

**Committee** Future Melbourne Committee (Planning (Heritage) Portfolio)

**Presenter** Councillor Leppert

**Purpose and background**

1. The purpose of this report is to provide an assessment of the Independent Panel's recommendations regarding Amendment C271 Guildford and Hardware Laneways Heritage and to propose that the Future Melbourne Committee (the Committee) recommend that Council adopt the Amendment with changes.

**Consideration at Committee**

2. The Committee considered this item on 13 November 2018 and made a recommendation to Council as presented below.

**Recommendation**

3. That Council:
  - 3.1. Adopts Planning Scheme Amendment C271 as shown in Attachment 4 to this report.
  - 3.2. Submits the adopted Amendment to the Minister for Planning for approval.
  - 3.3. Authorises the Director City Strategy and Place to make any further minor editorial changes to the Amendment documents prior to submitting to the Minister for Planning for approval.

## Report to the Future Melbourne (Planning) Committee

### Planning Scheme Amendment C271 Guildford and Hardware Laneways Heritage

**Presenter:** Emma Appleton, Manager Urban Strategy

#### Purpose and background

1. The purpose of this report is to provide an assessment of the Independent Panel's recommendations regarding Amendment C271 Guildford and Hardware Laneways Heritage and to propose that the Future Melbourne Committee recommend that Council adopt the Amendment with changes.
2. The Amendment proposes to implement the recommendations of the *'Guildford and Hardware Laneways Heritage Study May 2017'* (the Study) by introducing two new heritage precincts, seven new individual heritage places, and making other modifications to existing Heritage Overlays.
3. Amendment C271 was exhibited from 12 October to 23 November 2017. One hundred and thirteen submissions were received. On 15 May 2018, the Future Melbourne Committee resolved to request that the Minister for Planning appoint a panel to consider the submissions.
4. The Panel hearing was held between 25 and 27 July 2018 and the Panel delivered its report to the City of Melbourne on 6 September 2018 (Attachment 2).

#### Key issues

5. The following key issues were raised through submissions and discussed at the Panel hearing:
  - 5.1. objections to the assessment of particular properties as warranting heritage protection or to the proposed grading (Contributory / Significant / Non-Contributory)
  - 5.2. suggested changes to the Citations or Statement of Significance, such as refining the wording or adding historical information
  - 5.3. concern that a Heritage Overlay would limit future redevelopment opportunities
  - 5.4. concern that particular properties in the study area are not proposed to be included in an individual or precinct Heritage Overlay.
6. The Panel was satisfied that all of the above had been adequately addressed and recommended the adoption of Amendment C271 as exhibited subject to some changes. The Panel found that:
  - 6.1. the Study is a suitable basis for the application of the Heritage Overlay to the individual buildings and precincts
  - 6.2. the *Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance* are consistent with the DELWP *Planning Practice Note: Applying the Heritage Overlay July 2015*
  - 6.3. with the exception of two properties, the gradings applied to individual buildings are appropriate.
7. A summary of the Panel recommendations and response by management is at Attachment 3. Management supports the Panel recommendations. These are highlighted in the Amendment documents at Attachment 4.

**Recommendation from management**

8. That the Future Melbourne Committee recommends Council:
  - 8.1. adopts Planning Scheme Amendment C271 as shown in Attachment 4 to this report
  - 8.2. submits the adopted Amendment to the Minister for Planning for approval
  - 8.3. authorises the Director City Strategy and Place to make any further minor editorial changes to the Amendment documents prior to submitting to the Minister for Planning for approval.

**Attachments:**

1. Supporting Attachment (Page 3 of 249)
2. Panel Report (Page 4 of 249)
3. Response to Panel Report (Page 43 of 249)
4. Updated Amendment documents (Page 52 of 249)

## Supporting Attachment

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### Legal

1. Section 29(1) of the *Planning and Environment Act 1987* (the Act) provides that after complying with Divisions 1 and 2 of the Act in respect of a planning scheme amendment, the planning authority may adopt the amendment with or without change.
2. The decision to adopt the Amendment cannot be made under delegation.

### Finance

3. Under section 6 of the *Planning and Environment (Fees) Regulations 2016* a fee is to be paid when requesting the Minister approve an amendment and give notice in the Government Gazette of approval of an amendment. Once the Planning Scheme Amendment is approved, a notice will also be required to be placed in a newspaper circulating in the local area. These costs are provided for in the 2018–19 budget.

### Conflict of interest

4. No member of Council staff, or other person engaged under a contract, involved in advising on or preparing this report has declared a direct or indirect interest in relation to the matter of the report.

### Occupational Health and Safety

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

### Stakeholder consultation

6. The Amendment was exhibited in accordance with the Act. The amendment was placed on exhibition between 12 October and 23 November 2018.
7. Public notices were placed in The Age on 11 October 2017 and Government Gazette on 12 October 2017. An information session was held on 25 October 2017 at the Melbourne Town Hall, open for anyone to attend.
8. The Amendment and supporting information was available at the City of Melbourne counter in Council House 2, on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website.
9. A copy of the statutory notice, as well as a letter was sent to all affected land owners and occupiers in the study area. The information was also sent to relevant stakeholders and prescribed Ministers.

### Relation to Council policy

10. The content of the controls are consistent with the broader Amendment C258 Heritage Policies Review that is underway. The Planning Scheme Amendment documentation included in this report (Attachment 4) utilises the proposed gradings system and terminology in line with the broader Heritage Policies Review.
11. Amendment C271 aligns with Council policy seeking to conserve and protect places of identified heritage significance, including Clauses 21.06 of the Municipal Strategic Statement and Clause 22.04 of the Local Planning Policy Framework.
12. Amendment C271 implements Action 2.2 of Council's Heritage Strategy 2013, to 'Progressively undertake a review of heritage in the high-growth and urban renewal areas and mixed use areas of the city'.

### 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.

*Planning and Environment Act 1987*

Panel Report

# Melbourne Planning Scheme Amendment C271 Guildford and Hardware Lanes Heritage Study

6 September 2018

*Planning and Environment Act 1987*

Panel Report pursuant to section 25 of the Act  
Melbourne Planning Scheme Amendment C271  
Guildford and Hardware Lanes Heritage Study  
6 September 2018



Michael Ballock, Chair



Ann Keddie, Member

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## List of Abbreviations

HO	Heritage Overlay
the Inventory	the Guildford and Hardware Lanes Heritage Study May 2017: Heritage Inventory
the Methodology Report	Guildford and Hardware Lanes Heritage Study Methodology Report May 2017
MSS	Municipal Strategic Statement
SPPF	State Planning Policy Framework
the Statements of Significance	Guildford and Hardware Lanes Heritage Study May 2017: Statements of Significance
the Study	Guildford and Hardware Lanes Heritage Study May 2017
VPP	Victoria Planning Provisions



## Overview

### Amendment summary

<b>The Amendment</b>	Melbourne Planning Scheme Amendment C271
<b>Common name</b>	Guildford and Hardware Lanes Heritage Study
<b>Brief description</b>	The Amendment implements the findings of the Guildford and Hardware Lanes Heritage Study May 2017 by proposing to create new heritage precincts and individual places, amend the building grading and Statement of Significance for some existing Heritage Places and make two map corrections
<b>Subject land</b>	The area bounded by La Trobe Street, Elizabeth Street, Little Collins Street and Queen Street, Melbourne
<b>The Proponent</b>	City of Melbourne
<b>Planning Authority</b>	City of Melbourne
<b>Authorisation</b>	By letter dated 8 August 2017
<b>Exhibition</b>	12 October to 23 November 2017
<b>Submissions</b>	Number of Submissions: 113    Opposed: 13 Refer to Appendix A

### Panel process

<b>The Panel</b>	Michael Ballock (Chair), Ann Keddie
<b>Directions Hearing</b>	Planning Panels Victoria 12 June 2018
<b>Panel Hearing</b>	Planning Panels Victoria Location, 25-27 July 2018
<b>Site inspections</b>	Unaccompanied, 6 July and 9 August 2018
<b>Appearances</b>	Refer to Appendix B
<b>Citation</b>	Melbourne PSA C271[2018] PPV
<b>Date of this Report</b>	6 September 2018

## Executive summary

### (i) Summary

Melbourne Planning Scheme Amendment C271 (the Amendment) seeks to implement the recommendations of the Guildford and Hardware Lanes Heritage Study 2017 (the Study). The Study was undertaken to assess the heritage value of all buildings and places in the study area and builds on previous studies undertaken by Council.

The Study is an outcome of a strategic review Council undertook of its heritage program which culminated in the released its Heritage Strategy in 2013. The Heritage Strategy is a 15-year framework to ensure the continued protection and enhancement of all elements of Melbourne's heritage and contains some 38 actions, one of which was to undertake a heritage review of the Guildford and Hardware Lanes precincts.

Key issues raised in submissions were:

- does the Study provide an appropriate basis for applying the Heritage Overlay?
- are the gradings applied to individual building buildings justified?
- what impact will the Heritage Overlay have on the future development of the site?

The Panel has considered a great deal of information provided to it including the *Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance* (Statements of Significance), the *Guildford and Hardware Lanes Heritage Study 2017: Heritage Inventory* (Inventory) as well as the Study. In addition the evidence of a number of experts dealing with specific buildings has been provided to the Panel.

The Panel concludes:

- the Guildford and Hardware Lanes Study is a suitable basis for the application of the Heritage Overlay to the individual buildings and precincts identified in the study area
- Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance are consistent with PPN01 Applying the Heritage Overlay
- with the exception of two properties, the gradings applied to individual buildings are appropriate
- some corrections are required to be made to the exhibited documents.

### (ii) Recommendations

Based on the reasons set out in this report, the Panel recommends that Melbourne Planning Scheme Amendment C271 be adopted as exhibited subject to the following:

- 1. During the finalisation of the Amendment, the provisions and schedules of the Amendment be reviewed to ensure they are consistent with the changes to the planning scheme introduced by Amendment VC148.**
- 2. Amend the Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance, the Guildford and Hardware Lanes Heritage Study 2017: Heritage Inventory and Guildford and Hardware Lanes Heritage Study May 2017, as appropriate, to reflect the following changes:**

- a) remove from HO1205 the building at 392-406 Bourke Street but retain the HO1205 over Warburton Lane
- b) amend the grading of the building at 372-378 Little Bourke Street from contributory to non-contributory
- c) correct the description of the property at 301 Elizabeth Street and identify the bluestone wall as the rear wall of 303 Elizabeth Street
- d) amend the map of HO1213 Guildford and Hardware Lanes to match the exhibited map
- e) amend the grading of the building at 341-345 Elizabeth Street from significant to contributory
- f) correct the date shown on the Statement of Significance for 287-289 Elizabeth Street from 1984 to 1894.

# 1 Introduction

## 1.1 The Amendment

### (i) Amendment description

The Amendment proposes to implement the findings of the Study by:

- creating new Heritage Places (precincts and individual places)
- amending the building grading and Statement of Significance for some existing Heritage Places
- making two corrections to the mapping of existing Heritage Places in the Heritage Overlay.

In addition, the Amendment proposes to:

- alter the policy at Clause 22.04 (Heritage Places within the Capital City Zone Policy) so that the Study is considered when making decisions relating to any of the places and precincts which are the subject of this Amendment
- amend the Schedule to Clause 43.01 (Heritage Overlay) to include new two Heritage Overlay Precincts, seven new individual Heritage Overlays, extend the boundary of two existing Heritage Overlays, fix a mapping error so that the correct site is mapped and change the description of some existing places
- insert two new incorporated documents titled, *“Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance”* and *“Guildford and Hardware Lanes Heritage Study 2017: Heritage Inventory”*, into the Schedule to Clause 81.01 (Incorporated Documents), so that the individual building classification of significant, contributory or non-contributory and the Statements of Significance are considered when making decisions relating to any of the places which are the subject of the Amendment
- amend Planning Scheme Maps 8HO1 and 8HO2 to reflect the changes described above.

### (ii) Purpose of the Amendment

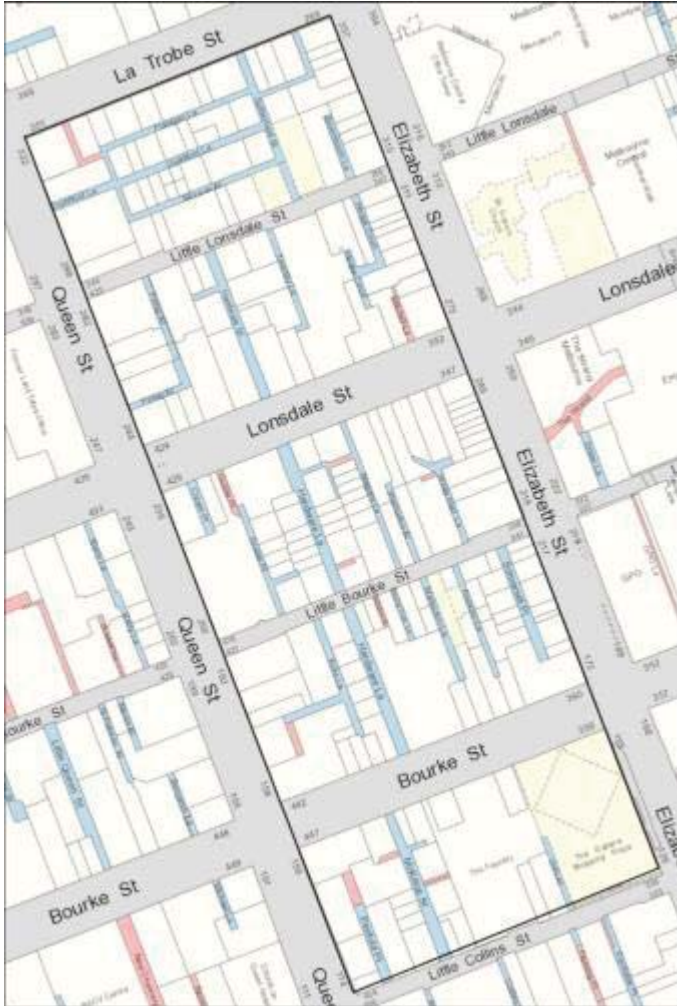
The Study was undertaken to assess the heritage value of all buildings and places in the study area. The work builds on a previous City of Melbourne heritage study, the Heritage Precincts Project by Meredith Gould, which identified all of Guildford and Hardware Lanes as warranting heritage protection. The Meredith Gould study was not adopted by Council.

The Study assessed the heritage significance of all buildings and places in the precinct including currently protected properties and identified two new heritage precincts and eight new individual heritage overlays for protection in the planning scheme.

The Amendment seeks to implement the recommendations of the Study by proposing heritage protection for the identified places. The inclusion of these places and precincts into the Heritage Overlay and the incorporation of the gradings and Statements of Significance into the planning scheme is required to recognise and protect the identified places.

### (iii) The subject site

The Amendment applies to land shown in Figure 1 which includes the area bounded by La Trobe Street, Elizabeth Street, Little Collins Street and Queen Street, Melbourne.



**Figure 1** The area affected by the Amendment

## 1.2 Panel process

Melbourne Planning Scheme Amendment C271 was prepared by the Melbourne City Council (Council) as Planning Authority and proponent. As exhibited, the Amendment proposes to add eight new individual heritage places and two new precincts (the proposed Guildford and Hardware Lanes Precinct and the Elizabeth Street West Precinct), as well as altering heritage gradings and changing the description of places in the Heritage Overlay.

The Amendment was authorised by the Department of Environment, Land, Water and Planning on 8 August 2017 and placed on public exhibition between 12 October and 23 November 2017, with 13 opposing submissions received.

At its meeting of 15 May 2018, Council resolved to refer the submissions to a Panel. As a result, a Panel to consider the Amendment was appointed under delegation from the Minister for Planning on 22 May 2018 and comprised Michael Ballock (Chair) and Ann Keddie.

A Directions Hearing was held in relation to the Amendment on 12 June 2018. Following the Directions Hearing, the Panel undertook an inspection of the subject site and its surrounds.

The Panel met in the offices of Planning Panels Victoria on 25 to 27 July 2018 to hear submissions about the Amendment. Those in attendance at the Panel Hearing are listed in Appendix B.

### **1.3 Background to the proposal**

Council informed the Panel that it has been engaged in forward looking heritage planning since the 1980s. More than 30 studies have been undertaken to document the municipality's heritage since the first heritage controls were introduced into planning schemes in Victoria. There are now more than 7,000 properties protected under the Heritage Overlay in the Melbourne Planning Scheme.

By the mid-1980s, Council had comprehensively assessed heritage across residential areas and the central city. Urban Conservation Studies were prepared and progressively translated into planning controls in the Melbourne Metropolitan Planning Scheme, including for the central city.

Council has progressively reviewed heritage protection for places in the Hoddle Grid through studies in 1985, 1993 and 2002. The *Central City (Hoddle Grid) Heritage Review* was undertaken in 2011 to build on these reviews and resulted in further heritage protection for 87 places through Amendment C186 in 2013.

Council undertook a strategic review of its heritage program and released its Heritage Strategy in 2013. The Heritage Strategy is a 15-year framework to ensure the continued protection and enhancement of all elements of Melbourne's heritage. The Heritage Strategy 2013, contains 38 actions, including a first priority action described as being to:

*Progressively undertake a review of heritage in the high-growth and urban renewals and in the mixed use areas in the city*

The Heritage Strategy 2013 resulted in a program of heritage reviews which is being undertaken by the Council and includes:

- Heritage reviews have recently been completed and translated into planning controls for:
  - Arden Macaulay (2012)
  - Kensington (2013)
  - City North (2013)
- Heritage reviews have recently been completed and are the subject of current planning scheme amendments for:
  - West Melbourne (2016)
  - Southbank (2017)
  - Guildford and Hardware Lanes (2017)
- Heritage reviews are currently under way or planned for:
  - Fishermans Bend
  - Hoddle Grid
  - North Melbourne
  - Carlton.

## 1.4 Summary of issues raised in submissions

The key issues raised in the submissions of the various parties are briefly summarised as follows:

- does the Study provide an appropriate basis for applying the Heritage Overlay?
- are the gradings applied to individual building buildings justified?
- what impact will the Heritage Overlay have on the future development of the site?

The Panel considered all written submissions made in response to the exhibition of the Amendment; as well as further submissions, evidence and other material presented to it during the Hearing.

The Panel made two separate inspections of the proposed heritage area, and observed the buildings proposed for inclusion under the Overlay. It has reviewed a large volume of material. The Panel has had to be selective in referring to the more relevant or determinative material in the report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the report.

This report deals with the issues under the following headings:

- Planning context
- The Guildford and Hardware Lanes Heritage Study
- Individual sites.

## 2 Planning context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed Council's response and the policy context of the Amendment and has made a brief appraisal of the relevant zone and overlay controls and other relevant planning strategies.

The Amendment was based on the planning scheme as it was at that time. The Panel notes that Amendment VC148 was gazetted on 31 July 2018 and has generated substantial change to the structure and content of policy in the scheme. This assessment was undertaken using the planning scheme as it was before Amendment VC148.

### 2.1 Policy framework

#### (i) State Planning Policy Framework

Council submitted that the Amendment is supported by Clause 15.03 (Heritage) and the relevant strategies are to:

- identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme
- provide for the protection of natural heritage sites and man-made resources and the maintenance of ecological processes and biological diversity
- provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific or social significance or otherwise of special cultural value
- encourage appropriate development that respects places with identified heritage values and creates a worthy legacy for future generations
- retain those elements that contribute to the importance of the heritage place
- encourage the conservation and restoration of contributory elements
- ensure an appropriate setting and context for heritage places is maintained or enhanced
- support adaptive reuse of heritage buildings whose use has become redundant.

Council concluded that, by including the identified places in the Heritage Overlay, the Amendment will be fulfilling the State objective of identifying, conserving and protecting places of assessed significance.

#### (ii) Local Planning Policy Framework

Council submitted that the Amendment supports the following local planning objectives:

- Clause 21.06 – Built Environment and Heritage  
The Amendment will contribute to achieving the objectives and strategies identified for the heritage of Melbourne to “conserve and enhance places and precincts of identified cultural heritage significance” (Clause 21.06-2) by identifying and conserving places of heritage significance
- Clause 22.04 – Heritage Places within the Capital City Zone Policy



The Amendment supports the objectives of Clause 22.04 by conserving, promoting and protecting additional places of heritage value within the Capital City Zone in both its current form and as proposed by Amendment C258.

**(iii) Other planning strategies or policies used in formulating the Amendment**

**Plan Melbourne**

Outcome 4 of Plan Melbourne strives for Melbourne to be “*a distinctive and livable city with quality design and amenity*”. Plan Melbourne recognises that “*heritage will continue to be one of our greatest strengths*” and sets a Direction to “*Respect Melbourne’s heritage as we build for the future*”. The policies detailing how this Direction will be turned into action include to:

*Recognise the value of heritage when managing growth and change; and  
Stimulate economic growth through heritage conservation.*

The Panel accepts the Council’s analysis and acknowledges that the policy context supports the Amendment.

**2.2 Planning scheme provisions**

**(i) Overlays**

The Amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision tool for the introduction of heritage controls over a place identified to be of heritage significance.

The Amendment addresses the requirements of the *Planning Practice Note 01 Applying the Heritage Overlay, September 2012*. This Practice Note states that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established.

The identification of heritage places using established criteria and documentation methods is an important consideration in proposing the inclusion of heritage places in the Schedule to the Heritage Overlay.

The Schedule to Clause 81.01 is also the proper Victorian Planning Provision to use to incorporate documents into the planning scheme.

**2.3 Ministerial Directions and Practice Notes**

**(i) Ministerial Directions**

Council submitted that the Amendment meets the relevant requirements of the following Ministerial Directions:

**Ministerial Direction No 11 - Strategic Assessment of Amendments**

The Amendment is consistent with Ministerial Direction 11 (Strategic Assessment of Amendments) and Planning Practice Note 46 (Strategic Assessment Guidelines).

## **The Form and Content of Planning Schemes (s7(5))**

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

### **Ministerial Direction No.9-Metropolitan Strategy**

The Amendment complies with Ministerial Direction No.9-Metropolitan Strategy and specifically supports Direction No.4, Policy 4.4 - "Respect Melbourne's heritage as we build for the future".

#### **(ii) Planning Practice Notes**

##### **PPN01 – Applying the Heritage Overlay**

The Amendment addresses the requirements of the Planning Practice Note 01 *Applying the Heritage Overlay, September 2012*. This Practice Note states that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established.

The identification of heritage places using established criteria and documentation methods is an important consideration in proposing the inclusion of heritage places in the Schedule to the Heritage Overlay

## **2.4 Discussion and conclusion**

The Panel concludes that the Amendment is supported by, and implements, the relevant sections of the State and Local Planning Policy Framework and is consistent with the relevant Ministerial Directions and Practice Notes. The Amendment is well founded and strategically justified, and the Amendment should proceed subject to addressing the more specific issues raised in submissions, discussed in the following chapters.

Amendment VC148 was introduced into the Victoria Planning Provisions and all planning schemes on 31 July 2018. It replaces the State Planning Policy Framework with an integrated Planning Policy Framework, changes clause numbers throughout the planning scheme and makes other changes from the Smart Planning program. The assessment for this report was completed before Amendment VC148 was introduced. Any planning scheme clause numbers referred to in this report reflect clauses which existed before Amendment VC148 was introduced.

Council should review the Amendment against the new planning provisions before progressing it further.

