significant; nor is the overhead infrastructure or modern station elements such as lighting, seating, signage, barriers, bins.

**How is it significant?**

The Flemington Bridge Railway Station is of local historical and representative significance to the City of Melbourne.

**Why is it significant?**

The Flemington Bridge Railway Station is of local historical significance. Although no evidence remains of the original complex, the location of the railway station reflects on the development of the line to Coburg in the 1880s and the importance of Flemington Bridge as a key crossing point of the Moonee Ponds Creek. The location of the station also reflects concerted efforts and agitation by residents of the area in 1883-4 to have a railway station constructed after the line originally opened without a station at Flemington Bridge. The upgrading of the station in the mid-1940s and the inclusion of ramps for the earlier stairs was also in large part a response to community agitation for improved station facilities in this unusual elevated position (Criterion A).

The Flemington Bridge Railway Station is of representative significance as an example of a modest timber mid-twentieth century railway station. It is unusual in its elevated siting and adopts a form more typical of small rural railway stations. Its simple form, weatherboard construction and platform verandah are broadly demonstrative of the more modest form of timber stations constructed in this period by Victorian Railways. The station complex as a whole has undergone some change, including an additional ramp on the Moonee Valley side ('down' side) and resurfacing to platforms and ramps, but its overall form and arrangement of station buildings, platforms and ramps remain broadly intact and legible (Criterion D).

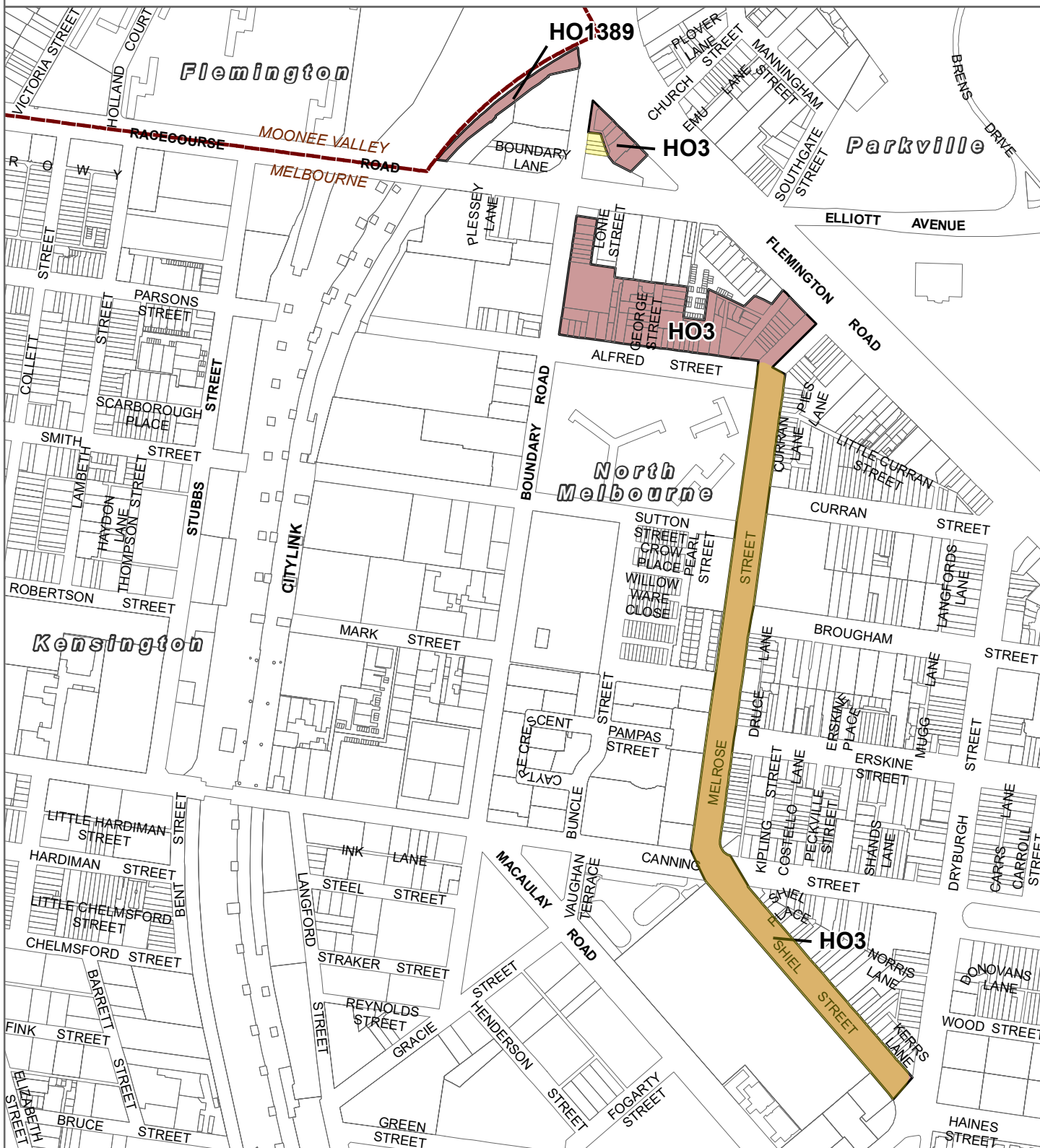
**Primary source**

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022

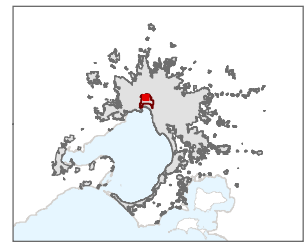
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MELBOURNE PLANNING SCHEME - LOCAL PROVISION  
**AMENDMENT C403melb**



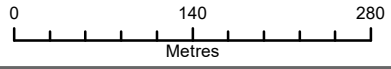
- LEGEND**
- HO - Heritage Overlay
  - Local Government Area



Part of Planning Scheme Map 4HO

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