## **2.5 Recommendation**

- 1. During the finalisation of the Amendment, the provisions and schedules of the Amendment be reviewed to ensure they are consistent with the changes to the planning scheme introduced by Amendment VC148.**

## 3 The Guildford and Hardware Lanes Heritage Study

### 3.1 The issue

The issue is, whether the Study provides an appropriate basis for applying the heritage area.

### 3.2 Evidence and submissions

Council submitted that the significance of the city's laneways is identified in the Municipal Strategic Statement and specifically at Clause 21.02-1 which states:

*The City's laneways and arcades are one of the most iconic elements of the City's character, its social and cultural life and local economy.*

It submitted that the planning scheme includes clear policies relating to the network of laneways as a *valued part of the city's urban form* providing an insight to the evolution of its built form. Council explained that the Amendment:

*... builds on work done by Meredith Gould and others and the significant amount of work being done by the City of Melbourne in various heritage projects. The Amendment seeks to protect a number of laneways and other buildings, including those fronting Elizabeth Street and other major city streets where they can be demonstrated to have heritage significance and value.*

Council added that given the number of properties affected and the location in the central city, there had been little opposition to the Amendment. The overwhelming number of submissions received supported the Amendment.

Ms Anita Brady, in giving evidence, informed the Panel that the Study followed a standard methodology as outlined in the *Guildford and Hardware Lanes Heritage Study Methodology Report May 2017* (Methodology Report). Ms Brady explained that the tasks included:

- *A review of existing documentation relating to the study area and places within it, including previous heritage studies/reports and other relevant information.*
- *Fieldwork, including a survey of the entire study area and inspection of each property from the street and side or rear laneways; this also included a survey of spaces (and not just buildings) within the study area.*
- *Historical research into the study area as a whole, plus the streets and lanes of the area, and individual properties as required; this included collation of historical information, maps, plans and photographs.*
- *An assessment of significance, including comparative analysis, reference to the heritage assessment criteria as included in the (then) VPP Practice Note Applying the Heritage Overlay (July 2015), identification of relative levels of significance, and preparation of Statements of Significance in the 'what', 'how' and 'why' format.*
- *Preparation of documentation (heritage citations) for the two identified precincts together with schedules of properties included in the precincts; for*

*properties recommended for new individual Heritage Overlay controls; and for select properties with existing individual Heritage Overlay controls.*

Ms Brady said that the citations and property schedules identifying the heritage significance or value for each property used the following gradings:

- significant
- contributory
- non-contributory.

The definitions of these gradings were from a separate work undertaken by Lovell Chen in 2015 and 2016. This work was documented in the *Methodology Report for the City of Melbourne Heritage Review: Local Heritage Policies and Precinct Statements of Significance (September 2015)*, and provide the following definitions:

*A significant heritage place:*

*A 'significant' heritage place is individually important at State or local level, and a heritage place in its own right. It is of historic, aesthetic, scientific, social or spiritual significance to the municipality. A 'significant' heritage place may be highly valued by the community; is typically externally intact; and/or has notable features associated with the place type, use, period, method of construction, siting or setting. When located in a heritage precinct a 'significant' heritage place can make an important contribution to the precinct.*

*A contributory heritage place:*

*A 'contributory' heritage place is important for its contribution to a precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the precinct. A 'contributory' heritage place may be valued by the community; a representative example of a place type, period or style; and/or combines with other visually or stylistically related places to demonstrate the historic development of a precinct. 'contributory' places are typically externally intact but may have visible changes which do not detract from the contribution to the precinct.*

*A non-contributory heritage place:*

*A 'non-contributory' place does not make a contribution to the heritage significance or historic character of the precinct.*

Ms Brady's evidence was that the Study identified two new heritage precincts and seven new properties of individual significance outside the precinct boundaries. She concluded that these precincts and individual places should be included in the Schedule to the Heritage Overlay.

The recommended precincts are:

- Guildford and Hardware Lanes Precinct
- Elizabeth Street West Precinct.

The recommended new properties of individual heritage significance are:

- 388-390 Bourke Street

- 414-416 Bourke Street
- 337-339 La Trobe Street
- 358-360 Little Collins Street
- 362-364 Little Collins Street
- 369-371 (rear) Lonsdale Street
- 128-146 Queen Street.

In addition, revised and updated property citations were prepared for the following places with existing individual Heritage Overlay controls:

- HO546 - 421 Bourke Street
- HO618 - 245-269 Elizabeth Street
- HO665 - 55-57 Hardware Lane
- HO667 - 63-77 Hardware Lane
- HO716 - 377-381 Lonsdale Street
- HO724 - 15-19 McKillop Street
- HO725 - 18-22 McKillop Street.

The precincts and new properties proposed for the Heritage Overlay as well as the buildings already in the Overlay to be updated are shown in Figure 2.

Ms Brady explained that, while the Study followed a generally standard methodology, the Guildford and Hardware Lanes Precinct has historical and built form characteristics which differentiate and distinguish it from many other heritage precincts, including commercial, manufacturing and residential precincts. These distinguishing characteristics include the density of the laneways which reflects their historical proliferation and the evolving subdivision of the original large Hoddle Grid city blocks; the land use patterns which have resulted in some laneways having building frontages while others are bounded by the sides or rears of buildings; and the narrow laneway proportions which are often 'canyon' like and formed and characterised by the high bordering building walls with no setbacks.

This distinguishing pattern of development has accordingly resulted in the sides and rears of some buildings being identified as contributory to the historic character and significance of the precinct. This can occur in conjunction with the front or façade of the building being significant or contributory; or it can occur where the front or façade of the building has been changed or replaced and has lost its heritage character and value.

Mr Barrett's evidence was:

*The 'Guildford and Hardware Lanes Heritage Study Methodology Report' (May 2017) has revealed a relatively rich and diverse history in this part of central Melbourne, with some of this history expressed to varying degrees in its pre-World War II building stock. Efforts by the City of Melbourne to put in place controls to conserve and enhance this portion of Elizabeth Street, and its neighbouring laneways to the west, are to be encouraged.*

Figure 2 Guildford and Hardware Lanes Heritage Study – proposed building gradings



### 3.3 Discussion

The Panel notes that none of the submissions to the Amendment challenged the methodology or process of the Study. As detailed in section 4, submissions opposing the Amendment were focused on individual buildings and whether either inclusion in the Heritage Overlay or the grading that had been applied is appropriate.

The Panel accepts the submission by Council that the City of Melbourne has a long history of documenting and seeking to protect the municipality's heritage. It agrees with the argument that the laneways have historical and built form characteristics that differentiate and distinguish them from many other heritage precincts, which is clearly borne out by the work and research undertaken as part the Study.

The Panel accepts Ms Brady's evidence that the Study adopted a standard methodology and the process detailed in the methodology is thorough, comprehensive and robust. The Statements of Significance are consistent with PPN01 in assessing the criteria in the 'Why is it significant?' section of the Statements.

The Panel accepts that Council has identified and made some corrections to both the Statements of Significance and Inventory as the result of further information that has come to light through the Amendment process. In the Panel's view, these corrections have strengthened and not diminished the work.

### 3.4 Conclusions

The Panel concludes:

- The Guildford and Hardware Lanes Study is a suitable basis for the application of the Heritage Overlay to the individual buildings and precincts identified in the study area.

## 4 Individual sites

### 4.1 The issue

The issue for each of the properties listed in this section, is whether the proposed grading of the buildings is appropriate.

### 4.2 392-406 Bourke Street

#### (i) Background

The Amendment proposes that the west wall of the existing carpark, where it abuts Warburton Lane, should be designated as contributory to the Guildford and Hardware Lanes Precinct.

#### (ii) Evidence and submissions

Ausvest Holdings Pty Ltd (Ausvest), the owner of 392-406 Bourke Street, objected to the designation of the building as contributory in the Guildford and Hardware Lanes Precinct.

The site is nominated as contributory where its wall abuts Warburton Lane. Ms Brady's written evidence was that this component, potentially dating from the mid-1920s to the late interwar period, contributes to the precinct as part of the historic character of a laneway characterised by a collection of Victorian and interwar buildings.

Ausvest disputed this description. The written evidence of Mr Raworth, based on aerial photographs, MMBW and Mahlstedt plans, was that there was no substantive development on the site between 1925 and 1948 and that the steel framed reinforced concrete multistorey carpark currently occupying the site was built after 1958. He stated there is no evidence that the wall to Warburton Lane was a retained frontage of earlier buildings on the site. In addition, the brick and concrete elevation to Warburton Lane displays construction commensurate with a 1958 building and was not a remnant from an earlier period. His opinion was that the contributory grading is unwarranted, that the building should be entirely ungraded and excluded from the proposed Guildford and Hardware Lanes Precinct HO1205.

At the Hearing, Council informed the Panel that it accepted Mr Raworth's evidence. In her oral evidence, Ms Brady stated that, on the basis of the research produced by Mr Raworth, she has changed her opinion and agreed that a designation as non-contributory was appropriate. She recommended that the extent of the precinct in Warburton Lane should be reduced to align with the southern wall of HO1052, in order to be consistent with the approach taken in other laneways as shown in Figure 3.

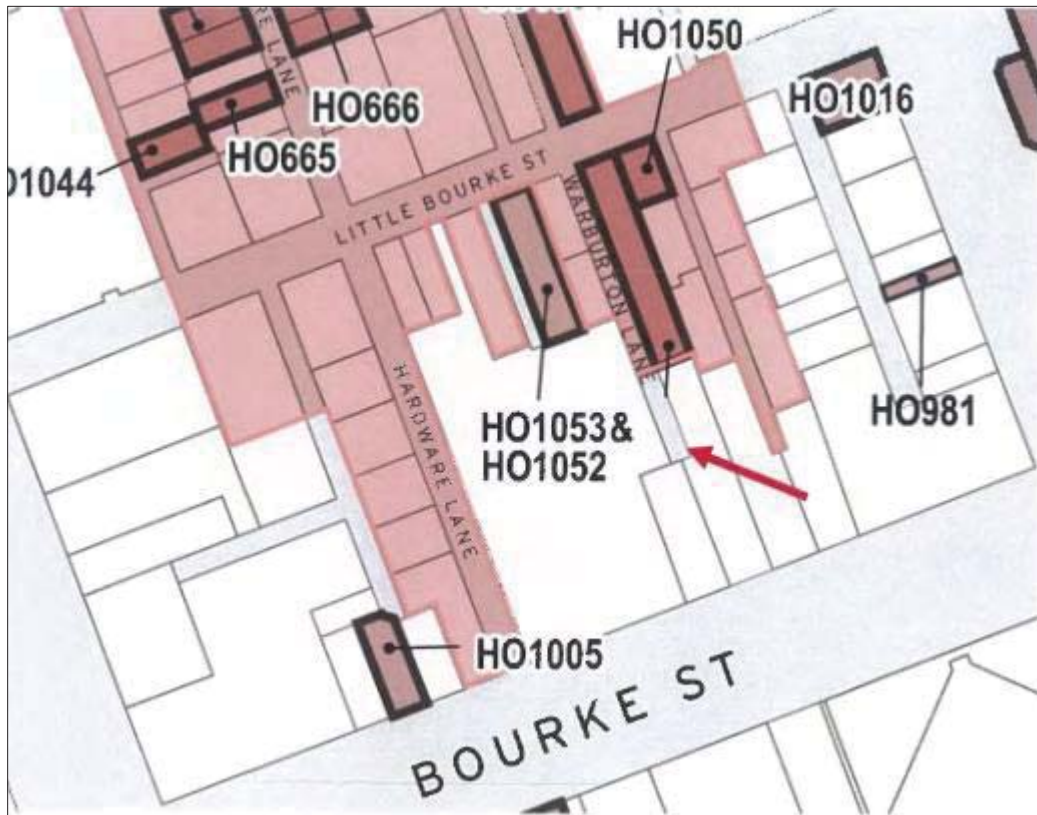
Council recommended the following changes be made to the Amendment:

- *change to the planning scheme maps prepared by DELWP (Figure 3)*
- *remove listing from the Inventory (incorporated document)*
- *removed reference to this property and mapping from the Guildford and Hardware Lanes Statement of Significance (Incorporated document)*



- *remove reference to the place from the Lovell Chen study (Reference document).*

**Figure 3** Council recommended changes to HO1052



### (iii) Discussion

Mr Raworth's evidence aligned with the Panel's observations made on its site inspections. The evidence suggested that 392-406 Bourke Street is not contributory to the proposed precinct HO1205. It should be designated non-contributory to the precinct.

However, the Panel it is not persuaded that the southernmost portion of Warburton Lane should be excluded from the precinct, given that it shares the identified characteristics of edge condition and materiality with the rest of the laneway. The Panel notes that the inclusion of the whole of the laneway aligns with that proposed for Guildford Lane and the adjacent Rankins Lane.

### (iv) Conclusions

The Panel concludes:

- 392-406 Bourke Street should be designated as non-contributory to the precinct and the Amendment documents altered accordingly
- The HO1205 should be removed from the building but not from Warburton Lane.

### **4.3 283-285 Elizabeth Street**

#### **(i) Background**

The exhibited Amendment ascribes contributory status to 283-285 Elizabeth Street within the Elizabeth Street West Precinct. Post exhibition, Council proposed a significant status for this property on the basis of further research undertaken by Lovell Chen. A revised statement of significance has been prepared.

#### **(ii) Evidence and submissions**

The owner, Inner Metropolis Holdings, submitted that, while it did not dispute that the building was used as an Assembly Hall for social and political gatherings, this social and historic significance was insufficient to elevate its status from contributory to significant. It argued there is no evidence in the building fabric to indicate its past use. Not only was its southern bay demolished when in 1936 - 1937 the Commercial Hotel was rebuilt as part of Mitchell House, it has been significantly altered, both internally and externally on the ground floor.

Ms Brady relied on the statement of significance, which details the Assembly Rooms and concert hall's origin as an addition to Hockin's Commercial Hotel and its use for a variety of gatherings, until it was sold in 1916. In 1936 - 1937, with the redevelopment of the hotel as the Mitchell Building, the component linking to the hotel was demolished. Her evidence was that, despite this and although the ground floor and parapet element have been altered, the remaining three tall arched windows (currently obscured by signage) remain from its time as Assembly Rooms, indicating the volume of the original space.

Mr Barrett's evidence adds to that of Ms Brady, identifying an additional two possibly original windows at the rear of the hall facing Mitchell Lane, but he considered, for a number of reasons, including a fire in 1927 which severely damaged the hall, the remodelling of the building in 1936 and a variety of reconstruction works, it does not achieve the threshold for significant status. While Mr Barrett stated that 283-285 Elizabeth Street contributes to the precinct, his opinion is that the aesthetic and architectural value of the building has been reduced by the changes to its fabric. He added that the physical evidence of its former use as a hall has been removed and the demolition of the Commercial Hotel has diminished the understanding of the hall's association with it. He acknowledged that the early date of construction and remaining built fabric contribute to its significance, but his opinion was that it is insufficient to warrant a significant grading and asserts that this attribution to a building such as this one would serve to diminish the status of the other significant buildings in the precinct. Rather, he stated that this building makes a modest contribution to the relatively cohesive streetscape character of this part of Elizabeth Street.

#### **(iii) Discussion**

While the buildings historic significance as an entertainment hall is not disputed, the Panel considers that its significance as a purpose-built gold rush era entertainment venue is no longer clearly demonstrated by the remaining built fabric, apart from the tall arched windows. On the evidence before the Panel and the site inspections it undertook, the Panel considers that both the Elizabeth Street and rear facades, with the original form of the

windows and volume of the former hall discernible, do make a contribution to the precinct and should be recognised as doing so. However, the Panel is not persuaded that sufficient fabric remains or that a convincing case has been made at this stage as to its historic importance to warrant a significant status.

#### **(iv) Conclusions**

The Panel concludes:

- 283-285 Elizabeth Street should retain the contributory grading as exhibited
- Council should consider the erection of a commemorative plaque to signify the historic importance of the former Assembly Rooms.

### **4.4 287-289 Elizabeth Street**

#### **(i) Background**

The exhibited Amendment proposes to include 287-289 Elizabeth Street within the Elizabeth Street West Precinct and grades this building as significant.

#### **(ii) Evidence and submissions**

The owner, Inner Metropolis Holdings, argued that the building has a modest level of integrity and that it contributed to the precinct only in terms of scale and detailing. Mr Barrett's evidence noted that apart from circular iron posts, little remains of the original interior. Changes to the exterior include removal of the anvil (presumed to reference the original owners, John Cooper & Sons, ironmongers) on top of the pediment, in addition to the ground floor changes and removal of the verandah. He asserted that the façade is 'relatively typical of late nineteenth century commercial buildings within Melbourne' and categorises it as representative of commercial development of the period, saying that it is no more important than other buildings within the Elizabeth Street part of the precinct.

Ms Brady's evidence maintained Lovell Chen's assessment of the building's significance, as a building of aesthetic and architectural significance. She supported the view that, above the altered ground floor the building *displays its understated Baroque expression* and represents an early example of a mode more usually associated with commercial use. She noted the rich collection of architectural details and massive pediment incorporated into the Elizabeth Street façade. In the statement of significance, the building is described as an early example of a revival of Baroque architectural expression that emerged in the last decades of the nineteenth century, was suppressed by the 1890s recession and re-emerged after 1900 in buildings like the Melbourne City Baths and Flinders Street Station. The statement also notes the layering of architectural details, scrolls and complex floriated panels.

#### **(iii) Discussion**

The Panel agrees with Council's submission that, while no longer intact, the building has 'notable features associated with the place, use, period, method of construction, siting or setting.' It is not persuaded by Mr Barrett's assertion that superior examples of what he says are better described as 'mannerist' style exist nearby, for example the Elizabeth Street entrance to the Block Arcade and the Sung Kung Lee Grocery store in Little Bourke Street. It

is not convinced that the building is more accurately described as representative of commercial development of the period. In the Panel's view, it is unique in the precinct as a flamboyant industrial workshop and showroom. It is still clearly recognisable as the building shown in an 1895 illustration shortly after construction.

#### **(iv) Conclusions**

The Panel concludes:

- 287-289 Elizabeth Street should retain a significant grading as exhibited
- the date shown on the Statement of Significance should be corrected from 1984 to 1894.

### **4.5 372-378 Little Bourke Street and 15-17 Niagara Lane**

#### **(i) Background**

The exhibited Amendment includes both properties within the Guildford and Hardware Lanes Precinct. It nominates the east walls of both these properties that abut Niagara Lane as contributory to the precinct.

#### **(ii) Evidence and submissions**

Melbourne Heritage Action Group sought a review of the grading, submitting that the Little Bourke Street elevation should be graded significant. In response, Council confirmed the original grading of contributory.

Berjaya Developments Pty Ltd, the owner of the properties, opposed the inclusion of 372-378 Little Bourke Street within the precinct and the contributory grading of the east wall of the property. It also disputed the description of the building as a factory and presented documentation in support of the contention that this building was always used as an office. It submitted that the absence of loading dock or service area supports this view. It also disputed Lovell Chen's note in the response to submissions prepared for Council that the wall is contributory because retains earlier fabric, including windows. Berjaya stated that apart from the Little Bourke Street façade and ground floor retail premises, no alterations to the rendered wall facing Niagara Lane have occurred since it was constructed. The original reinforced concrete pier and infill brickwork wall, rendered where it faces Niagara Lane and containing 'stock standard' steel windows, contributes only by the fact it is built hard to the laneway.

Council argued that the building falls within the time frame nominated in the Amendment. It contended the owner understated the contribution made by the wall in reinforcing both the scale the red brick character of the lace. Ms Brady maintained the contributory grading of the east wall and non-contributory grading of the front façade to Little Bourke Street was appropriate. Her evidence was that while the 1940s Little Bourke Street façade was altered in the 1980s, she supported Lovell Chen's contention that the wall to Niagara Lane that retains earlier fabric, including windows, contributes to the laneway.

Ms Riddett considered that the property does not make sufficient contribution to the laneway to warrant either its inclusion in the precinct or its designation as contributory. She recognised the De Lacy Evans warehouses and concluded that there is no connection

between the warehouses and the east wall of 372-378 Little Bourke Street as the 15-17 Niagara Lane building façade comes between the two properties. She acknowledged that the Lovell Chen methodology document highlighted the contribution that the sides and rears of buildings can make to the heritage value and character of laneways. However, in her opinion, the proposed application of the Heritage Overlay to the building solely for the purpose of maintaining the character of its street wall, was unwarranted. Her evidence was that if it is the potential contribution of a street wall's scale and location that is significant, then a replacement wall of similar scale and appropriate design and detailing can achieve this outcome.

### **(iii) Discussion**

Council submitted that Ms Riddett's evidence referred to a planning application that has been lodged for the building. It noted that assessment of any such application should not be undertaken during a hearing considering the merits of the Amendment. The Panel agrees. If the site is included in the precinct, those heritage values identified in the statement of significance will inform the 'balancing exercise' to be undertaken by the decision maker in determining an acceptable outcome.

In relation to the level of significance of the wall itself, the Panel accepts Ms Riddett's view that it shares insufficient of the characteristics of Niagara Lane to achieve contributory status. It is persuaded that the contribution currently made by the wall could equally be achieved by an appropriately designed replacement wall of similar scale in the same location. Notwithstanding this conclusion, it disagrees with the owner's contention that the building should be completely deleted from the Heritage Overlay proposed for the Guildford and Hardware Lane Precinct. The Panel's conclusion is that the building should be made non-contributory to the precinct.

### **(iv) Conclusions**

The Panel concludes:

- 372-378 Little Bourke Street and 15-17 Niagara Lane should remain within the Guildford and Hardware Lane Precinct as exhibited
- 372-378 Little Bourke Street should be graded as non-contributory to the precinct
- 15-17 Niagara Lane should remain as exhibited, contributory to the precinct.

## **4.6 301 Elizabeth Street**

### **(i) Background**

The Amendment proposes to include this building in the Elizabeth Street West Precinct, identifying the building as contributory.

### **(ii) Evidence and submissions**

The owner, S V Hay, accepted that the area as a whole may be worthy of inclusion under a Heritage Overlay, but strongly opposed the contributory grading on the previously ungraded property, stating that both the front and rear facades have been substantially modified. The owner submitted that the exhibited Study was flawed because it identified the rear façade

to Heape Court as “an early brick three storey wall” whereas it is two storeys and elsewhere incorrectly described it as having an early bluestone wall to the rear which is in fact the rear wall of 303 Elizabeth Street.

Council acknowledged the errors in documentation. It stated that the 1970s component facing Elizabeth Street is non-contributory, but that the rear of the property nonetheless contributes to the significance of the precinct. Ms Brady’s evidence was that a combination of the warehouse form of the building, the extent of original materials and its location between two significant buildings meant that it met the threshold for contributory designation.

Council submitted this combination is specifically recognised in the definition of a contributory heritage place and that the clearly visible changes to the rear façade did not negate its contribution to the precinct. Its contribution to Heape Court was an example of where the side or rear of a property contributes to the character of a laneway.

Mr Barrett gave evidence for the owner. He noted the retention of Heape Court’s early character of single, double and three storey industrial buildings and warehouses, largely expressed in face red brick and displaying modest levels of change. He stated that this character was complemented by the bluestone laneway. Notwithstanding Heape Court’s historic character, his opinion was that the degree of change that had occurred to the rear of 301 Elizabeth Street rendered it unrecognisable to most people as a former warehouse.

### **(iii) Discussion**

The disagreement between the expert witnesses related to whether the degree of intactness of the rear wall was sufficient to warrant contributory significance to the laneway. Under cross examination, both maintained their positions. Ms Brady identified the original form and fabric, Mr Barrett asserted that those attributes made insufficient contribution to the laneway, pointing out what he said were far more intact rear warehouse walls nearby. Ms Brady also identified the northern return wall visible from Heape Court as original and contributing to the significance of the building.

While recognising the amount of alteration that has occurred to this façade, the Panel is not persuaded that this necessarily renders it non-contributory. The form of the original openings above ground floor, and the original lintels and brickwork are all clearly evident, despite the number of considerable changes that have been made. The Panel’s inspections confirmed the contribution made by the building to the laneway as equal to many of the more intact buildings nearby. The observable visible changes to the fabric of the building do not detract from its contribution to the precinct.

### **(iv) Conclusions**

The Panel concludes:

- the Amendment documents should be amended to provide the correct description of the property and identify the bluestone wall as the rear wall and extant upper portion of the northern wall of 303 Elizabeth Street
- a contributory grading should be applied to the rear wall of 301 Elizabeth Street.

## 4.7 25-31 Sutherland Street

### (i) Background

The Amendment proposes to include this building in the Guildford and Hardware Lanes Precinct Overlay, identifying the building as contributory.

### (ii) Evidence and submissions

Ms Tescher, the owner of the property, advised the Panel of the high number of neighbouring low-rise properties within the precinct built within the last 40 years. As a consequence, she submitted that the area cannot be considered as suitable for the Heritage Overlay. She objected to the application of the Heritage Overlay as an unreasonable imposition, creating a further burden on owners already required to obtain planning permits under a Design and Development Overlay.

Ms Brady acknowledged that there was a significant amount of relatively recent building work in the Guildford Lane area, but stated that this underlined the need for a heritage overlay to retain its heritage character. Her evidence was that this externally highly intact building in particular was important because it occupied two corners and thus presented contributory elevations to three frontages. Despite intensive development to the north and south of the precinct, the immediate area retained its historic form and character. She described 25-31 Sutherland Street is an example of an early twentieth century building built at a time of significant change and development in the precinct, when many earlier modest residences and small businesses were replaced.

Council submitted that inclusion in the heritage precinct recognised the heritage value of the site by requiring matters of heritage to be considered, without prescribing the outcome. It does not preclude development. It says that a strength of the Amendment is that it will require heritage to be considered in decision-making about buildings in the precinct.

### (iii) Discussion

Its inspection of the precinct confirmed to the Panel the strong contribution made to the Guildford Lane precinct by this building's robust presentation to Guildford and Flanigan Lanes and to Sutherland Street. Its impact is reinforced by the similar contribution made by the adjacent building in Sutherland Street and the two buildings framing the eastern end of Guildford Lane.

### (iv) Conclusion

The Panel concludes:

- 25-31 Sutherland Street retain a contributory grading as exhibited.

## 4.8 Other sites

### (i) Background

A number of other sites were the subject of submissions made to the exhibited Amendment. However, no further submissions or additional information was provided in relation to these properties.

**(ii) Discussion****32-34 Guildford Lane**

KCL Law, on behalf of Nantui Pty Ltd, the owner of 32-34 Guildford Lane, submitted that the building should be excluded from the Heritage Overlay because the Amendment had not *demonstrated an appropriate response* to PPN01. The submission added that Criterion H was undermined by the occupancy of the building by Nilsen Cromie in the 1920s. In addition, the description of the building in the citation was insufficient to satisfy Criterion E. This description described the building as an:

*ad hoc combination of materials and details, including the unusual coming together of face stonework and brick walling is another distinguishing feature of the building. The resulting character and architectural expression is evolved, rather than designed, but nevertheless has resulted in a distinctive building in the precinct.*

Council submitted that the Study has demonstrated an appropriate response to the recognised heritage criteria set out in Planning Practice Note. Council referred to the City of Melbourne rate books which identified Clements Langford as the owner/occupant of the building at 32-34 Guildford Lane.

Council added that:

*Clements Langford was a notable and prolific builder in Melbourne during the late nineteenth and early twentieth century, and the assessment of the association with him as part of the building's significance is appropriate.*

Ms Brady, in her evidence, stated:

*The building represents a good example of the shift that occurred in Guildford Lane from residential to warehouses/factories/stores in the interwar period.*

*The chamfered corners to Flanigan Lane are demonstrative of the narrowness of the laneways within the precinct.*

Ms Brady advised the Panel that the assessment of the building as being significant and that the application of the Heritage Overlay to this property under Amendment C271 were appropriate.

**26-28 Guildford Lane**

SJB Planning submitted on behalf of the owner of 26-28 Guildford Lane that the imposition of the Heritage Overlay, on top of the existing Capital City Zone Schedule 1 and Design and Development Overlay Schedule 2 was *unnecessary and excessive*. The submission added that because most of the buildings included in the sub-precinct were deemed to be contributory a better approach would be to only include the significant buildings in the overlay.

The submission stated:

*... the buildings on the site, while dating from the early 20th century., are 'contributory' only because of their presence on the site and not for their architectural integrity or quality.*



Council's response to the submission was that the built form controls are fundamentally different to the Heritage Overlay and prompt a different set of considerations in the assessment of a development application.

Council submitted that the respective citations set out the heritage values of the Guildford and Hardware Lanes Precinct, which follow standard citation format, including Statements of Significance and was consistent with PPN01.

Ms Brady advised the Panel she supported the assessment of the building at 26-28 Guildford Lane as being contributory and that the application of the Heritage Overlay to this property under the Amendment is appropriate.

### **17 Somerset Place**

Best Hooper, on behalf of the owner of 17 Somerset Place, submitted that the building was an inappropriate inclusion in the Heritage Overlay because it had been sufficiently altered.

Council submitted that the submission was not supported by evidence or analysis.

Ms Brady's evidence was that she:

*maintains the assessment of the building as being of individual significance, and the proposed Heritage Overlay control is appropriate.*

### **421 Bourke Street**

Diversity Property and Planning, of behalf of the owners of 421 Bourke Street submitted that the 'B' grading of the building was appropriate and supported. However, the owners opposed the change in status of the building to significant. The submission added that there was insufficient evidence to make an assessment and finding against Criterion A. In addition, the tests under Criterion E did not justify the change.

Diversity Property and Planning submitted that there was too much emphasis placed on the tenancy of the building by Kosminsky and that the building had been modified in the 1920s.

Council advised the Panel that the property is currently affected by individual Heritage Overlay HO546. The Amendment proposed a grading of significant for the building, which under the Study is not an upgrade *as most B graded buildings would be 'significant' under the new grading system.*

Ms Brady's evidence was that the:

*...historical significance of the building at 421 Bourke Street, Melbourne identified in the updated citation relates to its early (c.1863) construction and commercial use, including its association with Kozminsky (jewellery retailers, established in 1851 by Simon Kozminsky, a Polish immigrant).*

Ms Brady's evidence was that the assessment of the building at 421 Bourke Street as being significant and that the existing Heritage Overlay control and proposed grading were appropriate.

### **140 Queen Street**

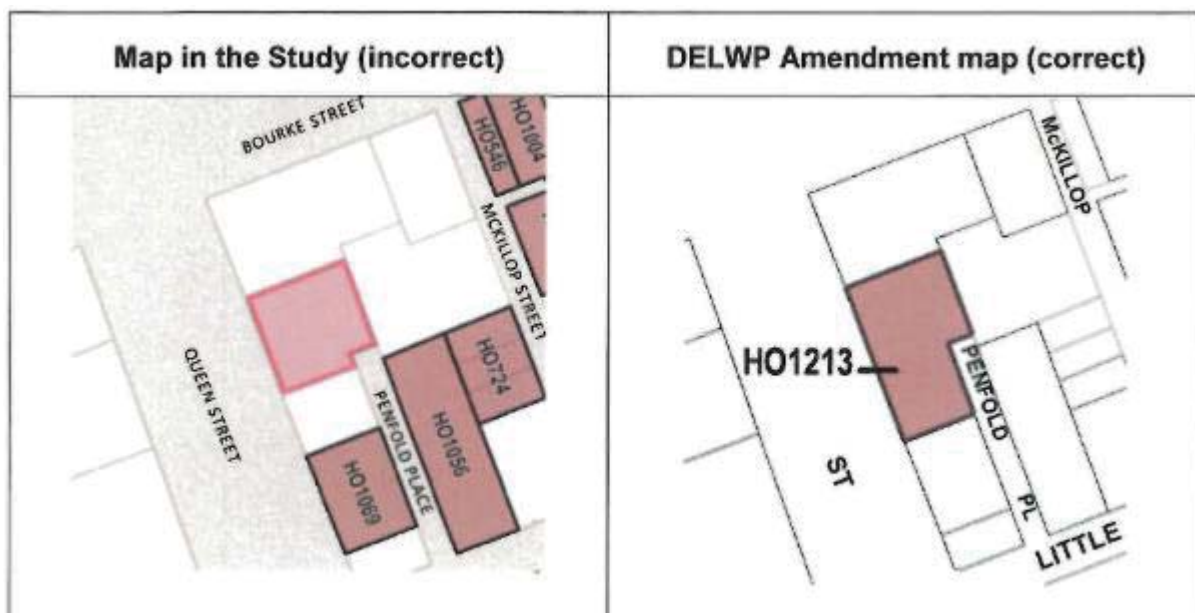
Cbus Property submitted that it purchased the properties at 140 Queen Street, 150 Queen Street and 423 Bourke Street to create a consolidated development site. The project was

based on the demolition of the existing buildings and a redevelopment consistent with DDO10. It submitted that it opposed the proposed application of heritage controls on the “basis that they will preclude the commercial office project from proceeding.”

Ms Brady stated that there is “greater recognition of the heritage significance of post-WWII commercial and office buildings in the CCZ.” She referenced a number of buildings included in the Victorian Heritage Register, such as ICI House (1958), Total House (1964), Hoyts Cinema (1966-9), BHP House (1969-72), Eagle House (1970-71) and Shell House (1985-9). Ms Brady advised the Panel that the Architects of the Scottish Amicable Life Insurance Building at 140 Queen Street, Yuncken Freeman, were also involved in the design of BHP House and Eagle House.

She added Council’s central city Heritage Review (2011) also identified significant post-WWII buildings in the CCZ and that Amendment C303 introduced controls over a number of these properties.

**Figure 4** 140 Queen Street corrected HO1213 map



Council advised the Panel that the map of HO1213 as shown in the property citation was incorrect and that the exhibited map was correct. The difference is shown in Figure 4.

#### 14-20 Goldie Place

Currie & Brown, on behalf of Valor Alliance Pty Ltd, the owners of 14-20 Goldie Place submitted that:

*... the application of the Heritage Overlay fails to account for the fact that the site is listed as D graded on a Level 3 Streetscape and in an area that has been significantly altered by the buildings at 200 Queen Street and 83-85 Lonsdale Street.*

The submission added that the introduction of the Heritage Overlay would significantly constrain the redevelopment of the site which was contrary to the CCZ1 the DDO10, the

Parking Overlay Precinct 1 and the SPPF which promotes the central city as the pre-eminent commercial, cultural and administrative precinct in the State.

Council submitted that the built form controls identified are fundamentally different to the Heritage Overlay and prompt a different set of considerations in the assessment of a development application.

Council advised that the use of incorporated documents for listing building gradings and documenting Statements of Significance is accepted practice and a highly effective and efficient mechanism for deploying heritage controls across a multitude of heritage assets.

Council acknowledged that the setting of the subject buildings had been altered to the west but the buildings at 14 and 18-20 Goldie Place were interwar and Edwardian, respectively, factory/warehouse pair, which is demonstrative of the values of the broader laneways precinct.

Ms Brady's evidence was:

*Although the setting of the subject buildings is altered to the west, the buildings are an Edwardian and interwar factory/warehouse pair which demonstrate the values of the broader laneways precinct. The contributory and significant buildings to the south and east of the subject site also demonstrate these values.*

*As noted in citation: the form of Goldie Place at its north end (outside the precinct boundary) has been substantially altered as part of recent works at no 200 Queen Street. However, within the precinct block, a small group of buildings survive, as reflective of the early arrangement. These comprise a pair of Victorian warehouses at nos 4-6 and 8 Goldie Place and twentieth century factories and warehouses at nos 10-20 which combine to form an intact remnant of the interwar appearance of the lane.*

Ms Brady advised that assessment of the buildings as being contributory, and that the application of the Heritage Overlay to this property under Amendment C271 is appropriate.

### **329 and 341-345 Elizabeth Street**

Council advised that it had become aware of a discrepancy in the map forming part of the advertising material sent to property owners. It informed the Panel that:

- *the property at 329 Elizabeth Street was shown as significant where the Study in fact identifies it as contributory*
- *conversely the property at 341 - 345 Elizabeth Street is shown as contributory whereas the Study clearly identifies it as significant.*

Council proposed ...

*that in the first instance the Panel recommend that each is included as contributory in the Amendment on the basis that this is either the correct designation in respect of 329 Elizabeth Street or the designation of which the property owner was arguably notified in respect of 341 – 345 Elizabeth Street. The City of Melbourne will notify the property owners of the situation. If any person objects to the change and the City of Melbourne wishes to alter the*

*Amendment this, can be the subject of a further amendment process either separately or in conjunction with further heritage amendments being pursued by the City of Melbourne*

### **(iii) Discussion**

The Panel has generally adopted Ms Brady's evidence. As discussed in Chapter 3 above, the Panel found that the Study was a sound piece of work and a suitable basis for the application of the Heritage Overlay.

A number of the submissions referred to the loss of development opportunity or the adequacy of existing and appropriate controls affecting properties in the central city. However, the role of the Panel is to assess the basis for the application of the Heritage Overlay and PPN01 provides the basis for that assessment. As observed above, the Statements of Significance for properties proposed for the Heritage Overlay are consistent with PPN01. In the absence of any evidence to the contrary the Panel finds Ms Brady's evidence compelling.

With respect to the properties at 329 and 341-345 Elizabeth Street the Panel accepts the submission of Council to grade both buildings as contributory and notify the owners accordingly. The Panel accepts that this is a reasonable approach to deal with the matter. The Panel also notes the advice from Council after the Hearing confirming that the owners had been contacted.

### **(iv) Conclusions**

The Panel concludes:

- That the Heritage Overlay, as proposed in the Amendment, is appropriately applied to the following properties:
  - 32-34 Guildford Lane
  - 26-28 Guildford Lane
  - 17 Somerset Place
  - 421 Bourke Street
  - 140 Queen Street
  - 14-20 Goldie Place.
- The properties at 329 and 341-345 Elizabeth Street should be graded as contributory and the Inventory, Statements of Significance and the Study be amended accordingly.

## **4.9 Corrections to the exhibited documents**

Council advised the Panel that, in addition to the matters dealt with above, there were minor corrections to the exhibited documents. The documents impacted were:

- Guildford and Hardware Lanes Heritage Study
- Guildford and Hardware Lanes Heritage - Heritage Places Inventory
- Guildford and Hardware Lanes Heritage - Statements of Significance.

At the conclusion of the Hearing, the Panel directed Council to provide corrected versions of these documents by 3 August 2018. The corrected documents were provided to the Panel as

- Document 26 - Guildford and Hardware Lanes Heritage Study (August 2018)
- Document 27 - Guildford and Hardware Lanes Heritage - Heritage Places Inventory Postpanel (August 2018)
- Document 28 - Amendment C271 - Guildford and Hardware Lanes Heritage - Statements of Significance Postpanel (August 2018)
- Document 29 Guildford and Hardware Lanes Heritage - Postpanel HO Map (August 2018).

These documents also contained the Council's recommended changes to the exhibited Amendment. As discussed above, the Panel has adopted all but two of the Council's recommendations. To avoid any potential confusion the Panel has based its recommendations on Documents 26 to 29.

#### **4.10 Recommendations**

The Panel makes the following recommendations:

- 2. Amend the Guildford and Hardware Lanes Heritage Study 2017: Statements of Significance, the Guildford and Hardware Lanes Heritage Study 2017: Heritage Inventory and Guildford and Hardware Lanes Heritage Study May 2017, as appropriate, to reflect the following changes:**
  - a) remove from HO1205 the building at 392-406 Bourke Street but retain the HO1205 over Warburton Lane**
  - b) amend the grading of the building at 372-378 Little Bourke Street from contributory to non-contributory**
  - c) correct the description of the property at 301 Elizabeth Street and identify the bluestone wall as the rear wall of 303 Elizabeth Street**
  - d) amend the map of HO1213 Guildford and Hardware Lanes to match the exhibited map**
  - e) amend the grading of the building at 341-345 Elizabeth Street from significant to contributory**
  - f) correct the date shown on the Statement of Significance for 287-289 Elizabeth Street from 1984 to 1894.**

## Appendix A Submitters to the Amendment

No.	Submitter
1	Anthony Gaynor
2	Gemma Behrens
3	Claude Loquet
4	Con Kourpanidis
5	Tanya Tescher
6	Colonial Range Pty Ltd
7	Mrs S V Hay
8	Kieran Prescott
9	Amanda Wallace
10	Cheryl Fletcher
11	Alex Delaney
12	Louise Conroy
13	Erin Kitchingman
14	Jett Janetzki
15	Andrew Winter
16	Donna Bishop
17	Anna Hamilton
18	Aine Hamilton
19	Colin Gunther
20	Jack Fellowes
21	Rachel Dean
22	Penny Maroulis
23	France de Petro
24	Jeffrey Norris
25	Ellen Alimantiri
26	Richard Molloy
27	Tony Whittaker
28	Ella Broadbent
29	Daniel Marshall
30	Susan Mooney
31	Patrick Kilby

32	Darren Wright
33	Glenn Walls
34	Carolyn Leslie
35	Lloyd Connolly
36	Max Denton
37	Edite Vidins
38	Timothy Fennell
39	Ella Wilson
40	Liam Phillips-Garde
41	Paul Gallant
42	James Hoyling
43	Jess Naughton
44	Paul Beekman
45	Glen Brewer
46	Alex Lee
47	Paul McGloin
48	Ben Garrett
49	Sharon Ma
50	Rebecca Jepson
51	Stuart Ainsel
52	Rebecca Hyland
53	Rene Spoors
54	Jess McGregor
55	Lynne Huggins
56	Fiona Beckwith
57	Jillian Van
58	Miriam Faine
59	Maria Hansen
60	Justin Croft
61	Michael Raymond
62	Lachlan Campbell
63	Rose Jordan
64	Maryann Augustinus

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65	Michael Gavaghan
66	Prue Pittock
67	Fiona Merrick
68	Elizabeth Grasso
69	Simon Mercer
70	Sarah Louise Ricketts
71	Veronica Mansueto
72	Adeline The
73	Tim Haynes
74	Julie Taylor-Bartels
75	Martina Macey
76	Elizabeth De Leonardis
77	Lydia McDonnell
78	Christopher Hicks
79	Rev. Justin McDonnell
80	Betelihem Skehill
81	Lindy Sparrow
82	Valor Alliance Pty Ltd
83	Daria Wray
84	Nanuti Pty Ltd
85	Catherine Block
86	Michael Lomas
87	Anita Atherton
88	Rod Hall
89	Zac Davies
90	Justin Flanagan
91	Rebecca Leslie
92	Carey Dell
93	National Trust
94	Paul Lyons
95	Sylvia Black
96	Michael Shelford
97	Belinda Locke

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98	Kim Roberts
99	John Richards
100	Wendy Duncan
101	Matthew Reggars
102	Peter Enright
103	Anne Tyson
104	Julia Carmichael
105	Melbourne Heritage Action
106	Ausvest Holdings Pty Ltd
107	SJB Planning on behalf of the owners of 26-28 Guildford Lane, Melbourne
108	Diverscity Property and Planning for 421 Bourke Street, Melbourne
109	Urbis on behalf of Cbus Property
110	Doig Architecture Pty Ltd on behalf of Berjaya Developments Pty Ltd
111	Tract Consultants on behalf of Ore Album Pty Ltd
112	Melbourne Commercial
113	Inner Metropolis Holdings Pty Ltd

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## Appendix B Parties to the Panel Hearing

Submitter	Represented by
Melbourne City Council	<p>Ms Sarah Porritt of Counsel instructed by Melbourne City Council Legal Services Branch, who called the following expert witness:</p> <ul style="list-style-type: none"> <li>- Anita Brady, Heritage, Lovell Chen</li> </ul>
Ms Silvia Hay	<p>Mr Simon Martyn of Fulcrum Urban Planning Pty Ltd, who called the following expert witness:</p> <ul style="list-style-type: none"> <li>- Peter Barrett, Heritage, Peter Andrew Barrett Architectural</li> </ul>
Inner Metropolis Holdings Pty Ltd	<p>Mr John Cicero of Best Hooper Lawyers, who called the following expert witness:</p> <ul style="list-style-type: none"> <li>- Peter Barrett, Heritage, Peter Andrew Barrett Architectural</li> </ul>
Berjaya Development Pty Ltd (	<p>Mr Nick Sissons of Holding Redlich, who called the following expert witness:</p> <ul style="list-style-type: none"> <li>- Robyn Riddett, Heritage, Anthemion Consultancies</li> </ul>
Ms Tanya Tescher	<p>Ausvest Holdings Pty Ltd</p> <p>Represented by Mr Paul Connor and Mr Peter O'Farrell of Counsel, who called the following expert witness:</p> <ul style="list-style-type: none"> <li>- Bryce Raworth, Heritage, Bryce Raworth Pty Ltd</li> </ul>

## Appendix C Document list

No.	Date	Description	Tabled by
1	11/07/2018	Council Part A submission	Ms Porritt
2	25/07/2018	Raworth evidence re 392-406 Bourke Street	Mr O'Connor
3	25/07/201	Barlow evidence re 392-406 Bourke Street	Mr O'Connor
4	25/07/201	Brady memo re 392-406 Bourke Street	Ms Porritt
5	25/07/201	Council Part B submission	Ms Porritt
6	25/07/201	Brady evidence	Ms Brady
7	25/07/201	Dustday Investments Pty Ltd V Minister of Planning	Ms Porritt
8	25/07/201	Excerpts Melbourne C186 Panel Report	Ms Porritt
9	26/07/201	Submission on behalf of S V Hay	Mr Martyn
10	26/07/201	Photograph Heape Court	Mr Martyn
11	26/07/201	Excerpt Stonnington C270 Panel Report	Mr Martyn
12	26/07/2018	Barrett evidence re 301 Elizabeth Street	Mr Barrett
13	26/07/2018	Barrett photograph rear 301 Elizabeth Street	Mr Barrett
14	27/07/2018	Submission Inner Metropolis Holdings Pty Ltd	Mr Cicero
15	27/07/2018	Barrett evidence re 283-285 Elizabeth Street	Mr Barrett
16	27/07/2018	Barrett evidence re 287-289 Elizabeth Street	Mr Barrett
17	27/07/2018	Submission on behalf of Berjaya Development Pty Ltd	Mr Sissons
18	27/07/2018	1952-1954 newspaper cuttings	Mr Sissons
19	27/07/2018	1924 Mahlstedt Plan	Mr Sissons
20	27/07/2018	1948 Mahlstedt Plan	Mr Sissons
21	27/07/2018	Aerial photograph	Mr Sissons
22	27/07/2018	Riddett evidence	Ms Riddett
23	27/07/2018	Ms Tescher submission	Ms Tescher
24	27/07/2018	Permits granted in study area	Council
25	27/07/2018	List of proposed changes	Council
26	03/08/2018	Guildford and Hardware Lanes Heritage Study (August 2018)	Council
27	03/08/2018	Guildford and Hardware Lanes Heritage - Heritage Places Inventory Postpanel (August 2018)	Council
28	03/08/2018	Amendment C271 - Guildford and Hardware Lanes Heritage - Statements of Significance Postpanel (August 2018)	Council
29	03/08/2018	Guildford and Hardware Lanes Heritage - Postpanel HO Map (August 2018)	Council

## Management's Assessment of the Panel's Recommendations for Melbourne Planning Scheme Amendment C271 Guildford and Hardware Laneways.

### 1. Consistency with Amendment VC148- reforms to the Victorian Planning Provisions

<b>Panel Recommendation</b>	During the finalisation of the Amendment, the provisions and schedules of the Amendment be reviewed to ensure they are consistent with the changes to the planning scheme introduced by Amendment VC148 – reforms to the Victorian Planning Provisions.
<b>City of Melbourne Response</b>	The Panel recommendation to ensure consistency with Amendment VC148 is supported.
<b>Discussion</b>	To ensure consistency with Amendment VC148 the “Documents incorporated in this Planning Scheme” section will need to be updated from the <i>Schedule to Clause 81.01</i> to the new <i>Schedule to Clause 72.04</i> . The only change is the clause number.
<b>Change/s</b>	The “Documents incorporated in this Planning Scheme” section has been updated from the <i>Schedule to Clause 81.01</i> to the new <i>Schedule to Clause 72.04</i> .

2. 392-406 Bourke Street



Warburton Lane, with the elevation of the east wing to the lane indicated

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**Panel**

The Panel concluded:

**Recommendation**

- 392-406 Bourke Street should be designated as non-contributory to the Guildford and Hardware Laneways Precinct (HO1205) and removed from the Heritage Overlay.
- The Warburton Lane laneway, adjacent to 392-406 Bourke Street should be retained in HO1205.

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**City of Melbourne response**

The removal of 392-406 Bourke Street was supported by the City of Melbourne at the hearing as new evidence was provided which showed that the date of construction for the building was outside the period of significance for the precinct, which is the 1850s through to the interwar period. This change is therefore supported.

The retention of Warburton Lane in the precinct is also supported as it is consistent with the extent of other laneways included in the precinct.

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**Discussion**

The Amendment currently proposes that the west wall of the existing carpark, where it abuts Warburton Lane, should be designated as contributory to the Guildford and Hardware Lanes Precinct with the main building with an address to Bourke Street being non-contributory and not included in the precinct.

The contributory grading was derived from Lovell Chen’s understanding that the building’s east elevation, and east building component as it presented to Warburton Lane, was of the late interwar period.

However expert evidence prepared by Bryce Raworth identified that the elevation, and the building component it is associated with, dates from a later period, of post 1958 and potentially c. 1960 construction.

This date of construction places the east building component of 392 Bourke Street outside the period of significance of the Guildford & Hardware Laneways Precinct, which is the 1850s through to the interwar period.

On that basis, the entirety of the property at 392 Bourke Street is non-contributory and this was agreed by the City of Melbourne at the Panel hearing.

The Panel considered however that the southernmost portion of Warburton Lane should be included in the precinct, given that it shares the identified characteristics of edge condition and materiality with the rest of the laneway. The Panel noted that the inclusion of the whole of the laneway, aligns with what is proposed for Guildford Lane and the adjacent Rankins Lane (both included in entirety).



East wing of 392-406 Bourke Street, to Warburton Lane, to be removed from HO1205

**Change/s**

For 392-406 Bourke Street:

- Remove 392-406 Bourke Street from the planning scheme maps.
- Remove 392-406 Bourke Street from the *Guildford and Hardware Laneways Heritage Places Inventory* (incorporated document).
- Remove reference to 392-406 Bourke Street and mapping from the *Guildford and Hardware Laneways Precinct Statement of Significance* (Incorporated document).

**3. 283-285 Elizabeth Street**



<b>Panel</b>	The Panel concluded:
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>- 283-285 Elizabeth Street should retain the contributory grading as exhibited.</li> <li>- Council should consider the erection of a commemorative plaque to signify the historic importance of the former Assembly Rooms</li> </ul>
<b>City of Melbourne response</b>	The Panel’s recommendation for this property to remain a contributory place as exhibited is accepted.
<b>Discussion</b>	In response to submissions Lovell Chen undertook further research and agreed with the submitter that 283-285 Elizabeth Street was significant. Having considered submissions, Council noted management’s recommendation to change the grading of this place to Significant on the basis of further research undertaken by Lovell Chen. The Panel were not persuaded that sufficient fabric remained or the historic importance of the building warranted the significant status.
<b>Change/s</b>	Retain 283-285 Elizabeth Street as Contributory, as exhibited.

4. 287-289 Elizabeth Street



<b>Panel</b>	The Panel concluded that:
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>- 287-289 Elizabeth Street should retain a significant grading as exhibited.</li> <li>- The date shown on the Statement of Significance should be corrected from 1984 to 1894.</li> </ul>
<b>City of Melbourne response</b>	The Panel’s recommendation for this property to retain a significant grading as exhibited is accepted.
<b>Discussion</b>	The Panel agrees with Council’s submission that, while no longer intact, the building has ‘notable features associated with the place, use, period, method of construction, siting or setting’. In the Panel’s view, it is unique in the precinct as a flamboyant industrial workshop and showroom.
<b>Change/s</b>	No change. Retain 287-289 Elizabeth Street as exhibited.



5. 372-378 Little Bourke Street and 15-17 Niagara Lane



372 Little Bourke Street façade (left) and side elevation to Niagara Lane (right)

<b>Panel</b>	The Panel concluded:
<b>Recommendation</b>	<ul style="list-style-type: none"> <li>- 372-378 Little Bourke Street and 15-17 Niagara Lane remain within the Guildford and Hardware Laneways Precinct as exhibited.</li> <li>- The grading of 372-378 Little Bourke Street should be amended from Contributory to non-contributory to the precinct.</li> <li>- 15-17 Niagara Lane should remain as exhibited, contributory to the precinct.</li> </ul>

<b>City of Melbourne Response</b>	<p>The Panel recommendation to amend the grading of 372-378 Little Bourke Street from contributory to non-contributory is accepted.</p> <p>Amending the description of 372-378 Little Bourke Street in the incorporated documents and reference documents to read, “Six storey interwar former warehouse and shops with subsequent office use, to Little Bourke Street, with post-war alterations to principal façade” is also supported.</p>
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<b>Discussion</b>	<p>The exhibited Amendment includes both 372-378 Little Bourke Street and 15-17 Niagara Lane within the Guildford and Hardware Laneways Precinct and nominates the east walls of both these properties (abutting Niagara Lane) as contributory, while the front façade to Little Bourke Street is non-contributory.</p> <p>At the Panel hearing it was submitted by the property owners that the application of the heritage overlay to maintain the character of its street wall</p>
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was unwarranted and that if the potential contribution of a street wall's scale and location is significant, then a replacement wall of similar scale, appropriate design and detailing could achieve this outcome.

The Panel accepted the view that the wall shares insufficient characteristics with Niagara Lane to achieve a contributory status and that the contribution made by the wall could be equally achieved by an appropriately designed replacement wall. The Panel did not accept that the place should be removed from the Heritage Overlay altogether.

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**Change/s**

For 372-378 Little Bourke Street:

- In the *Guildford and Hardware Laneways Heritage Places Inventory* (incorporated document) change the grading of 372-378 Little Bourke Street from Contributory to Non-Contributory.
- In the *Guildford and Hardware Laneways Precinct Statement of Significance* (Incorporated document) change the grading of 372-378 Little Bourke Street from Contributory to non-Contributory and amend the description of the place, to read, "Six storey interwar former warehouse and shops with subsequent office use, to Little Bourke Street, with post-war alterations to principal façade"

For 15-17 Niagara Lane:

- No change. Retain 15-17 Niagara Lane as exhibited.
-

6. 301 Elizabeth Street



Heape Court with the brick rear elevation of 301 Elizabeth Street indicated

**Panel**

The Panel concluded:

**Recommendation**

- The Amendment documents should be amended to provide the correct description of the property at 301 Elizabeth Street and to identify the bluestone wall as the rear wall and extant upper portion of the northern wall, of 303 Elizabeth Street.
- The contributory grading which applies to the rear wall of 301 Elizabeth Street, should be retained as exhibited.

**City of Melbourne response**

The Panel’s recommendation for this property to retain a contributory grading as exhibited is accepted.

**Discussion**

While recognising the amount of alteration that has occurred to this façade, the Panel is not persuaded that this necessarily renders it non-contributory. The form of the original elements are all still clearly evident and the Panel’s inspections confirmed the contribution made by the building to the laneway as equal to many of the more intact buildings nearby. The observable visible changes to the fabric of the building do not detract from its contribution to the precinct.

**Change/s**

Retain the grading of 301 Elizabeth Street as contributory as exhibited and update the description of the property in the Amendment documents, consistent with management’s advice to FMC following exhibition.

**7. 341-345 Elizabeth Street**



<b>Panel Recommendation</b>	The Panel concluded:
	<ul style="list-style-type: none"> <li>- The property at 341-345 Elizabeth Street should be graded as contributory and the Heritage Inventory and Statements of Significance incorporated documents be amended accordingly</li> </ul>
<b>City of Melbourne response</b>	The Panel’s recommendation for this property to be graded as contributory is supported.
<b>Discussion</b>	<p>At the hearing, the City of Melbourne advised the Panel that it had become aware that while the Amendment documents were correct, there was a discrepancy in a map forming part of the exhibition material sent to property owners, where the intended Significant grading of this property was not clear.</p> <p>In the interest of fairness, the City of Melbourne proposed that the property be graded as contributory in accordance with the map included with the advertising material. The City of Melbourne notified the property owner and no objection was received.</p>
<b>Change/s</b>	<p>For 341-345 Elizabeth Street:</p> <ul style="list-style-type: none"> <li>- In the <i>Guildford and Hardware Laneways Heritage Places Inventory</i> (incorporated document) change the grading of 341-345 Elizabeth Street from Significant to Contributory.</li> <li>- In the <i>Guildford and Hardware Laneways Statement of Significance</i> (Incorporated document) change the grading of 341-345 Elizabeth Street from Significant to Contributory and remove the individual Statement of Significance for this property.</li> </ul>

*Planning and Environment Act 1987*

## MELBOURNE PLANNING SCHEME

### AMENDMENT C271

#### EXPLANATORY REPORT

##### Who is the planning authority?

This amendment has been prepared by the City of Melbourne, which is the planning authority for this amendment.

##### Land affected by the Amendment

The Amendment applies to various sites within the area bounded by LaTrobe Street, Elizabeth Street, Little Collins Street and Queen Street Melbourne, as shown at Attachment 1.

##### What the amendment does

The Amendment implements the findings of the Guildford and Hardware Laneways Heritage Study May 2017 (the Study) by proposing to:

- Create new Heritage Places (precincts and individual places).
- Amend the building grading and Statement of Significance for some existing Heritage Places.
- Make two corrections to the mapping of existing Heritage Places in the Heritage Overlay.

The Amendment will also:

- Alter the policy at Clause 22.04 (Heritage Places within the Capital City Zone Policy) so that the Study is considered when making decisions relating to any of the places and precincts which are the subject of this Amendment.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to include new two (2) Heritage Overlay Precincts, seven (7) new individual Heritage Overlays, extend the boundary of two (2) existing Heritage Overlays, fix a mapping error so that the correct site is mapped and change the description of some existing places.
- Insert two new incorporated documents titled, "*Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance [approval date]*" and "*Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory [approval date]*", into the Schedule to Clause 81.01 (Incorporated Documents), so that the individual building classification of Significant, Contributory or non-Contributory and the Statements of Significance are considered when making decisions relating to any of the places which are the subject of this Amendment.
- Amend Planning Scheme Maps 8HO1 and 8HO2 to reflect the changes described above.

##### Strategic assessment of the Amendment

##### Why is the Amendment required?

The Study was undertaken to assess the heritage value of all buildings and places in the study area. The Study builds on a previous City of Melbourne heritage study (never adopted), the Heritage Precincts Project by Meredith Gould, which identified all of Guildford and Hardware Lanes as warranting heritage protection.

The Study assessed the heritage significance of all buildings and places in the precinct including currently protected properties and identified two new heritage precincts and eight new individual heritage overlays for protection in the planning scheme.

This Amendment seeks to implement the recommendations of the Study by proposing heritage protection for the identified places. The inclusion of these places and precincts into the Heritage

Overlay and the incorporation of the gradings and Statements of Significance into the planning scheme is required to recognise and protect the identified places.

**How does the Amendment implement the objectives of planning in Victoria?**

By including buildings of historic and aesthetic significance in the Heritage Overlay, the proposed Amendment implements the following objective under Section 4 of the Planning and Environment Act 1987:

- (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.

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

The Amendment will have positive:

- Environmental effects by reducing building waste and conserving embodied energy through the retention of existing buildings.
- Social effects through enabling the significant fabric of buildings and places that contribute to an understanding of Melbourne's history, particularly in terms of local social, architectural and economic history, to be retained.
- Economic effects by retaining the urban qualities that make the Guildford and Hardware Laneways area distinctive as an area for locals and visitors.

**Does the Amendment address relevant bushfire risk?**

There is no increased risk of bushfires occurring from the changes proposed to the Melbourne Planning Scheme.

**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 complies with Ministerial Direction No.9-Metropolitan Strategy and specifically supports Direction No.4, Policy 4.4-"Respect Melbourne's heritage as we build for the future".

The Amendment complies with Ministerial Direction No 11-Strategic Assessment of Amendments.

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

The Amendment supports the objective of Clause 15.03 of the State Planning Policy Framework to assist the conservation of places that have historical significance. By including the identified places in the Heritage Overlay, Council will be fulfilling the State objective of identifying, conserving and protecting places of natural or cultural value.

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

The Amendment supports the objectives and the strategies in Clause 21.06-2 of the Municipal Strategic Statement by conserving places of identified heritage significance. The Amendment also supports the objectives of Clause 22.04 (Heritage Places within the Capital City Zone Policy) of the Local Planning Policy Framework, which seek to conserve, promote and protect places of heritage value within the Capital City Zone.

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

The Amendment makes proper use of the Victoria Planning Provisions. The Schedule to the Heritage Overlay is the proper Victorian Planning Provision tool for the introduction of heritage controls over a place identified to be of heritage significance.

The Amendment also addresses the requirements of the Planning Practice Note "Applying the Heritage Overlay, September 2012". This Practice Note states that places identified in local heritage studies should be included in the Heritage Overlay if the significance of the place can be established. The identification of heritage places using established criteria and documentation methods is an important consideration in proposing the inclusion of heritage places in the Schedule to the Heritage Overlay.

The Schedule to Clause 81.01 is also the proper Victorian Planning Provision to use to incorporate documents into the planning scheme.

#### **How does the Amendment address the views of any relevant agency?**

The views of any relevant agencies have not been sought. Council will engage with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase of the Amendment.

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

The Amendment is unlikely to have on the transport system as defined by Section 3 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 the 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 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 the Heritage Overlay.

#### **Where you may inspect this Amendment**

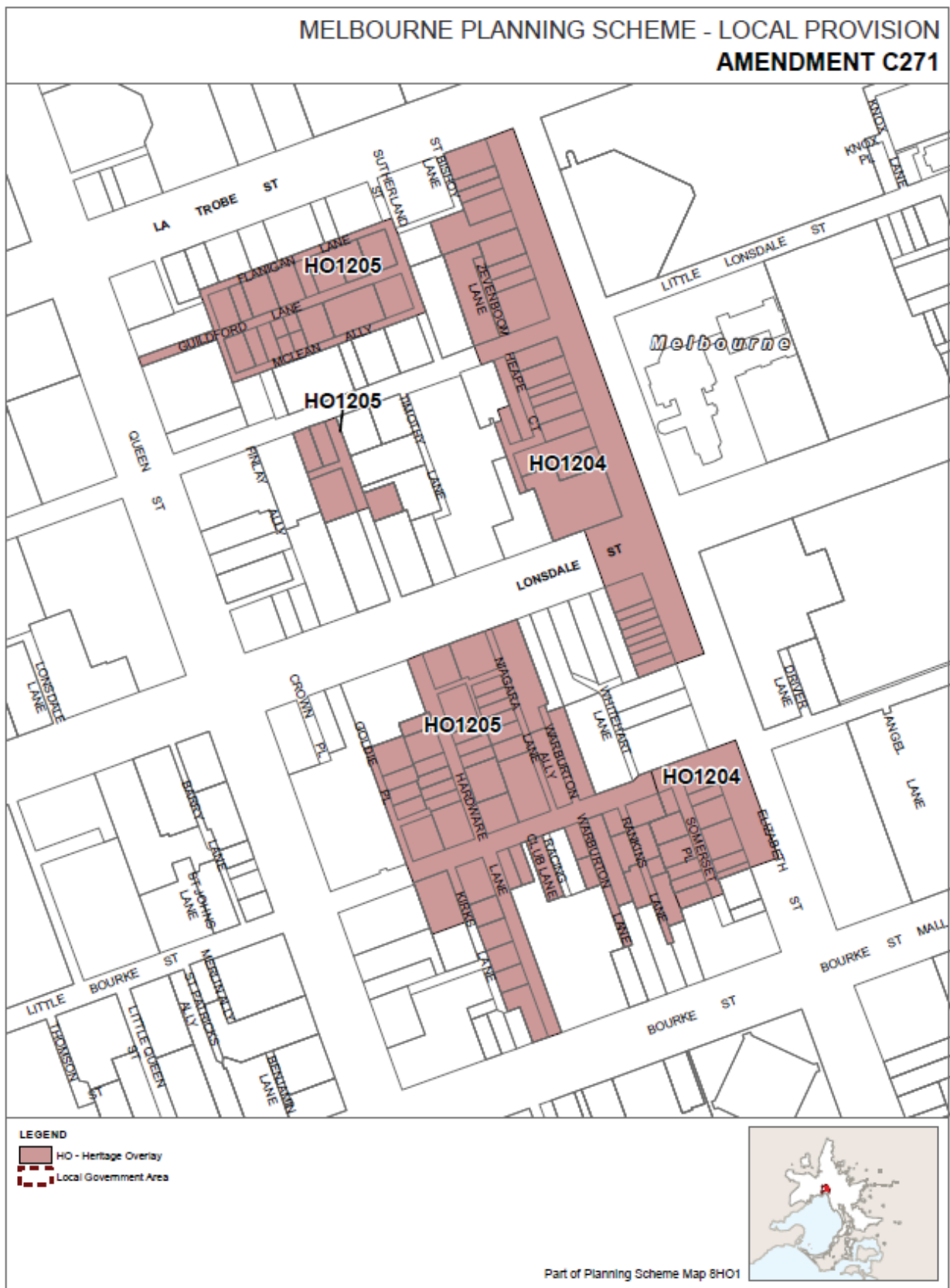
The amendment can be viewed on the City of Melbourne's Participate Website at: [participate.melbourne.vic.gov.au/amendmentc271](http://participate.melbourne.vic.gov.au/amendmentc271)

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

City of Melbourne  
Council House 2, Planning and Building Reception Counter  
Level 3, 240 Little Collins Street  
MELBOURNE VIC 3000

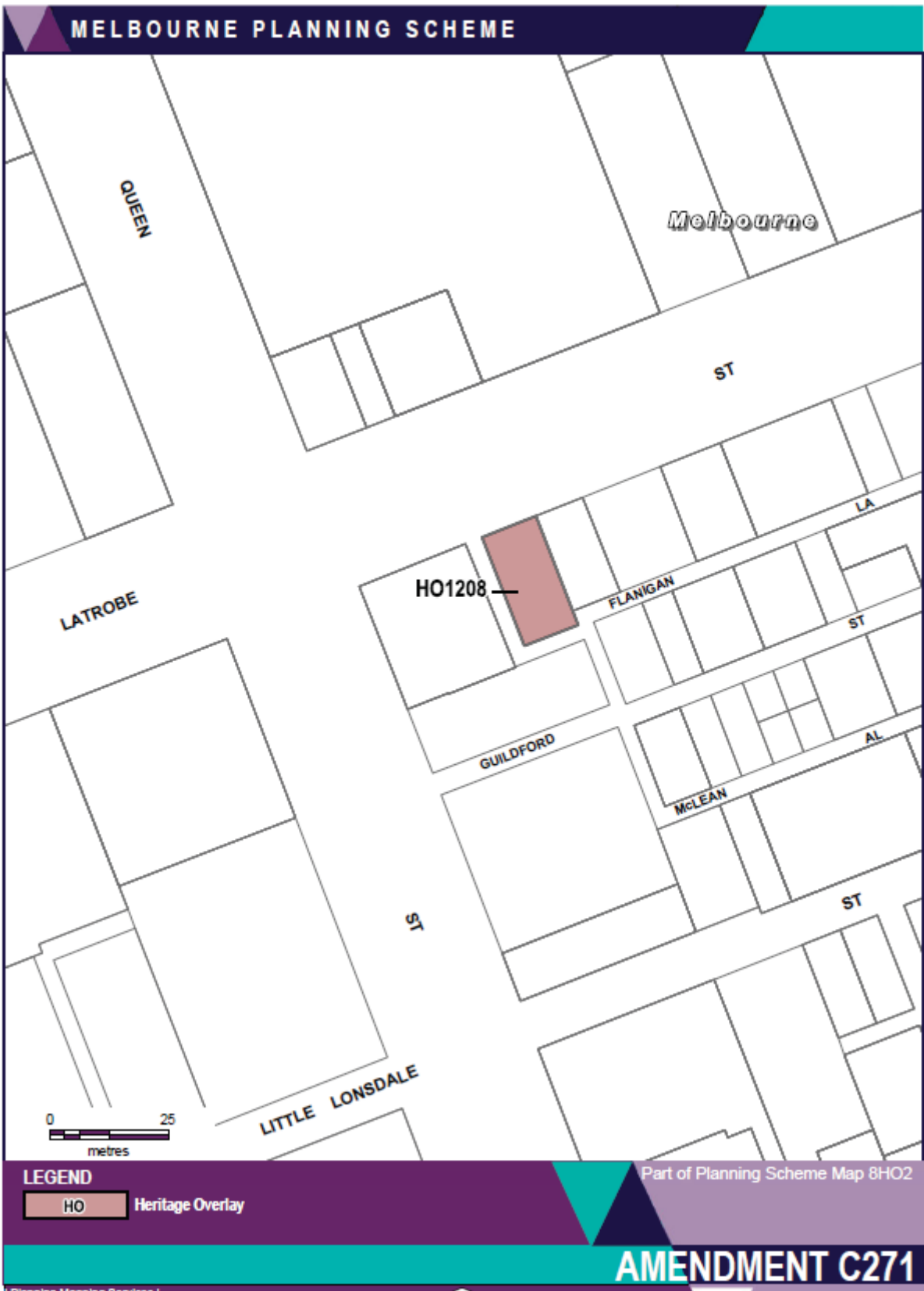
The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at [www.delwp.vic.gov.au/public-inspection](http://www.delwp.vic.gov.au/public-inspection).

Attachment 1: Land affected by the Amendment









*Planning and Environment Act 1987*

**MELBOURNE PLANNING SCHEME**

**AMENDMENT C271**

**INSTRUCTION SHEET**

The planning authority for this amendment is the City of Melbourne.

The Melbourne Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of two (2) attached map sheets.

***Overlay Maps***

1. Amend Planning Scheme Map Nos 8HO1 and 8HO2 in the manner shown on the three (3) attached maps marked "Amendment C271".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:



2. In Local Planning Policy Framework – replace Clause 22.04 with a new Clause 22.04 in the form of the attached document.
3. In Overlays – Clause 43.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
4. In Incorporated Documents – Clause 81.01, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Page 59 of 249  
**MELBOURNE PLANNING SCHEME - LOCAL PROVISION  
 AMENDMENT C271**



**LEGEND**

-  HO - Heritage Overlay
-  Local Government Area

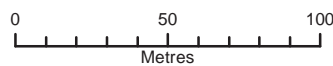


Part of Planning Scheme Map 8HO1

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Planning Group  
 Print Date: 1/08/2018



Environment,  
 Land, Water  
 and Planning



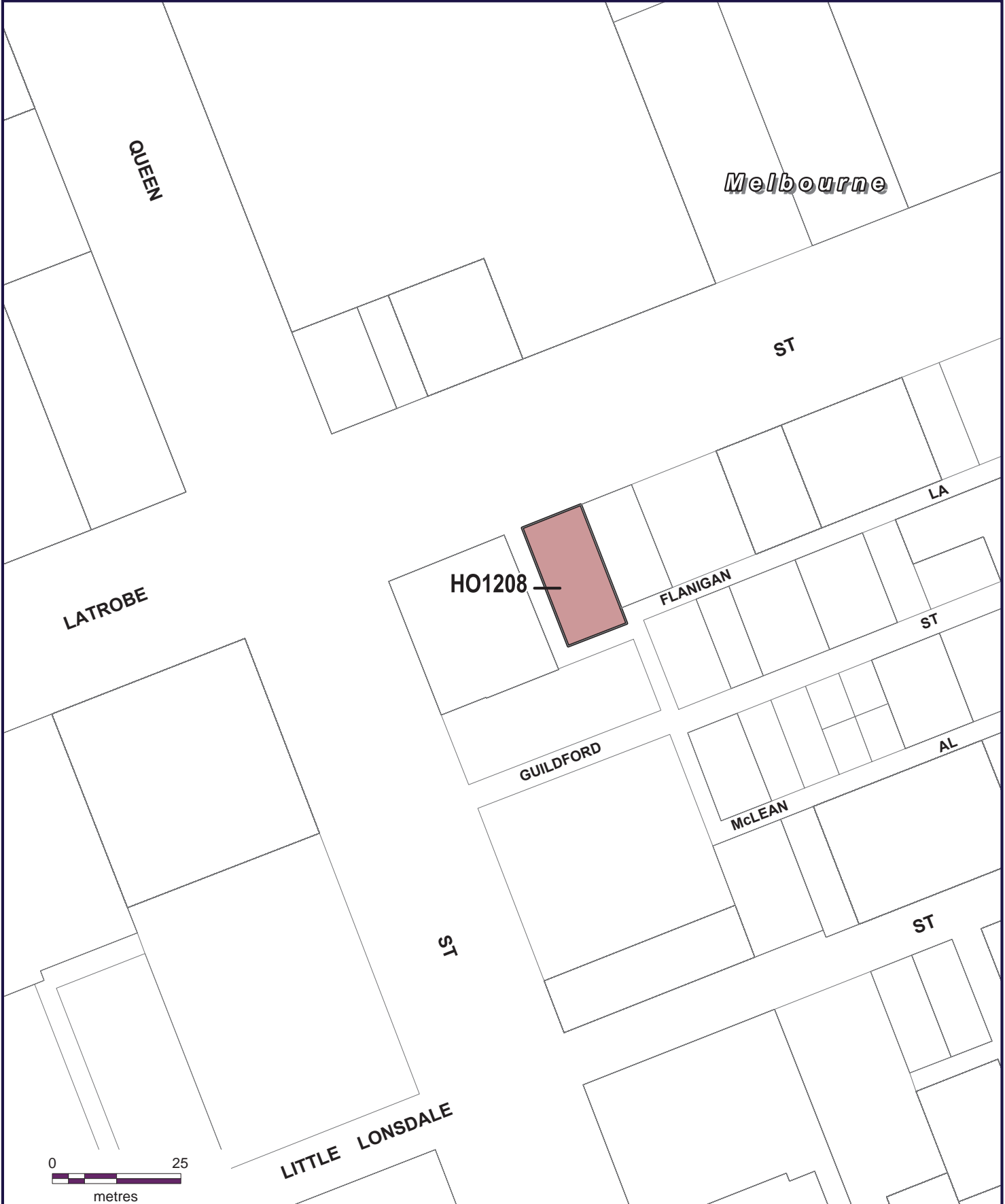
LEGEND

HO Heritage Overlay

Part of Planning Scheme Map 8HO2

AMENDMENT C271





LEGEND

HO	Heritage Overlay
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Part of Planning Scheme Map 8HO2

# AMENDMENT C271



## 22.04

## HERITAGE PLACES WITHIN THE CAPITAL CITY ZONE

15/10/2015 C198  
Proposed C271

This policy applies to the Capital City Zone excluding land within Schedule 5 to the Capital City Zone (City North).

### Policy Basis

The heritage of the Capital City Zone area, comprising individual buildings, precincts, significant trees, and aboriginal archaeological sites, is a significant part of Melbourne's attraction as a place in which to live, visit, do business and invest. It is also important for cultural and sociological reasons, providing a distinctive historical character and a sense of continuity. Much of Melbourne's charm is provided by its older buildings, which, while not always of high individual significance, together provide cultural significance or interest, and should be retained in their three dimensional form, not as two dimensional facades as has sometimes occurred.

The identification, assessment, and citation of heritage places have been undertaken over decades, as part of an ongoing heritage conservation process and their recognition and protection have been a crucial component of planning in Melbourne since 1982.

### Objectives

- To conserve and enhance all heritage places, and ensure that any alterations or extensions to them are undertaken in accordance with accepted conservation standards.
- To consider the impact of development on buildings listed in the Central Activities District Conservation Study and the South Melbourne Conservation Study.
- To promote the identification, protection and management of aboriginal cultural heritage values.
- To conserve and enhance the character and appearance of precincts identified as heritage places by ensuring that any new development complements their character, scale, form and appearance.

### Policy

The following matters shall be taken into account when considering applications for buildings, works or demolition to heritage places as identified in the Heritage Overlay:

- Proposals for alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees should be accompanied by a conservation analysis and management plan in accordance with the principles of the Australian ICOMOS Charter for the Conservation of Places of Cultural Significance 1992 (The Burra Charter).
- The demolition or alteration of any part of a heritage place should not be supported unless it can be demonstrated that that action will contribute to the long-term conservation of the significant fabric of the heritage place.
- The impact of proposed developments on aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.
- The recommendations for individual buildings, sites and areas contained in the Central City Heritage Study Review 1993 except for the buildings detailed in the incorporated documents titled Central City (Hoddle Grid) Heritage Review: Statements of Significance June 2013, [and the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance](#) in which case the Central City (Hoddle Grid) Heritage

Review: Statements of Significance June 2013 [or the Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance](#) will apply.

- All development affecting a heritage precinct should enhance the character of the precinct as described by the following statements of significance.
- Regard shall be given to buildings listed A, B, C and D or significant and/or contributory in the individual conservation studies, and their significance as described by their individual Building Identification Sheet.

## **Statements of Significance and Key Attributes for Heritage Areas within the Heritage Overlay**

### **Bank Place Precinct**

#### **Statement of Significance**

The character of the intimate space within Bank Place is created by the architectural variety of the comparatively small, individual buildings that enclose it. They vary in style from the English domestic of the Mitre Tavern (1865), through to the Victorian facades of Stalbridge Chambers and the romanesque revival of Nahun Barnett's Bank Houses. The Savage Club, 12 Bank Place, was erected as a townhouse in the 1880s and is now on the Victorian Heritage Register. With its narrow entrances, flanked at the northern end by the impressive and ornately detailed Stalbridge Chambers on one side and on the other by a significant row of two-storey shops, representing the oldest legal offices in what was once Chancery Lane, it provides a pleasant and intimate space in the heart of the City. The area extends across Little Collins Street to include the Normanby Chambers, another sophisticated facade featuring Italian and English Renaissance design, another office long associated with the legal fraternity, and forming an architectural focus for Bank Place.

#### **Key Attributes**

- The intimate scale and character of Bank Place, as well as its strong social and traditionally pedestrian role.
- Architecturally interesting building facades and detailing throughout.

### **Bourke Hill Precinct**

#### **What is Significant**

The Bourke Hill Precinct, located in the north east of the CBD, comprises Spring, Little Bourke, Bourke, Little Collins and Exhibition Streets and the network of laneways between the major streets. It contains a range of buildings that predominantly date from the nineteenth century, with a number of significant buildings dating from the early twentieth century through to the Postwar period. The precinct contains a number of landmark buildings.

Elements which contribute to the significance of the precinct include (but are NOT limited to):

- All buildings and land identified as significant and / or contributory;
- The regularity of the Hoddle Grid;
- The hierarchy and network of streets, lanes and alleyways;
- The early street materials including bluestone pitchers, kerbs and gutters;



- The distinctive character between the streets and lanes notably: the change in scale, visual contribution of the side and rear elements of the significant built forms, and cohesive materials;
- The character of various laneways, formed by the heritage buildings that face onto them, along with the side and rear walls of buildings that face into the main streets;
- The side elevations, rear elevations, roof forms (including chimneys) and rear walls, etc. that are visible throughout the precinct due to the particular configuration of laneway development in combination with the regular layout of main and sub-streets;
- The pre-1875 (pre land boom) buildings, as a rare collection of early buildings;
- The diverse architectural expression linking the key periods of Melbourne's development (from pre gold rush to the Postwar period), seen throughout the precinct;
- Evidence of layering through the application of later change and the influence of various cultures, seen throughout the precinct;
- The low scale of the buildings to Bourke Street and the precinct as a whole;
- Narrow frontages to Bourke Street;
- Cohesive massing and use of materials present on Bourke Street;
- The continuing presence of a retail, restaurant and café culture within the precinct;
- Visual dominance of the three landmark buildings: Hotel Windsor, Princess Theatre and Parliament House (including steps and 'piazza');
- Vista along Bourke Street East towards Parliament House taking in the consistent diminutive scale of Bourke Street East and its contrast with the monumentality of Parliament House and steps at the street's eastern termination. Vista includes the junction of Spring and Bourke Street that form a 'piazza' to Parliament House;
- The vista along Bourke Street from the main entrance to Parliament House with expansive views of open sky that reinforces the consistent diminutive scale of the eastern end of Bourke Street and which, by comparison, increases the monumentality of Parliament House;
- The views to the Parliament Gardens from Little Bourke Street;
- The cohesive scale, architectural expression and materiality of the red brick buildings located on Little Bourke Street; and;
- The cohesive scale, Interwar & Postwar character and materiality of Crossley Street.

### **How is it Significant**

The Bourke Hill Precinct is of aesthetic, architectural, historic, scientific and social significance to the City of Melbourne.

### **Why is it Significant**

The Bourke Hill Precinct is of local significance to the City of Melbourne.

The Bourke Hill Precinct is historically significant as the land upon which the precinct sits and the site now occupied by Parliament House and steps is historically connected to its traditional owners, the Kulin clan as a meeting point prior to European settlement.

The Bourke Hill Precinct is historically significant as it demonstrates the early structure of the Hoddle Grid through its layout of main and sub-streets, interspersed with sporadic laneway development.

The Bourke Hill Precinct is historically and aesthetically significant as a longstanding section of the CBD, which demonstrates all aspects of growth and consolidation of the city

from its early post-European beginnings through to the Postwar period seen in the early built form and layering of subsequent eras.

The Bourke Hill Precinct is historically and aesthetically significant as it contains the only surviving main CBD thoroughfare that retains a character and scale of the pre land boom era, and possesses a large collection of central city buildings surviving from the pre land boom era.

The Bourke Hill Precinct is historically significant as it demonstrates the pattern of immigration beginning from the first Jewish and European immigrants, to the wave of Italian immigration in the Postwar period. The character of the precinct is a direct result of those different nationalities that have lived and worked in the area, making their mark on all aspects of the precinct.

The Bourke Hill Precinct is historically and socially significant as an entertainment and leisure precinct, containing well known cultural places such as Pellegrini's and Florentino's cafes and the Princess and Palace Theatres.

The Bourke Hill Precinct is aesthetically significant for its fine collection of landmark buildings that provide an outstanding streetscape along Spring Street.

The Precinct is aesthetically significant as it contains the unique vista east along Bourke Street terminating with the monumental presence of Parliament House and its setting. This vista is of high aesthetic value to the City of Melbourne and Victoria as a whole.

The Bourke Hill Precinct is of architectural significance for its rich and varied architectural expression. It encompasses a range of styles from Early and Late Victorian, Federation, Interwar, Moderne and Postwar styles. The stylistic development of the precinct, seen not only in the expression of individual buildings, but also in the layering of subsequent eras, architectural expression and cultural influences, is of aesthetic and historic significance.

The Bourke Hill Precinct is of scientific significance through the presence of Turnbull Alley, and a notable collection of pre-gold rush buildings. The area is an extremely important and sensitive archaeological site within the CBD.

The Bourke Hill Precinct is of social significance for its connections to a large number of cultural, community and professional groups, and individuals. The precinct contains Parliament House a place of community gathering and it contains a strong association with many cultures that arrived as migrants from the early days of settlement.

The Bourke Hill Precinct is historically and socially significant as it contains Parliament House and connections with the Salvation Army. Parliament House is a place of importance in the operation of the State of Victorian and formerly Australia, and as a place for civic events and public meeting. At their City Temple, the Salvation Army, has provided religious and moral guidance and welfare services since the late nineteenth century.

The Bourke Hill Precinct is significant for its association with the following Victorians who have played a role in the development of the city: Robert Hoddle, surveyor of the original city grid and Sir Richard Bourke Governor of NSW.

### **Bourke West Precinct**

#### **Statement of Significance**

Architecturally diverse but coherent in scale and picturesque setting, this precinct contains highly expressive elements of the late 19th and early 20th century city. Apart from containing a rare and interesting mix of diverse functions and building types, this precinct includes a range of government services located in the western quarter of the City. Some buildings such as Unity Hall (1916), Hudsons's Stores (1876-77) and the Old Tramways Building (1891) have important historical associations with transport and the Spencer Street railway yards. The comparatively low levels of even the tallest buildings contrast

well with the single-storey structures on the southern side of Bourke Street, enabling the taller structures to be seen from their original perspective.

### **Key Attributes**

- A group of architecturally diverse 19th and early 20th century buildings that are consistent in scale and associated with public services and warehousing.
- The dominance of the Tramways Building on the south side of Bourke Street and the Mail Exchange building on the north side.
- The amenity of the garden around St Augustine's Church.

### **Collins East Precinct**

#### **Statement of Significance**

Collins Street has often been identified as Melbourne's leading street. This is due, in part, to the pleasant amenity and distinctive character of its eastern end. Its relative elevation and proximity to the Government Reserve and points of access to the City provided for its development as an elite locale. Initially a prestige residential area, the Melbourne Club re-established itself here in 1857 and by the 1860s the medical profession had begun to congregate. By the turn of the century it was firmly established as a professional and artistic centre of Melbourne, with part of its fame due to its tree plantations in the French boulevard manner (hence the 'Paris end'), which date from 1875.

A number of significant buildings come together in this precinct to form a series of prominent streetscapes. These include, at the western end, the Town Hall, Athenaeum, and Assembly Hall through to the Scots and Independent Churches, with the Regent Theatre through to the redeveloped T&G building opposite. The eastern end includes the early 19th century residential and artists' studio buildings at the foot of No. One Collins, with the predominantly 20th century intact run to the north featuring Alcaston, Anzac Portland and Chanony Houses, and Victor Horsley Chambers plus the nearby Melbourne Club.

At all times until the post 1939-45 war period, redevelopment took place in a quiet and restrained manner with an emphasis on dignity, harmony and compatibility with the intimate scale and pedestrian qualities of the street. These qualities are still embodied in significant remnant buildings and other artifacts, despite the intrusion of large developments. The qualities of the street are also embodied in the social functions of the buildings which include elite smaller scale residential, religious, social, quality retailing and professional activities.

### **Key Attributes**

- The buildings remaining from before the Second World War.
- The boulevard quality of this end of Collins Street with street tree plantations and street furniture.
- A consistent height, scale, character and appearance of the remaining 19th and early 20th century buildings.
- The historic garden of the Melbourne Club.

## Flinders Gate Precinct

### Statement of Significance

This precinct comprises the City's southern face, a major access point at Princes Bridge, and the specialised commercial district of Flinders Street. The area has been a gateway to the City from the south ever since the first Prince's Bridge (1841) and Melbourne's first railway were constructed, and Flinders and Spencer Street stations were linked by a viaduct in 1879. A grand new Princes Bridge (1886) confirmed the trend to redevelopment in the latter decades of the 19th century. The present Flinders Street Station (1906-10) also dates from this period. Proximity to the centre of Victoria's railway system explains the location and the size of the Commercial Travellers' Club (1899) in Flinders Street.

It was here, at Melbourne's southern gate, that the Anglican community chose to build their grand new St Paul's Cathedral (1880-91), replacing an earlier church on the same site. The choice was a logical one as many of them lived in the southern and eastern suburbs. More commercial motives saw the construction in Flinders Street of large retail emporia such as the former Mutual Store (1891) and Ball and Welch (1899).

This precinct offers evidence of all these changes, and also includes two of Melbourne's earliest and best known hotels, the Duke of Wellington (1850) and Young and Jackson's Princes Bridge Hotel (1854). An important feature of Flinders Street's southern face of buildings is their uniform height facing the station, Federation Square and the Yarra River.

### Key Attributes

- The traditional gateway to the central city from the south and an area associated with retailing.
- Major 19th and early 20th century buildings including Flinders Street Station, St Paul's Cathedral and Princes Bridge.

## Flinders Lane Precinct

### Statement of Significance

Proximity to the Yarra River, Queens Wharf and the Customs House marked Flinders Lane as an appropriate location for the establishment of wholesaling businesses in the 19th century. Up until the 1870s and 1880s, Melbourne was the centre of the colonial re-export trade. Overseas cargoes were received, re-packed and distributed to the southern colonies and New Zealand. This trade created a demand for functional warehouses offering large areas of space close to the ground without any need for external display. This generation of buildings were plain brick or stone, up to three storeys in height, and limited to one commercial occupant.

The international exhibition of 1880-81 helped change this. International agents were introduced into the commercial economy, together with a system of indented goods sent direct from manufacturer to retailer. As this system took hold and the southern face of the city became more accessible to rail and road (with the development of Flinders and Spencer Street stations, and the construction of the new Princes Bridge), it became uneconomic to maintain large areas of warehouse space in Flinders Lane. The new wholesaler was able to store his goods elsewhere, requiring only a rented office and sample room in the city proper. However, clothing manufacturers and designers did find the larger floor areas to their liking and a number of 'Rag Trade' activities were established in the area.

An intense period of building between 1900 and 1930 resulted in taller buildings incorporating large showcase windows to both ground and basement floors,

characteristically separated by a floor line approximately 1 metre from the ground. The new buildings of the 1970s and 1980s were even taller, more architecturally pretentious, and presented a display to the street. Flinders Lane retains buildings from all three eras, and presents a striking physical display of the changing pattern of trading activity in Melbourne.

### **Key Attributes**

- The scale and character of the six and seven-storey office and warehouse buildings constructed in Flinders Lane before the Second World War and the predominant building forms and materials of the precinct.
- The traditional association with ‘Rag Trade’ activities, other creative professions, or dwellings.
- The large showcase windows at the ground and basement floors of the warehouse offices constructed before the Second World War.

### **Little Bourke Precinct**

#### **Statement of Significance**

Chinese immigrants settled in Little Bourke Street as early as the mid 1850s. Chinese occupation in the city centre then extended north and west, creating a distinct enclave. The buildings that they occupied were not distinctively ‘Chinese’ in their appearance but were rather the typical small brick shops, dwellings, warehouses and factories of the less affluent areas of Victorian Melbourne (indeed the area was not known as ‘Chinatown’ until the 1970s).

A number of architecturally distinctive, community-oriented buildings were constructed in the heart of the precinct on Little Bourke Street. These included the Num Pon Soon Chinese Club House (1861) and the premises of leading Chinese merchant Sum Kum Lee (1888). However, the most obvious features of Chinatown were the Chinese themselves, their characteristic trades, and the often run-down general character of their quarter of the City. In the late 19th century, the overwhelmingly Anglo-Celtic community stigmatised both the Chinese and their portion of the city for an association with vice but, for many Chinese, Little Bourke Street was a centre of trade and community life. Today, Chinatown’s shops, restaurants and distinctive character are popular with many Melburnians and tourists as well as the Chinese community.

The precinct is bordered on its northern boundary by taller strip development fronting Lonsdale Street. Many Victorian and Edwardian buildings survive in this location and they provide an important contextual link between the ‘back streets and lanes’ of the heart of the precinct and the more public areas of the City. Since the Second World War, Lonsdale Street has become a centre for Melbourne’s Greek community, further enhancing the cultural diversity of this cosmopolitan precinct.

### **Key Attributes**

- The small low-scale Victorian and Edwardian buildings densely located along Little Bourke Street and the adjoining laneways.
- The traditional association with the Chinese community expressed through uses and signage.
- The focus for Greek commercial, entertainment, professional and cultural activities on the southern side of Lonsdale Street.
- The Swanston Street, Russell Street and Exhibition Street entry points to Chinatown.

- The prominence of Sum Kum Lee (112-114 Little Bourke Street) and Num Pon Soon (200-202 Little Bourke Street) within Little Bourke Street.
- The amenity of Little Bourke Street and the adjoining laneways for pedestrian use.
- The attractiveness of the precinct for tourism and recreation.

### **Post Office Precinct**

#### **Statement of Significance**

For the immigrant community of Victorian Melbourne, dependant on the mail for news of all kinds, the General Post Office (GPO) was an important social institution. The present building reflects this social standing in its imposing architecture and occupation of a prominent corner site. The present building replaced an earlier structure of 1841 and was constructed in three stages between 1859 and 1907. The importance of the post office ensured a variety of other commercial attractions in the vicinity, many of them of retail character. The confluence of omnibus and tramway facilities assisted this.

Overall, this precinct has maintained its place as a major retail centre for the metropolis, surviving the challenges of such suburban centres as Smith and Chapel Streets and Chadstone. In the inter-war period, such establishments as Buckley and Nunn redeveloped their properties, the Myer Emporium put on its present face, and London Stores, the Leviathan Public Benefit Bootery, G J Coles and Dunklings all developed as substantial variety and specialist stores.

Important 19th century buildings such as the Royal Arcade and the GPO are now intermingled with the commercial gothic and art-deco characteristics of the 20th century shops and emporia to create a precinct characterised by glamour and variety. The precinct also contains sub-areas of great cultural value, such as the post office steps and arcades and Myer's windows (especially when decorated at Christmas time). The precinct's status as a meeting place has been recognised and enhanced by the establishment of the Bourke Street Mall.

#### **Key Attributes**

- The traditional character of the precinct as a major retail centre.
- The scale, form and appearance of the buildings constructed before the Second World War and of the surviving 19th century buildings.

### **The Block Precinct**

#### **Statement of Significance**

Within this precinct may be found not only the heart of Victorian Melbourne's most fashionable retail area but also the beginnings of its 'Chicago end' along Swanston Street. 'Doing the Block', a term coined to describe the popular pastime amongst Melbourne's middle classes of promenading outside the plush retail and accessory stores, reached its height in the boom years of the 1880s. The tradition of arcaded shopping was borrowed from nearby Royal Arcade and became a marked feature of this precinct. Block Arcade (1891-93), Centreway Arcade (1913), Block Court (1930), Manchester Unity Arcade (1932), and the Century Arcade (1938-40) testify to the continued popularity of this form.

The precinct contains a great number of significant and architecturally impressive buildings dating from the boom years of the 19th century through to the period immediately prior to the 1939-45 war. The Elizabeth Street end is dominated by the smaller buildings of the earlier period whereas along Swanston Street may be found the Manchester Unity

Building, the Capitol Theatre and the Century Arcade, all based on precedents found in Chicago at the time, and pushed to the maximum height limit of 132 feet that existed in Melbourne until the construction of the ICI building in 1958.

### **Key Attributes**

- The historic character of the precinct as a retail area, characterised by a large number of buildings from the late Victorian and early 20th century periods and by the network of arcade shopping.
- The comfortable pedestrian movement within the precinct.
- The commercial and retail buildings of the Victorian and 1900-1940 periods.

### **The Queen Victoria Market Precinct**

#### **Statement of Significance**

##### **What is Significant?**

The Queen Victoria Market precinct is of historic and social significance as Melbourne's premier market in operation for over 130 years (since the late 1870s), with origins dating back to 1859. It is the last surviving 19th century market established by the City of Melbourne, and has been an important hub of social life in the city. The Meat Hall, the oldest extant building, was constructed in 1869. It is one of the earliest, purpose-built market complexes in Australia, with its single span roof only the second of its type when erected. The market has evolved throughout its history in line with changing requirements, with several phases of expansion.

The Queen Victoria Market precinct is of aesthetic significance as a fine example of a Victorian era market which retains much of its original 19th century fabric intact. Its present configuration is largely that which was established by the end of the Interwar period. Architecturally, there is a mixture of utilitarian buildings – the sheds – and more elaborate brick buildings, with the most exuberant being the 1884 façade of the Meat Hall, by noted architect William Salway. The later but more intact Dairy Produce Hall (1929) features a distinctive Georgian Revival style to the upper part of the façade in combination with Art Deco style to the lower part (canopy, tiling and shop fronts). The groups of shops to Victoria and Elizabeth Streets are rare examples of such extensive, intact rows of Victorian period commercial buildings, as are the Interwar period shops to Franklin Street.

### **Key Attributes**

- The historic character of the precinct as a retail area.
- The generally simple, low-scale and remarkably intact example of a utilitarian form from the period of its construction. Taken as a whole, the Market and its component buildings are substantially intact in its 1923 form.
- The visual dominance of the Queen Victoria Market in the surrounding area.

### **Little Lon Precinct**

#### **Statement of Significance**

The precinct is locally significant, historically, socially and aesthetically to the City of Melbourne. The building group, which epitomises the much publicised and interpreted

'Little Lon' district and its colourful past, represents three key development phases in the City's history, the immediate post golden era boom of the late 1850s and early 1860s, the development boom of the 1880s leading to the great Depression of the 1890s, and the Edwardian-era recovery with development of local manufacturing that also saw the establishment of a greater Chinatown in the street.

The building group commences with the gold rush era Exploration Hotel and develop through the 19th century with the associated boarding and row houses at 120-122 Little Lonsdale Street and the Leitrim Hotel, itself erected on an old hotel site. The next phase of building is from the Edwardian era with factory warehouse construction that was to serve the Chinese cabinet making and furniture trade.

### **Key Attributes**

- A single and strong architectural expression derived from classical revival architecture that emerged in the Colony during the 1860s and is seen here extending into the Edwardian-era.
- Contributory elements include external walls and finishes, parapeted form, mouldings, fenestration, joinery two and three-storey scale, and roof form, along with any new material added in sympathy to the original fabric it replaced.
- The architecturally significant Leitrim Hotel displays a strong boom-era dynamism in its façade ornament.

### **Policy Reference**

Urban Conservation in the City of Melbourne 1985

Central Activities District Conservation Study 1985

Harbour, Railways, Industrial Conservation

South Melbourne Conservation Study 1985

Central City (Hoddle Grid) Heritage Review 2011

Bourke Hill Precinct Heritage Review Amendment C240 2015

City North Heritage Review, RBA Architects 2013

[Guildford and Hardware Laneways Heritage Study May 2017, Lovell Chen](#)



15/06/2017  
C-303  
Proposed C271

## SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

The requirements of this overlay apply to both the heritage place and its associated land.

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
	<b>PRECINCTS OUTSIDE THE CAPITAL CITY ZONE</b>								
HO1120	Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton	Yes	No	No	No	No	No	-	No
HO1121	Little Pelham Street Precinct 183 195 Bouverie Street, (Alternate addresses 168-180 Leicester Street & 150-170 Pelham Street, Carlton)	Yes	No	No	No	No	No	-	No
HO1	Carlton Precinct	Yes	No	No	No	No	No	-	No
HO2	East Melbourne & Jolimont Precinct	Yes	No	No	No	No	No	-	No
HO1124	Elizabeth Street North (Boulevard) Precinct 518-708 and 527-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	No	No	No	-	No
HO9	Kensington Precinct	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1122	Lincoln Square South Precinct 11-31 Lincoln Square South & 631- 645 Swanston Street, Carlton	Yes	No	No	No	No	No	-	No
HO3	North & West Melbourne Precinct	Yes	No	No	No	No	No	-	No
HO4	Parkville Precinct	Yes	No	No	No	No	No	-	No
HO5	South Melbourne Precinct	Yes	No	No	No	No	No	-	No
HO6	South Yarra Precinct	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO1123	Villiers Street Precinct 14-42 Villiers Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO992	World Heritage Environs Area Precinct	Yes	No	No	No	No	No	-	No
HO1162	Barnett Street North Residential Precinct	Yes	No	No	No	-	No	-	No
HO1163	Barnett Street South Residential Precinct	Yes	No	No	No	-	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
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
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>	Yes	No	Yes	No	No	No	<i>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</i>	No

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO869	Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital	Yes	No	No	No	No	No	-	No
HO455	2-52 Gracie Street, North Melbourne North and West Melbourne Biscuit Making & Flour Milling Precinct 3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1- 25 Munster Terrace) North Melbourne	Yes	No	No	No	No	No	-	No
<b>PRECINCTS INSIDE THE CAPITAL CITY ZONE</b>									
HO503	Bank Place Precinct	Yes	No	No	No	No	No	-	No
HO500	Bourke Hill Precinct	Yes	No	No	No	No	No	-	No
HO501	Bourke West Precinct	Yes	No	No	No	No	No	-	No
HO502	The Block Precinct	Yes	No	No	No	No	No	-	No
HO504	Collins East Precinct	Yes	No	No	No	No	No	-	No
HO1125	Elizabeth Street (CBD) Precinct 413-503 Elizabeth Street	Yes	No	No	No	No	No	-	No
<u>HO1204</u>	<u>Elizabeth Street West Precinct</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
HO505	Flinders Gate Precinct	Yes	No	No	No	No	No	-	No
HO506	Flinders Lane Precinct	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 exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
<a href="#">HO1205</a>	<a href="#">Guildford &amp; Hardware Laneways Precinct</a>	Yes	No	No	No	No	No	-	No
HO510	Law Courts Precinct	Yes	No	No	No	No	No	-	No
HO507	Little Bourke Street Precinct	Yes	No	No	No	No	No	-	No
HO509	Post Office Precinct	Yes	No	No	No	No	No	-	No
HO7	Queen Victoria Market Precinct	Yes	No	No	No	No	No	-	No
HO984	Little Lon Precinct	Yes	No	No	No	No	No	-	No
<b>TREES &amp; GARDENS</b>									
HO10	Aboriginal Scarred Tree Fitzroy Gardens	No	No	Yes	No	No	No	-	Yes
HO11	Aboriginal Scarred Tree Royal Zoological Gardens	No	No	Yes	No	No	No	-	Yes
HO14	Aboriginal Burial Site Kings Domain	No	No	No	No	No	No	-	Yes
HO402	Royal Botanic Gardens, Birdwood Ave, Melbourne	-	-	-	-	Yes Ref No H1459	Yes	-	No
HO512	Chinese Honey Locusts Tree, King Street, Melbourne		No	Yes	No	No	No	-	No
HO514	Common Olive Tree, Little Lonsdale Street, Melbourne	No	No	Yes	No	No	No	-	No
HO907	Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne	-	-	-	-	Yes Ref No H1317			

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO883	<i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i>	-	-	-	-	Yes Ref No H1834	No	-	No
HO793	<i>Flagstaff Gardens, King St &amp; William St &amp; La Trobe St &amp; Dudley St, West Melbourne</i>	-	-	-	-	Yes Ref No H2041	Yes	-	No
HO69	<i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street &amp; Victoria Street &amp; Rathdowne Street &amp; Carlton Street, Carlton</i>	-	-	-	-	Yes Ref No H1501	Yes	-	No
HO917	<i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i>	-	-	-	-	Yes Ref No H1887	Yes	-	No
HO1095	<i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne</i> <i>The heritage place is the pepper tree row and land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter</i>	No	No	Yes	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1096	Clayton Reserve, drinking fountain and plane trees which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter 201-241 Macaulay Road, North Melbourne	Yes	No	Yes	No	No	No	-	No
<b>CARLTON</b>									
HO17	Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No
HO800	Pair of houses 56-58 Barry Street, Carlton	Yes	No	No	No	No	No	-	No
HO1126	Repco Warehouse 90-104 Berkeley Street, Carlton	Yes	No	No	No	No	No	-	No
HO803	Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO1127	Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO804	Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO1130	Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 233-235 Bouverie Street, Carlton)	Yes	No	No	No	No	No	-	No
HO25	Former Carlton & United Brewery, 2- 76 Bouverie Street & Swanston Street, Carlton	-	-	-	-	Yes Ref No H24	Yes	-	No
HO1128	Former Pitman Books Building 158-164 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO1129	House 166-170 Bouverie Street, Carlton	Yes	No	No	No	No	No	-	No
HO27	51 – 65 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO28	71 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO29	83-87 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO30	101-111 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO32	199-201 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO34	245-257 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO35	18-22 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO36	50-56 Cardigan St, Carlton	Yes	No	No	No	No	No	-	No
HO799	Melbourne General Cemetary, College Crescent, Carlton North	-	-	-	-	Yes Ref No H1788	Yes	-	No



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HO39	<i>Drummond Terrace, 93-105 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H872	Yes	-	No
HO40	<i>Lothian Buildings, 175-179 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H372	Yes	-	No
HO41	<i>Shops and residences, 313-315 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H43	Yes	-	No
HO43	<i>Carlton Court House, 345-349 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H1467	Yes	-	No
HO37	<i>Rosaville, 46 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H408	Yes	-	No
HO38	<i>Medley Hall, 48 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H409	Yes	-	No
HO45	<i>Police Station, 334-344 Drummond St, Carlton</i>	-	-	-	-	Yes Ref No H1543	Yes	-	No
HO46	<i>518 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO49	<i>556 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO50	<i>576 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO51	<i>580 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO52	<i>614-618 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No
HO44	<i>656-668 Elizabeth St, Carlton</i>	Yes	No	No	No	No	No	-	No

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HO54	708 Elizabeth St, Carlton	Yes	No	No	No	No	No	-	No
HO924	Underground Public Toilets, Faraday Street, Carlton	-	-	-	-	Yes Ref No H2134	Yes	-	No
HO925	La Mama Theatre Building, 205-207 Faraday St, Carlton	-	-	-	-	Yes Ref No H1991	Yes	-	No
HO56	272-278 Faraday St, Carlton	Yes	No	No	No	No	No	-	No
HO57	Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton	-	-	-	-	Yes Ref No H1625	Yes	-	No
HO884	Queen Elizabeth Maternal & Child Health Centre, 52-112 Keppel Street, 455-495 Cardigan Street & 960 Swanston Street, Carlton	-	-	-	-	Yes Ref No H1813	Yes	-	No
HO59	The 60L Green Building 62 Leicester St, Carlton	Yes	No	No	No	No	No	-	No
HO62	Pattison Terrace 148-152 Leicester St, Carlton	Yes	No	No	No	No	No	-	No
HO85	Carlton Inn 154-160 Leicester Street, Carlton (Alternate address is 175 Pelham St, Carlton)	Yes	No	No	No	No	No	-	No
HO1131	Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No

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HO63	Former Factory & Residence 119-125 Leicester St, Carlton	Yes	No	No	No	No	No	-	No
HO1132	Former Factory 135-139 Leicester Street, Carlton	Yes	No	No	No	No	No	-	No
HO64	1-31 Lygon St, Carlton	Yes	No	No	No	No	No	-	No
HO65	St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston Street & 2-34 Keppel Street, Carlton	-	-	-	-	Yes Ref No H114	Yes	-	No
HO68	Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton	-	-	-	-	Yes Ref No H663	Yes	-	No
HO66	Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton	-	-	-	-	Yes Ref No H406	Yes	-	No
HO67	Holdsworth Buildings, 380 Lygon St, Carlton	-	-	-	-	Yes Ref No H74	Yes	-	No
HO885	Former Carlton Creche, 101-111 Neill Street, Carlton	-	-	-	-	Yes Ref No H1864	Yes	-	No
HO70	16-22 Orr St, Carlton	Yes	No	No	No	No	No	-	No
HO71	22-24 Palmerston St, Carlton	Yes	No	No	No	No	No	-	No
HO976	Church of All Nations and Organ, 180 Palmerston St, Carlton	-	-	-	-	Yes Ref No H2179	Yes	-	No
HO81	5-21 Pelham St, Carlton	Yes	No	No	No	No	No	-	No

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HO84	Former C Huppert & Co. Factory 157-163 Pelham St, Carlton	Yes	No	No	No	No	No	-	No
HO82	96 Pelham St, Carlton	Yes	No	No	No	No	No	-	No
HO83	Former Residence 226 Pelham St, Carlton	Yes	No	No	No	No	No	-	No
HO1159	House 228 Pelham Street, Melbourne	Yes	No	No	No	No	No	-	No
HO926	Cast Iron Urinal, Queensberry Street – North Side, East of Elizabeth Street, Carlton	-	-	-	-	Yes Ref No H2137	No	-	No
HO927	Cast Iron Urinal, Queensberry Street –South Side, West of Swanston Street, Carlton	-	-	-	-	Yes Ref No H2138	No	-	No
HO87	19 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO88	Dalmeny House, 21 Queensberry St, Carlton	-	-	-	-	Yes Ref No H525	Yes	-	No
HO89	Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton	-	-	-	-	Yes Ref No H482	Yes	-	No
HO90	59 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO91	133-135 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO1136	Former Factory 225-227 Queensberry Street, Carlton	Yes	No	No	No	No	No	-	No

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HO1091	Carlton Tram Substation, 214-222 Queensberry St, Carlton	-	-	-	-	Yes Ref No H2325	Yes	-	No
HO94	Former Independent Mission Hall 229 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO95	Former Mills Hotel 259 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO96	106-108 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO97	128-140 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO807	144-146 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO1134	Former Paton's Brake Replacement Factory 198-202 Queensberry street, Carlton	Yes	No	No	No	No	No	-	No
HO99	Shop 210 Queensberry St, Carlton	Yes	No	No	No	No	No	-	No
HO1135	Melbourne Metropolitan Tramways Board (MMTB) Substation 214-222 Queensberry Street	Yes	No	No	No	No	No	-	No
HO93	Former Primary School No. 2365 224 Queensberry St, Carlton	-	-	-	-	Yes Ref No H970	Yes	-	No
HO102	Public Urinal, Queensberry St, Carlton	Yes	No	No	No	No	No	-	No

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HO103	25-27 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO809	29-31 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO104	49 Rathdowne St, Carlton	Yes	No	No	No	No	No	-	No
HO105	Former Presbyterian Manse, 97-105 Rathdowne Street, Carlton	-	-	-	-	Yes Ref No H17	Yes	-	No
HO106	Primary School No. 2605, 201-231 Rathdowne St, Carlton	-	-	-	-	Yes Ref No H1624	Yes	-	No
HO107	Sacred Heart Catholic Church, 169-199 Rathdowne Street, 2-40 Pelham Street & 154-184 Drummond Street, Carlton	-	-	-	-	Yes Ref No H16	Yes	-	No
HO108	Queensberry Hotel 593 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO810	Shop 599 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO110	625-629 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO111	466 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO112	508-512 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO113	554-556 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO811	630 Swanston St, Carlton	Yes	No	No	No	No	No	-	No

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HO115	Former No 3 Carlton Fire Station, 644-658 Swanston St, Carlton	-	-	-	-	Yes Ref No H1320	Yes	-	No
HO116	676-682 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO117	784-786 Swanston St, Carlton	Yes	No	No	No	No	No	-	No
HO912	Residence, 896-898 Swanston Street, Carlton	-	-	-	-	Yes Ref No H95	Yes	-	No
HO1092	Plumbers and Gasfitters Union Building, 50-52 Victoria Street, Carlton	-	-	-	-	Yes Ref No H2307	Yes	-	No
HO118	68-72 Victoria St, Carlton	Yes	No	No	No	No	No	-	No
<b>EAST MELBOURNE/ JOLIMONT</b>									
HO928	Mary Mackillop House, 348-362 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H1062	Yes	-	No
HO120	402-406 Albert St, East Melbourne	Yes	No	No	No	No	No	-	No
HO121	Terrace, 408 Albert St, East Melbourne	-	-	-	-	Yes Ref No H851	Yes	-	No
HO122	Victorian Artists Society, 428-430 Albert St, East Melbourne	-	-	-	-	Yes Ref No H634	Yes	-	No
HO123	Former Baptist Church House, 486- 492 Albert St, East Melbourne	-	-	-	-	Yes Ref No H3	Yes	-	No

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HO124	East Melbourne Synagogue, 494-500 Albert St, East Melbourne	-	-	-	-	Yes Ref No H495	Yes	-	No
HO125	494-508 Albert St, East Melbourne	Yes	No	No	No	No	No	-	No
HO128	Old Men's Shelter, Powlett Reserve, 61-67 Albert Street & 150-152 Powlett Street, East Melbourne	-	-	-	-	Yes Ref No H945	Yes	-	No
HO129	St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60 Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne	-	-	-	-	Yes Ref No H8	Yes	-	No
HO890	Melbourne Cricket Ground, Brunton Ave, East Melbourne	-	-	-	-	Yes Ref No H1928	Yes	-	No
HO134	St. Hilda's House, 1-19 Clarendon St, East Melbourne	-	-	-	-	Yes Ref No H481	Yes	-	No
HO130	Philadelphia Robertson House (Mospennoch), 22-40 Clarendon Street, East Melbourne	-	-	-	-	Yes Ref No H420	Yes	-	No
HO131	Bishopscourt, 84-122 Clarendon St, East Melbourne	-	-	-	-	Yes Ref No H27	Yes	-	No
HO886	Freemasons Hospital, 166 Clarendon Street, East Melbourne	-	-	-	-	Yes Ref No H1972	Yes	-	No
HO132	Residence, 202-206 Clarendon St, cnr Albert Street, East Melbourne	-	-	-	-	Yes Ref No H28	Yes	-	No



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HO133	Clarendon Terrace, 208-212 Clarendon St, East Melbourne	-	-	-	-	Yes Ref No H29	Yes	-	No
HO136	Residence, 191-197 George St, East Melbourne	-	-	-	-	Yes Ref No H565	Yes	-	No
HO135	Braemar, 176-180 George St, East Melbourne	-	-	-	-	Yes Ref No H52	Yes	-	No
HO922	Ola Cohn House, 41-43 Gipps Street, East Melbourne	-	-	-	-	Yes Ref No H2002	Yes	-	No
HO986	Residence, 104 Gipps Street, East Melbourne	-	-	-	-	Yes Ref No H2131	Yes	-	No
HO138	Little Parndon, 159 Gipps St, East Melbourne	-	-	-	-	Yes Ref No H56	Yes	-	No
HO139	Town House, 179 Gipps St, East Melbourne	-	-	-	-	Yes Ref No H57	Yes	-	No
HO137	Nepean Terrace, 128-132 Gipps Street, East Melbourne	-	-	-	-	Yes Ref No H53	Yes	-	No
HO142	St. Peters Eastern Hill Precinct, 13- 19 Gisborne St & 453-479 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H9	Yes	-	No

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HO143	Eastern Hill Fire Station, 23-41 Gisborne Street, 446-476 Albert Street, & 108-122 Victoria Street, East Melbourne	-	-	-	-	Yes Ref No H1042	Yes	-	No
HO144	Town House, 115-117 Grey St, East Melbourne	-	-	-	-	Yes Ref No H58	Yes	-	No
HO145	Terrace, 128-132 Grey St, East Melbourne	-	-	-	-	Yes Ref No H59	Yes	-	No
HO929	Mercy Hospital, 145-161 Grey Street, East Melbourne	-	-	-	-	Yes Ref No H1954	Yes	-	No
HO146	St. John's Church, 1251-1289 Hoddle Street, 576-594 Victoria Pde & 2-30 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H757	Yes	-	No
HO147	Chandos, 42-48 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H535	Yes	-	No
HO148	Queen Bess Row, 72-76 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H602	Yes	-	No
HO149	Fairhall, 154-156 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H60	Yes	-	No
HO887	Residence, 157 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H61	Yes	-	No

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HO150	Cyprus Terrace, 158 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H62	Yes	-	No
HO151	Cyprus Terrace, 160 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H63	Yes	-	No
HO152	Cyprus Terrace, 162 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H64	Yes	-	No
HO153	Cyprus Terrace, 164 Hotham St, East Melbourne	-	-	-	-	Yes Ref No H65	Yes	-	No
HO192	Residence, 12 Jolimont Terrace, Jolimont	-	-	-	-	Yes Ref No H513	Yes	-	No
HO193	Residence, 32 Jolimont Terrace, Jolimont	-	-	-	-	Yes Ref No H514	Yes	-	No
HO154	Burlington Terrace, 15-27 Lansdowne Street & 384-400 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H797	Yes	-	No
HO888	Tram Shelter, Cnr Macarthur St & St. Andrews Place, East Melbourne	-	-	-	-	Yes Ref No H1870	Yes	-	No
HO127	New Temple Church, 2-6 Morrison Place & 420-422 Albert Street, East Melbourne	-	-	-	-	Yes Ref No H852	Yes	-	No
HO160	Terrace, 8-10 Morrison Place, East Melbourne	-	-	-	-	Yes Ref No H853	Yes	-	No

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HO161	Terrace, 14-18 Morrison Place, East Melbourne	-	-	-	-	Yes Ref No H854	Yes	-	No
HO162	Terrace, 20 Morrison Place, East Melbourne	-	-	-	-	Yes Ref No H855	Yes	-	No
HO163	Terrace, 22 Morrison Place, East Melbourne	-	-	-	-	Yes Ref No H856	Yes	-	No
HO164	Aubrey Bowen Wing, Royal Vict. Eye & Ear Hospital, Morrison Place, East Melbourne	-	-	-	-	Yes Ref No H1724	Yes	-	No
HO930	Cast Iron Urinal, Nicholson Street, East Melbourne	-	-	-	-	Yes Ref No H2149	No	-	No
HO165	ICI House, 1-4 Nicholson St & 510-532 Albert St, East Melbourne	-	-	-	-	Yes Ref No H786	Yes	-	No
HO166	Tasma Terrace, 2-12 Parliament Place & 34-40 St Andrews Place, East Melbourne	-	-	-	-	Yes Ref No H1025	Yes	-	No
HO167	Lutheran Church, 22-36 Parliament Place & 65-75 Cathedral Place, East Melbourne	-	-	-	-	Yes Ref No H115	Yes	-	No
HO168	Foynes, 52 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H499	Yes	-	No
HO169	Eastcourt, 54 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H87	Yes	-	No

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HO170	Canterbury Terrace, 82-112 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H454	Yes	-	No
HO171	Residence, 130 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H88	Yes	-	No
HO172	The Opera House, 138 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H89	Yes	-	No
HO889	East Collingwood Rifles Volunteer Orderly Room, 172-188 Powlett Street, East Melbourne	-	-	-	-	Yes Ref No H1801	Yes	-	No
HO174	Treasury Reserve Precinct, 3 Treasury Place, & St Andrews Place & Macarthur Street & 2 Treasury Place, East Melbourne, and Spring Street & 1 Treasury Place & 1 Macarthur Place, Melbourne	-	-	-	-	Yes Ref No H1526	Yes	-	No
HO931	Gordon Reserve, Spring Street and Macarthur Street, East Melbourne	-	-	-	-	Yes Ref No H47	Yes	-	No
HO188	Former Salvation Army Training Garrison, 68-88 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H554	Yes	-	No
HO179	Terrace, 146-148 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H857	Yes	-	No
HO180	Terrace, 150 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H858	Yes	-	No

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HO812	152 Victoria Pde, East Melbourne	Yes	No	No	No	No	No	-	No
HO813	160 Victoria Pde, East Melbourne	Yes	No	No	No	No	No	-	No
HO181	Ardee, 162-166 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H859	Yes	-	No
HO182	Ensor, 168-172 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H860	Yes	-	No
HO183	Church of the Holy Annunciation Evangelismos, 186-196 Victoria Parade, East Melbourne	-	-	-	-	Yes Ref No H532	Yes	-	No
HO184	Cathedral College, Former Christian Brothers College 'Parade', 256-278 Victoria Parade, East Melbourne	-	-	-	-	Yes Ref No H20	Yes	-	No
HO185	Terrace, 352-354 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H638	Yes	-	No
HO186	Terrace, 356-358 Victoria Pde, East Melbourne	-	-	-	-	Yes Ref No H639	Yes	-	No
HO187	Former Victoria Brewery, 388-442 Victoria Parade, 148-200 Albert St & 187-225 Powlett St, East Melbourne	-	-	-	-	Yes Ref No H624	Yes	-	No
HO189	Ornamental Tramway Overhead Poles, Victoria Pde, East Melbourne (see also HO299)	-	-	-	-	Yes Ref No H1023	Yes	-	No

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HO173	Former Yarra Park Primary School No. 1406, 2-40 Webb Lane, East Melbourne	-	-	-	-	Yes Ref No H768	Yes	-	No
HO194	Yarra Park & Former Grand Rank Cabman's Shelter near Footbridge, Wellington Pde and Punt Rd and Vale St and Jolimont Tee and Brunton Ave and Jolimont St, East Melbourne The heritage place includes Two Aboriginal Scarred Trees Yarra Park	-	-	-	-	Yes Ref No H849 & Ref No H2251	Yes	-	No
HO190	Elizabeth House, 86-92 Wellington Pde, East Melbourne	-	-	-	-	Yes Ref No H102	Yes	-	
HO921	Jolimont Square, 95-133 Wellington Pde south and 49-55 Charles St and 50-62 Agnes St, East Melbourne	-	-	-	-	Yes Ref No H2009	Yes	-	No
HO191	Virginia, 116 Wellington Pde, East Melbourne	-	-	-	-	Yes Ref No H103	Yes	-	No
	<b>FLEMINGTON</b>								
HO221	Royal Agricultural Showgrounds, 300 Epsom Road, Flemington The heritage place includes Cape Chestnut tree (Calodendron Capense)	-	-	-	-	Yes Ref No H1329	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO272	Flemington Racecourse, Epsom Road and Smithfield Road, Flemington	-	-	-	-	Yes Ref No H2220	Yes	-	No
	<b>KENSINGTON</b>								
HO1091	Kimpton & Sons Barastoc Products Provender Mill, later part Gaston Bros P/L work site Part 329-351 Arden Street, Kensington	Yes	No	No	No	No	No	-	No
HO195	Alfred Lawrence & Co Ltd offices and warehouse 13-19 Barrett St, Kensington	Yes	No	No	No	No	No	-	No
HO1097	Limb Scurry & Limb and Alfred Lawrence Laboratories and works 29-37 Barrett Street, Kensington (including alternate address 43 Bruce Street, Kensington)	Yes	No	No	No	No	No	-	No
HO195	13 Barrett St, Kensington	Yes	No	No	No	No	No	-	No
HO198	17 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO199	21-29 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO200	33-39 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO201	59 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO202	71-75 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO204	83 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No



MELBOURNE PLANNING SCHEME

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HO205	2 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO206	16-18 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO207	24-26 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO208	34-38 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO209	42-44 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO210	62-68 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO815	72-76 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO211	90-98 Bayswater Road, Kensington	Yes	No	No	No	No	No	-	No
HO863	Railway Bridge, Bellair St, Kensington	Yes	No	No	No	No	No	-	No
HO1098	Railway gravitation shunting yards retaining wall and two Canary Island palms which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter  East side of Bellair Street, Kensington	Yes	No	Yes	No	No	No	-	No
HO1100	Victorian Railways Kensington Signal Box and Pepper Tree which includes land within the Tree Protection Zone which is calculated as being twelve times the measured trunk diameter  Bellair Street	Yes	No	Yes	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO960	2 Bellair Street, Kensington Railway Station, Kensington	Yes	No	No	No	No	No	-	No
HO973	Semaphore Rail Signals, Kensington	Yes	No	No	No	No	No	-	No
HO954	22 Bellair Street, former municipal offices, Kensington	Yes	No	No	No	No	No	-	No
HO955	114 Bellair Street, Kensington	Yes	No	No	No	No	No	-	No
HO956	Former Kensington Property Exchange, Office, Shop and Residences, 166-168 Bellair Street, Kensington	-	-	-	-	Yes Ref No H1204	Yes	-	No
HO215	1-3 Belmont Road, Kensington	Yes	No	No	No	No	No	-	No
HO217	7 Belmont Road, Kensington	Yes	No	No	No	No	No	-	No
HO816	5-7 Bruce Street, Kensington	Yes	No	No	No	No	No	-	No
HO867	Bridge Over Maribyrnong River at Dynon Road, Kensington	No	No	No	No	No	No	-	No
HO1162	Goldsbrough Row and Co. later Younghusband P/L Wool and Grain warehouses 2-50 Elizabeth Street, Kensington	Yes	No	No	No	No	No	-	No
HO262	Former Newmarket Saleyards & Abattoirs, Epsom Road & Smithfield Road, Kensington	-	-	-	-	Yes Ref No H1430	Yes	-	No
HO223	1-7 Epsom Road, Kensington	Yes	No	No	No	No	No	-	No
HO818	17-21 Epsom Road, Kensington	Yes	No	No	No	No	No	-	No

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HO227	25 Epsom Road, Kensington	Yes	No	No	No	No	No	-	No
HO228	29-33 Epsom Road, Kensington	Yes	No	No	No	No	No	-	No
HO230	43 Epsom Road, Kensington	Yes	No	No	No	No	No	-	No
HO232	15 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO233	19 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO234	27-37 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO236	20-22 Gower Street, Kensington	Yes	No	No	No	No	No	-	No
HO237	5-9 Henry Street, Kensington	Yes	No	No	No	No	No	-	No
HO238	2-6 Henry Street, Kensington	Yes	No	No	No	No	No	-	No
HO239	1-39 Hobsons Road, Kensington	Yes	No	No	No	No	No	-	No
HO240	21-31 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO819	35 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO241	2-4 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO243	24-26 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO244	32-40 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO245	46-52 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO246	56 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO247	60-68 Kensington Road, Kensington	Yes	No	No	No	No	No	-	No
HO957	McCracken Street, Kensington Primary School No. 2374 (1880- 1881), Kensington	Yes	No	No	No	No	No	-	No

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HO251	R Lohn & Co Pty Ltd offices, factory and stores, later Kensington Community High School Part 369-391, 393-399 Macaulay Road, Kensington	Yes	No	No	No	No	No	-	No
HO1094	Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct 407-411 Macaulay Road, 43-51 Alberman Street, Kensington	Yes	No	No	No	No	No	-	No
HO253	Bell and Wilson wool store Part 435-451 Macaulay Road, Kensington	Yes	No	No	No	No	No	-	No
HO865	521 Macaulay Road, Kensington	Yes	No	No	No	No	No	-	No
HO866	537-539 Macaulay Road, Kensington	Yes	No	No	No	No	No	-	No
HO260	Foot Bridge, Maribyrnong River, Kensington	No	No	No	No	No	No	-	No
HO952	Nottingham / Collett Street, Kensington	Yes	No	No	No	No	No	-	No
HO1101	Racecourse Road Railway Bridge, Upfield line Racecourse Road, Kensington	Yes	No	No	No	No	No	-	No
HO959	Former Burge Bros Factory, 135-157 Racecourse Road,, Kensington	-	-	-	-	Yes Ref No H1216	Yes	-	No

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HO1172	201-223 Racecourse Road, Kensington	Yes	No	No	No	No	No	-	No
HO958	15-17 Rankins Road, Kensington	Yes	No	No	No	No	No	-	No
HO963	165 Rankins Road, Kensington - House	Yes	No	No	No	No	No	-	No
HO1173	25 Rankins Road Kensington Former returns Sailors & Soldiers Imperial League of Australia	Yes	No	No	No	No	No	-	No
HO1174	43 Rankins Road,Kensington-shop & residence	Yes	No	No	No	No	No	-	No
HO1175	45 Rankins Road,Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1176	47 Rankins Road, Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1177	49 Rankins Road, Kensington-Bates shop and part residence	Yes	No	No	No	No	No	-	No
HO1102	James Hill's factory and drop forge 57-59 Robertson Street, Kensington	Yes	No	No	No	No	No	-	No
HO1103	Crescent Manufacturing Company factory and offices later Cork & Seals P/L 64-68 Stubbs Street, Kensington	Yes	No	No	No	No	No	-	No

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HO1104	Gibson & Son Pynerzone factory and offices, later Ross, Robbins P/L 106-166 Stubbs Street, Kensington	Yes	No	No	No	No	No	-	No
HO265	9 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO266	17 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO267	21-35 Westbourne Road & 2-6 Belmont Road, Kensington	Yes	No	No	No	No	No	-	No
HO268	43-45 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO868	47-55 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO269	59 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
HO271	69 Westbourne Road, Kensington	Yes	No	No	No	No	No	-	No
<b>NORTH MELBOURNE</b>									
HO283	Former Cable Tram Engine House and Cable Tram Track Formation, 187-201 Abbotsford St, North Melbourne	-	-	-	-	Yes Ref No H988	Yes	-	No
HO284	480-482 Abbotsford St, North Melbourne	Yes	No	No	No	No	Yes	-	No
HO1105	Farrell's stables Part 59-101 Alfred Street North Melbourne	Yes	No	No	No	No	No	-	No

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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
HO1108	Kensington Hotel, former 2 Boundary Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1109	Scrub & Co Ammonia works, later Hotham or North Melbourne Community Centre Part, 49-53 Buncle Street, North Melbourne	Yes	No	No	No	No	No	-	No

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HO289	Brassey House, 111-115 Chapman St & 464 Abbotsford St, North Melbourne	-	-	-	-	Yes Ref No H26	Yes	-	No
HO290	Former factory 30-32 Courtney St, North Melbourne	Yes	No	No	No	No	No	-	No
HO1137	Former Robert Burns Hotel 34 Courtney Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO291	56-58 Courtney St, North Melbourne	Yes	No	No	No	No	No	-	No
HO1138	Three Basalt Cottages Part (front) 64 Courtney Street and 1A Hotham Place North Melbourne (alternate address 60-62 Courtney Street, North Melbourne)	Yes	No	No	No	No	No	-	No
HO292	Former Presbyterian Union Memorial Church Complex, 49-61 Curzon Street, 2-22 Elm Street, 579-589 Queensberry Street, North Melbourne	-	-	-	-	Yes Ref No H7	Yes	-	No
HO295	North Melbourne Primary School No. 1402, Errol Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO1139	Former Exchange Hotel 37 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No



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HO1140	Chelsea House 55 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1142	Pair of Shops 65-67 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1143	Phillymore & Ballymore 91-93 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1144	Villa 95 Flemington Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1145	Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO296	St Mary's Church of England, 147- 177 Howard Street, 408-434 Queensberry Street & 204-208 Chetwynd Street, North Melbourne	-	-	-	-	Yes Ref No H10	Yes	-	No
HO1110	Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne	Yes	No	No	No	No	No	-	No

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HO1111	Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO286	North Melbourne Swimming Baths 1-39 Macaulay Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO870	Former Melbourne Omnibus Company Stables, 36-58 Macaulay Road, North Melbourne.	-	-	-	-	Yes Ref No H1810	Yes	-	No
HO1112	Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO1113	Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne	Yes	No	No	No	No	No	-	No
HO891	Gas Regulating House, 60-96 Macaulay Road, North Melbourne	-	-	-	-	Yes Ref No H1731	Yes	-	No
HO1114	Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne	Yes	No	No	No	No	No	-	No

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HO1146	House 14 Mary Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO1115	St Georges church hall (Anglican) & kindergarten, later St Albans Church of England 55-57 Melrose Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO1116	Shandon & Moher cottages or maisonettes 4-6 Munster Terrace, North Melbourne	Yes	No	No	No	No	No	-	No
HO298	Burbage Terrace 180-186 Peel Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO299	Ornamental Tramway Overhead Poles, Peel St, North Melbourne(see also HO189)	-	-	-	-	Yes Ref No H1023	Yes	-	No
HO932	Cast Iron Urinal, Queensberry Street, North Melbourne	-	-	-	-	Yes Ref No H2139	No	-	No
HO987	Former North Melbourne Town Hall and Municipal Buildings, 513 Queensberry Street and 52-68 Errol Street, North Melbourne	-	-	-	-	Yes Ref No H2224	Yes	-	No

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HO301	Melb. College of Printing & Graphic Arts, 603-615 Queensberry St, North Melbourne	-	-	-	-	Yes Ref No H1633	Yes	-	No
HO300	Residence, 596-598 Queensberry St, North Melbourne	-	-	-	-	Yes Ref No H91	Yes	-	No
HO953	Racecourse Road/Alfred Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO473	Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO1117	Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores 64-90 Sutton Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO1118	Victoria Producers Co-operative Company Ltd. No. 5 Woods Store Part 85-105 Sutton Street, North Melbourne	Yes	No	No	No	No	No	-	No
HO304	Osborne House, 454-458 Victoria Street, North Melbourne	-	-	-	-	Yes Ref No H101	Yes	-	No
HO305	Mulcahy's Hotel 700-708 Victoria St, North Melbourne	Yes	No	No	No	No	No	-	No

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HO306	Timber House 48-50 Villiers St, North Melbourne	Yes	No	No	No	No	No	-	No
HO871	Former Grain Store 11 Wreckyn Street, North Melbourne	Yes	No	No	No	No	No	-	No
	<b>PARKVILLE</b>								
HO898	Anzac Hall, Brens Drive, Royal Park, Parkville	-	-	-	-	Yes Ref No H1747	Yes	-	No
HO325	Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville	-	-	-	-	Yes Ref No H2062	Yes	-	No
HO308	9-19 Church Street, Parkville	Yes	No	No	No	No	No	-	No
HO310	21-25 Church Street, Parkville	Yes	No	No	No	No	No	-	No
HO364	Melbourne Zoo <i>(all land except for places included within the Victorian Heritage Register)</i>	No	No	No	Yes	No	No	-	No
HO828	Royal Melbourne Zoological Gardens, Royal Park, Elliott Avenue, Parkville	-	-	*Yes - <i>Eucalyptus camaldulens is</i> River Red Gum (North East of Main Entrance)	-	Yes Ref No H1074	Yes	-	*Yes - Aboriginal Scar Tree

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HO363	Carousel, Royal Melb. Zoological Gardens, Royal Park, Elliott Avenue, Parkville	-	-	-	-	Yes Ref No H1064	Yes	-	No
HO311	Parkville Post Office & Quarters, 69-73 Fitzgibbon Street & 27-37 Bayles St, Parkville	-	-	-	-	Yes Ref No H1167	Yes	-	No
HO1093	Royal Park, Flemington Road and Royal Parade and Gatehouse Street and The Avenue and Elliott Avenue and Park Street and Poplar Road and Macarthur Road and Oak Street and Brens Drive, Parkville	-	-	-	-	Yes Ref No H2337	Yes	-	No
HO895	Walmsley House, 1 Gatehouse Street, Parkville	-	-	-	-	Yes Ref No H1946	Yes	-	No
HO313	39 Manningham Street, Parkville	Yes	No	No	No	No	No	-	No
HO933	Women's Dressing Pavilion, Old Poplar Road, Parkville	-	-	-	-	Yes Ref No H1585	No	-	No
HO314	Mentone, 81 Park Drive, Parkville	-	-	-	-	Yes Ref No H86	Yes	-	No
HO896	Wardlow, 114-118 Park Drive & 39-43 Degraeves Street, Parkville	-	-	-	-	Yes Ref No H1922	Yes	-	No
HO897	Jennerian Building, CSL Ltd, 45 Poplar Road, Parkville	-	-	-	-	Yes Ref No H1794	Yes	-	No

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HO315	North West Hospital, Parkville Campus, 36-56 Poplar Road, Parkville	-	-	-	-	Yes Ref No H1725	Yes	-	No
HO977	Royal Parade, Royal Parade, Parkville and Carlton North, and Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H2198	Yes	-	No
HO312	Former College Church, 149 Royal Parade, Parkville	-	-	-	-	Yes Ref No H394	Yes	-	No
HO316	Former Police Station Complex, 155 Royal Parade, Parkville	-	-	-	-	Yes Ref No H1545	Yes	-	No
HO321	Parkville Uniting Church, 171 Royal Parade, Parkville	Yes	No	No	No	No	No	-	No
HO317	Deloraine Terrace, 499-507 Royal Parade, Parkville	-	-	-	-	Yes Ref No H98	Yes	-	No
HO318	Auld Reekie, 509-513 Royal Parade, Parkville	-	-	-	-	Yes Ref No H483	Yes	-	No
HO319	Nocklofty, 551-559 Royal Parade, Parkville	-	-	-	-	Yes Ref No H456	Yes	-	No
HO978	University High School, 77 Story Street, Parkville	-	-	-	-	Yes Ref No H2183	Yes	-	No
HO322	Selvetta, 22 The Avenue, Parkville	-	-	-	-	Yes Ref No H99	Yes	-	No

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<b>MELBOURNE UNIVERSITY</b>									
HO323	Ormond College, The University of Melbourne, 29-55 College Cres, Parkville	-	-	-	-	Yes Ref No H728	Yes	-	No
HO324	1888 Building, Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville	-	-	-	-	Yes Ref No H1508	Yes	-	No
HO988	Part of Former Melbourne Teachers College, The University of Melbourne, 156-292 Grattan Street Parkville	No	No	No	No	No	No	-	No
HO326	Beaurepaire Centre, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H1045	Yes	-	No
HO327	Behan Building, Trinity College, Royal Parade, Parkville	Yes	No	No	No	No	No	-	No
HO328	Clarke Building, Trinity College, The University of Melbourne, Royal Parade, Parkville	-	-	-	-	Yes Ref No H100	Yes	-	No
HO329	Botany Building, Uni of Melbourne (Excluding North Wing)	Yes	No	No	No	No	No	-	No
HO330	Chemistry Building, Uni of Melbourne (Excluding East Wing)	Yes	No	No	No	No	No	-	No
HO331	Colonial Bank Door, Uni of Melbourne	Yes	No	No	No	No	No	-	No



MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO332	Conservatorium of Music & Meiba Hall, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H925	Yes	-	No
HO333	Cricket Pavilion & Scoreboard, Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO334	Walter Boas Building, (Former CSIRO Science Bldg), Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO335	Former Bank Façade (Old Commerce Building), Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO336	Former National Museum (Student Union Bldg), Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO338	Gatekeepers Cottage (excluding 1962 extension), The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H919	Yes	-	No
HO339	Grainger Museum, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H875	Yes	-	No
HO340	Janet Clarke Hall, The University of Melbourne, 57-63 Royal Parade, Parkville	-	-	-	-	Yes Ref No H2334	Yes	-	No
HO341	Natural Philosophy Bldg, Uni of Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO342	Law School Building & Old Quadrangle, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	*Yes - Picconia excelsa Canary Island Laurel	-	Yes Ref No H920	Yes	-	No
	Old Arts Building, The University of Melbourne, 156 -292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H924	Yes	-	No
	Old Physics Conference Room & Gallery, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H923	Yes	-	No
	Underground Car Park, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	*Yes - Magnolia grandiflora Bull Bay	-	Yes Ref No H1004	Yes	-	No
HO343	Main Entrance Gates (Gate 6), Pillars & Fence, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H918	Yes	-	No
HO344	Newman College, The University of Melbourne, 871-945 Swanston Street, Parkville	-	-	-	-	Yes Ref No H21	Yes	-	No
HO346	Old Engineering Bldg (1899 section only), The University of Melbourne, 156-292 Grattan Street, Parkville	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO347	Old Geology Bldg (northern section only), Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO348	Old Pathology Building (excluding the Physics annex), The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H922	Yes	-	No
HO350	Baldwin Spencer Building, (Old Zoology), The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	*Yes - Cedrus deodara Deodar Cedar	-	Yes Ref No H921	Yes	-	No
HO352	Queens College Main Wings, Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO354	Squash Courts, Trinity College, Royal Parade, Parkville	Yes	No	No	No	No	No	-	No
HO355	Systems Garden Tower, Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO357	Trinity Chapel & College, Trinity College, Royal Parade, Parkville	Yes	No	No	No	No	No	-	No
HO360	University House, Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO361	Wilson Hall, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H1012	Yes	-	No
HO362	Northern Market Reserve Wall, Storey St & Flemington Rd & Park Drive, Parkville	-	-	-	-	Yes Ref No H1920	No	-	No

MELBOURNE PLANNING SCHEME

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HO820	Richard Berry Building, Uni of Melbourne	Yes	No	No	No	No	No	-	No
HO821	Vice Chancellor's House, The University of Melbourne, 156-292 Grattan Street, Parkville	-	-	-	-	Yes Ref No H1003	Yes	-	No
HO872	Agriculture and Forestry Building, The University of Melbourne	Yes	No	No	No	No	No	-	No
<b>SOUTH MELBOURNE / SOUTHBANK / DOCKLANDS/ PORT MELBOURNE</b>									
HO366	115-141 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO367	157-165 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO368	171 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO369	J H Boyd Girls High School, 207-229 City Road, Southbank	-	-	-	-	Yes Ref No H769	Yes	-	No
HO370	235-237 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO371	269-271 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO374	272 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO375	278- 282 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO376	300 City Road, Sth Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO764	Duke & Orr's Dry Dock, 2A Clarendon Street, South Wharf and Cargo Sheds, 4,5,6,7,8,9, 4-9 South Wharf Road, South Wharf	-	-	-	-	Yes Ref No H1096 & Ref No H891	Yes	-	No
HO377	109-117 Clarendon Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO765	Robur Tea Building, 28 Clarendon Street, Southbank	-	-	-	-	Yes Ref No H526	Yes	-	No
HO378	Clarendon St Bridge, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO914	No. 2 Goods Shed, 708-710 Collins Street and 731-733 Bourke Street and 2-42 Village Street and 68-82 Village Street, Docklands	-	-	-	-	Yes Ref No H933	No	-	No
HO650	Missions to Seamen, 717 Flinders Street, Docklands	-	-	-	-	Yes Ref No H1496	Yes	-	No
HO918	Berth No. 5, North Wharf, 731-739 Flinders Street, Docklands	-	-	-	-	Yes Ref No H1798			
HO916	Queens Warehouse, 749-755 Collins Street, Docklands	-	-	-	-	Yes Ref No H1211	Yes	-	No
HO651	Retaining Wall, 614-666 Flinders Street, Docklands	-	-	-	-	Yes Ref No H932	No	-	No
HO380	46-48 Haig Street, Sth Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO381	93 Kavanagh Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO384	40-46 Kavanagh Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO934	Former Commonwealth Aircraft Corporation Hangar, 344-370 Lorimer Street and 231-249 Todd Road, Port Melbourne	-	-	-	-	Yes Ref No H94	Yes	-	No
HO763	Jones Bond Store, 1 Riverside Quay, Southbank	-	-	-	-	Yes Ref No H828	Yes	-	No
HO899	Tram Shelter, Cnr St. Kilda Road & Dorcas Street, Sth Melbourne	-	-	-	-	Yes Ref No H1869	Yes	-	No
HO760	Victorian Arts Centre, 2-128 St. Kilda Road, 1-9 Sturt St & 93-115 Southbank Rd, Southbank	-	-	-	-	Yes Ref No H1500 and part Ref No H1447	Yes	-	No
HO792	National Gallery of Victoria, 130-200 St. Kilda Road & 93-115 Southbank Road, Southbank	-	-	-	-	Yes Ref No H1499	Yes	-	No
HO910	Former Victoria Police Depot, 234 St. Kilda Rd, 1-39 Dodds St & 148-170 Southbank Blvd, Southbank	-	-	-	-	Yes Ref No H1541	Yes	-	No
HO387	234-254 St. Kilda Road, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO498	Former Victorian Railway Headquarters, 33-67 Spencer Street, Docklands	-	-	-	-	Yes Ref No H699	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO388	23-31 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO389	43-45 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO390	113-115 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO391	102-118 Sturt Street, Sth Melbourne	Yes	No	No	No	No	No	-	No
HO762	Sandridge Railway Line Bridge, Over Yarra River, Southbank and Melbourne	-	-	-	-	Yes Ref No H994	Yes	-	No
HO915	Victoria Dock, Harbour Esplanade, Victoria Harbour Promenade, North Wharf Road, Docklands Drive and Newquay Promenade, Docklands	-	-	-	-	Yes Ref No H1720	Yes	-	No
<b>SOUTH YARRA</b>									
HO832	23-25 Acland Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO395	Morell Bridge, over Yarra River, Anderson Street, Sth Yarra	-	-	-	-	Yes Ref No H1440	Yes	-	No
HO833	1 Alexandra Avenue, Sth Yarra	Yes	No	No	No	No	No	-	No
HO405	17 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO406	31 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO407	63 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO408	4 Clowes Street, Sth Yarra	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 exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO834	8 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO409	54 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO410	72 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO411	80 Clowes Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO399	Airfile, 254-260 Domain Road, Sth Yarra	-	-	-	-	Yes Ref No H1619	Yes	-	No
HO397	Government House Complex, Government House Drive, Sth Yarra	-	-	-	-	Yes Ref No H1620	Yes	-	No
HO421	Hoddle Bridge, Sth Yarra	Yes	No	No	No	No	No	-	No
HO423	1 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO424	11 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO425	15 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO426	2-8 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO427	16-20 Mona Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO401	Anglican Christ Church, 683-701 Punt Road (Cnr Toorak & Punt Roads), Sth Yarra	-	-	-	-	Yes Ref No H635	Yes	-	No
HO412	783 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO413	789 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO415	919, 923 & 927 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No
HO420	955 Punt Road, Sth Yarra	Yes	No	No	No	No	No	-	No



MELBOURNE PLANNING SCHEME

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HO835	11-13 Tivoli Place, Sth Yarra	Yes	No	No	No	No	No	-	No
HO428	63-67 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO429	83 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO430	111-117 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO836	185 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO433	225 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO435	281 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO851	Adjacent 281 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO852	285 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No
HO437	291 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002	No

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HO439	327 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO440	42-48 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO442	56-66 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO443	90-100 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO445	126 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO446	160 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO447	210 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO448	240 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO837	270 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO451	276-280 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO453	Robin Boyd House II, 290 Walsh Street, Sth Yarra	-	-	-	-	Yes Ref No H2105	Yes	-	No
HO454	310 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
HO457	322 Walsh Street, Sth Yarra	Yes	No	No	No	No	No	-	No
	<b>WEST MELBOURNE</b>								
HO261	Railway Bridge over Maribyrnong River, West Melbourne	-	-	-	-	Yes Ref No H1213	No	-	No
HO1178* Expiry 1 March 2018	J. Gadsden Pty Ltd., 17-37 Abbotsford Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO1179* Expiry 1 March 2018	Corris or Jones House, 136 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO838	Heaton House, 279 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO459	162-164 Adderley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO455	3-21 Anderson Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO839	Bentley's row houses 6-12 Anderson Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO770* Expiry 1 March 2018 - applies only to 15-21 Boughton Place	Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1181* Expiry 1 March 2018	Autocar Industries Proprietary Limited Assembling and Motor Body Works, 100-154 Batman Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO461	Residence, 62 Capel Street, West Melbourne	-	-	-	-	Yes Ref No H630	Yes	-	No
HO462	Residence, 64 Capel Street, West Melbourne	-	-	-	-	Yes Ref No H631	Yes	-	No

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HO463	31 Dudley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1183* Expiry 1 March 2018	West Melbourne Stadium, later Festival Hall, 300 Dudley Street, West Melbourne								
HO464	Primary School No. 1689, Eades Place, West Melbourne	Yes	No	No	No	No	No	-	No
HO979	St Mary Star of the Sea Church Complex, 33 Howard Street and 235- 273 Victoria Street, West Melbourne	-	-	-	-	Yes Ref No H2182	Yes	-	No
HO840	Harrison's Railway Hotel, 118-126 Ireland Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO862	13-17 Jeffcott Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO935	Underground Public Toilets, King & Hawke Streets, West Melbourne	-	-	-	-	Yes Ref No H2133	No	-	No
HO475	Former Phoenix Clothing Company, 347-349 King Street & 4-8 Phoenix Lane, West Melbourne	-	-	-	-	Yes Ref No H801	Yes	-	No
HO477	Langdon Building, 351-355 King St, West Melbourne	-	-	-	-	Yes Ref No H527	Yes	-	No
HO841	357-369 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO842	411-415 King Street, West Melbourne	Yes	No	No	No	No	No	-	No

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HO478	St. James Old Cathedral, 419-437 King Street & 2-24 Batman St, West Melbourne	-	-	-	-	Yes Ref No H11	Yes	-	No
HO860	439 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1187* Expiry 1 March 2018	Gair Manufacturing Company Pty. Ltd Bulk Store, 461-467 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1188* Expiry 1 March 2018	West Melbourne Police Station, later Fibrous Plaster Manufacturers Association of Victoria offices 469-471 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO774	555-557 King Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1119	Sisalkraft Distributors P/L store and offices, later CFMEU offices 152-160 Miller Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO302	North Melbourne Railway Station Complex, 189 Railway Place, West Melbourne	-	-	-	-	Yes Ref No H1582	Yes	-	No
HO843	159 - 163 Roden Street, West Melbourne	Yes	No	No	No	No	No	-	No

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HO844* Expiry 1 March 2018 - applies to 171 Roden Street only	Wigton cottages and palms, 171 - 179 Roden Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1192* Expiry 1 March 2018	Felton Grimwade and Duerdins Pty. Ltd.factory, later Lyell-Owen Pty. Ltd., 101-107 Rosslyn Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1194* Expiry 1 March 2018	Australian Biscuit Company Ltd. Stores, 298-302 Rosslyn Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO771* Expiry 1 March 2018 – interim controls apply to all properties except 355 Spencer Street	Sands & McDougall precinct 115, 133-137 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 & 371 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO779	405 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO780	437-441 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1196* Expiry 1 March 2018	Brown's factory, later Preston Motors Pty. Ltd., 445 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO781	Hotel Spencer, 475 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO782	491-501 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO845* Expiry 1 March 2018 - applies to 503 Spencer Street only	503-511 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO783	519-523 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1197* Expiry 1 March 2018	Associated Taxi Services offices and service station, later Embassy café and service station, 541-547 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO785	362-364 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO786	384-390 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO787	420 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO788	502 Spencer Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO1198* Expiry 1 March 2018	Melbourne Brewery, later Tasmanian Brewery also Burton Brewery, part 31-47 rear Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO469	61-67 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO1199* Expiry 1 March 2018	Alfred Hasker, later Barrett Bros and Burstion and Company Pty. Ltd. malsters, part former complex, 62-80 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO470	95-101 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO471	138-140 Stanley Street, West Melbourne	Yes	No	No	No	No	No	-	No
HO496	Queen Victoria Market, 65-159 Victoria St, West Melbourne	-	-	-	-	Yes Ref No H734	Yes	-	No
<b>MELBOURNE</b>									
HO515	Warehouse, 61-69 A'Beckett St, Melbourne	-	-	-	-	Yes Ref No H980	Yes	-	No
HO516	71-73 A'Beckett St, Melbourne	Yes	No	No	No	No	No	-	No
HO993	104 A'Beckett Street	Yes	No	No	No	No	No	-	No
HO1148	Former Factory 144-148 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	-	No
HO994	111-125 A'Beckett Street	Yes	No	No	No	No	No	-	No
HO517	217-219 A'Beckett St, Melbourne	Yes	No	No	No	No	No	-	No
HO995*	185-187 A'Beckett Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2019									



MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO528	Former Royal Australian Army Medical Corps Training Depot, 239 A'Beckett Street, Melbourne	-	-	-	-	Yes Ref No H717	Yes	-	No
HO908	Sidney Myer Music Bowl, Alexandra Avenue, Melbourne	-	-	-	-	Yes Ref No H1772	Yes	-	No
HO518	Mitre Tavern, 5-9 Bank Place, Melbourne	-	-	-	-	Yes Ref No H464	Yes	-	No
HO520	11 Bank Place, Melbourne	Yes	No	No	No	No	No	-	No
HO519	4 Bank Place, Melbourne	Yes	No	No	No	No	No	-	No
HO521	Melbourne Savage Club, 12-16 Bank Place, Melbourne	-	-	-	-	Yes Ref No H25	Yes	-	No
HO522	18-20 Bank Place, Melbourne	Yes	No	No	No	No	No	-	No
HO900	Olympic Swimming Stadium, 10-30 Olympic Boulevard, Melbourne	-	-	-	-	Yes Ref No H1977	Yes	-	No
HO394	Yarra Bank ( Speakers Corner), Batman Avenue, Melbourne	-	-	-	-	Yes Ref No H1363	Yes	-	No
HO523	Princes Walk Vaults, 1-9 Batman Ave, Melbourne	-	-	-	-	Yes Ref No H646	Yes	-	No
HO1149	Former Gladstone Motors Building 213-221 Berkeley Street, Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO396	Former Observatory Site, Birdwood Ave, Melbourne	-	-	-	-	Yes Ref No H1087	Yes	-	No
HO499	Melbourne University Boat Club Shed, Boathouse Drive, Melbourne	-	-	-	-	Yes Ref No H682	Yes	-	No
HO525	19-21 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO526	23-29 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO527	35-37 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO530	39-43 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO531	51-53 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO533	Salvation Army Temple, 65-71 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H436	Yes	-	No
HO536	75-77 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1094	Former Hoyts Cinema Centre, 134-144 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2335	Yes	-	No
HO996	160-162 Bourke Street	Yes	No	No	No	No	No	-	No
HO997	164-166 Bourke Street	Yes	No	No	No	No	No	-	No
HO998	168-174 Bourke Street	Yes	No	No	No	No	No	-	No
HO999	179-183 Bourke Street	Yes	No	No	No	No	No	-	No
HO1000	180-182 Bourke Street	Yes	No	No	No	No	No	-	No
HO1001	193-199 Bourke Street	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO541	271-281 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO980	David Jones Store (Former Buckley & Nunn) 294-312 Bourke Street and 285-295 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2153	Yes	-	No
HO768	David Jones Store (Former Coles) 299-307 Bourke Street and 276-286 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2154	Yes	-	No
HO543	Royal Arcade, 331-339 Bourke Street, & 148 –150 Elizabeth Street & 308-316 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H23	Yes	-	No
HO545	349-357 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1004	415-419 Bourke Street	Yes	No	No	No	No	No	-	No
HO1005	418-420 Bourke Street	Yes	No	No	No	No	No	-	No
HO546	<u>Former Kaye, Butchart &amp; Co offices</u> 421 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO901	Eagle House, 473 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1807	Yes	-	No
HO549	Former Gollin & Company Building, 561-563 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H685	Yes	-	No

MELBOURNE PLANNING SCHEME

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HO550	Old Bourke Street West Police Station & Cell Block, 621-633 Bourke Street, Melbourne  The heritage place includes Pear tree, Bourke Street, Melbourne	-	-	-	-	Yes Ref No H655	Yes	-	No
HO551	St Augustines Catholic Church & former School, 635-653 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2	Yes	-	No
HO553	Former Melbourne Tramway and Omnibus Company Building, 669-675 Bourke Street & 20-38 Godfrey St, Melbourne	-	-	-	-	Yes Ref No H785	Yes	-	No
HO524	2-18 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO529	32-38 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO532	Job Warehouse (or Crossleys Building), 54-62 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H435	Yes	-	No
HO534	66-70 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO535	72-74 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO537	Café Florentino, 78-84 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H493	Yes	-	No
HO538	86 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

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HO539	Former London Chartered Bank, 88-90 Bourke Street & 162 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H22	Yes	-	No
HO540	Former Bank of New South Wales, (Westpac Bank), 190-192 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H799	Yes	-	No
HO1002* Expiry Date: 31 March 2019	194-200 Bourke Street, Melbourne	Yes	No	No	No		No		No
HO990	Former Commonwealth Bank, 219-225 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2264	Yes		No
HO542	Myer Melbourne (Former Myer Emporium) 314--336 Bourke Street & 275-321 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2100	Yes	-	No
HO544	General Post Office, 338-352 Bourke Street, 188-218 Elizabeth Street & 323-337 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H903	Yes	-	No
<u>HO1206</u>	<u>Former Pellegrini &amp; Co premises 388-390 Bourke Street, Melbourne</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
<u>HO1207</u>	<u>414-416 Bourke Street, Melbourne</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
HO1006* Expiry Date: 31 March 2019	468-470 Bourke Street, Melbourne	Yes	No	No	No		No		No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO547	Equity Chambers, 472 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2249	Yes	-	No
HO548	Goldsborough Mort Building, 516-526 Bourke Street & 152-162 William Street, Melbourne	-	-	-	-	Yes Ref No H104	Yes	-	No
HO552	640-668 Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO554	Former Mail Exchange, 672-696 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H881	Yes	-	No
HO479	Building No. 4 RMIT, Bowen Street, Melbourne	Yes	No	No	No	No	No	-	No
HO480	Building No. 2, 3, 5, 6 & 7 RMIT, Bowen Street, Melbourne	Yes	No	No	No	No	No	-	No
HO555	House 17 Casselden Place, Melbourne	-	-	-	-	Yes Ref No H2267	Yes	-	No
HO556	15-17 Celestial Ave, Melbourne	Yes	No	No	No	No	No	-	No
HO557	16-18 Celestial Ave, Melbourne	Yes	No	No	No	No	No	-	No
HO558	Museum of Chinese/Australian History, Cohen Place, Melbourne	Yes	No	No	No	No	No	-	No
HO559	Alcaston House, 2 Collins Street & 69-81 Spring Street, Melbourne	-	-	-	-	Yes Ref No H500	Yes	-	No
HO560	Anzac House, 4-6 Collins Street, Melbourne	-	-	-	-	Yes Ref No H415	Yes	-	No

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HO561	5-9 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO562	Portland House, 8 Collins Street, Melbourne	-	-	-	-	Yes Ref No H417	Yes	-	No
HO563	Victor Horsley Chambers, 12 Collins Street, Melbourne	-	-	-	-	Yes Ref No H474	Yes	-	No
HO564	14-16 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO565	The Melbourne Club, 36-50 Collins Street, Melbourne	-	-	-	-	Yes Ref No H30	Yes	-	No
HO566	Melville House, 52-54 Collins Street, Melbourne	-	-	-	-	Yes Ref No H607	Yes	-	No
HO567	Former Commercial Bank of Australia, 68-72 Collins Street, Melbourne	-	-	-	-	Yes Ref No H422	Yes	-	No
HO568	71-87 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO569	74 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO572	86-88 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO573	107 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO574	Professional Chambers, 110-118 Collins Street, Melbourne	-	-	-	-	Yes Ref No H414	Yes	-	No
HO575	Austral Buildings, 115-119 Collins Street, Melbourne	-	-	-	-	Yes Ref No H472	Yes	-	No

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HO576	St Michaels Uniting Church, 122-136 Collins Street, Melbourne	-	-	-	-	Yes Ref No H4	Yes	-	No
HO577	133-139 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO578	Scots Church, 140-154 Collins Street Melbourne	-	-	-	-	Yes Ref No H5	Yes	-	No
HO579	141-153 Collins Street, Melbourne	Yes	No	No.	No	No	No	-	No
HO580	Assembly Hall, 156-160 Collins Street, Melbourne	-	-	-	-	Yes Ref No H418	Yes	-	No
HO581	Formerly the Auditorium, 167-173 Collins Street & 172-180 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H416	Yes	-	No
HO582	162-168 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO583	Baptist Church, 170-174 Collins Street, Melbourne	-	-	-	-	Yes Ref No H6	Yes	-	No
HO584	175-177 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO585	176-180 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO586	181-187 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO846	182 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO587	Melbourne Athenaeum, 184-192 Collins Street, Melbourne	-	-	-	-	Yes Ref No H501	Yes	-	No



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HO589	Regent Theatre, 191-197 Collins Street & 186-200 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H690	Yes	-	No
HO590	Manchester Unity Building, 220-226 Collins Street, & 91-107 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H411	Yes	-	No
HO591	Former Fourth Victoria Building, 241-245 Collins Street, Melbourne	-	-	-	-	Yes Ref No H1542	Yes	-	No
HO592	Newspaper House Mosaic, 247-249 Collins Street, Melbourne	-	-	-	-	Yes Ref No H447	Yes	-	No
HO593	250-252 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO594	259-263 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO595	Former National Bank of Australasia Head Office, 271-285 Collins Street, Melbourne	-	-	-	-	Yes Ref No H2064	Yes	-	No
HO596	Block Arcade, 280-286 Collins Street & 96-102 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H32	Yes	-	No
HO597	287-301 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO598	288-304 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO602	Former Commercial Bank of Australia, Banking Chamber & Entrance, 327-343 Collins Street, Melbourne	-	-	-	-	Yes Ref No H35	Yes	-	No
HO1007	338 Collins Street	Yes	No	No	No	No	No	-	No

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HO1090	340-342 Collins Street	Yes	No	No	No	No	No	-	No
HO603	Former Mercantile Bank, 345-349 Collins Street, Melbourne	-	-	-	-	Yes Ref No H467	Yes	-	No
HO604	ANZ Bank, 376-390 Collins Street and Former Safe Deposit Building, 88-110 Queen Street, Melbourne	-	-	-	-	Yes Ref No H34 & Ref No H451	Yes	-	No
HO605	Former National Mutual Life Association Building, 389-399 Collins Street & 59-69 Queen Street, Melbourne	-	-	-	-	Yes Ref No H36	Yes	-	No
HO606	ANZ Bank, 394-398 Collins Street & 73-83 Queen Street, Melbourne	-	-	-	-	Yes Ref No H33	Yes	-	No
HO607	400-402 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO608	401-417 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1008*	404-406 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2019									
HO1009	409-413 Collins Street	Yes	No	No	No	No	No	-	No
HO610	Former AMP Building, 419-429 Collins Street & 64-74 Market Street, Melbourne	-	-	-	-	Yes Ref No H421	Yes	-	No
HO609	422-428 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO1010* Expiry Date: 31 March 2019	430-442 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1012	464-466 Collins Street	Yes	No	No	No	No	No	-	No
HO611	Olderfleet Building, 471-477 Collins Street, Melbourne	-	-	-	-	Yes Ref No H37	Yes	-	No
HO902	Record Chambers, 479-481 Collins Street, Melbourne	-	-	-	-	Yes Ref No H38	Yes	-	No
HO903	South Australian Insurance Building, 483-485 Collins Street, Melbourne	-	-	-	-	Yes Ref No H39	Yes	-	No
HO612	Winfield Building, 487-495 Collins Street, Melbourne	-	-	-	-	Yes Ref No H40	Yes	-	No
HO904	Rialto Building, 497-503 Collins Street, Melbourne	-	-	-	-	Yes Ref No H41	Yes	-	No
HO613	Former New Zealand Loan & Mercantile Company Ltd Building, 538-544 Collins Street, Melbourne	-	-	-	-	Yes Ref No H478	Yes	-	No
HO614	Former McPhersons Building 546-566 Collins Street & 27 Francis Street, Melbourne	-	-	-	-	Yes Ref No H942	Yes	-	No
HO1013	615-623 Collins Street	Yes	No	No	No	No	No	-	No

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HO422	<i>Linay Pavilion, Ward 7 and Ward 9, the Alfred Hospital, 55 Commercial Road, Melbourne</i>	-	-	-	-	Yes Ref No H2295	Yes	-	No
HO905	<i>Dovers Building, 5-7 Drewery Lane, Melbourne</i>	-	-	-	-	Yes Ref No H802	Yes	-	No
HO1014	<i>9-13 Drewery Lane</i>	Yes	No	No	No	No	No	-	No
HO936	<i>Underground Public Toilets, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2110	Yes	-	No
HO937	<i>Underground Public Toilets, Elizabeth &amp; Victoria Streets, Melbourne</i> <i>Womens Christian Temperance Union Drinking Fountain, Victoria Square, Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2111 & Ref No H194	Yes	-	No
HO938	<i>Hosies Hotel Mural, 1-5 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H2094	No	-	No
HO1015	<i>21-23 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No
HO615	<i>55-65 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO616	<i>97-117 Elizabeth Street, Melbourne</i>	Yes	No	No	No	No	No	-	No
HO617	<i>Melbourne City Building, 112-118 Elizabeth Street, Melbourne</i>	-	-	-	-	Yes Ref No H437	Yes	-	No
HO1016	<i>215-217 Elizabeth Street</i>	Yes	No	No	No	No	No	-	No

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HO981	Shops, 195 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H2155	Yes	-	No
HO618	245-269 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
HO715	Mitchell House, 283-285 Elizabeth Street & 352-362 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2232	Yes	-	No
HO1017	299 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1018	303-305 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1019	351-357 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1020	380 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1021	384 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1022	441-447 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1023 *	453-457 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2019									
HO1024 *	463-465 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No
Expiry Date: 31 March 2019									
HO1025	473-481 Elizabeth Street	Yes	No	No	No	No	No	-	No
HO1150	Former Veall's Building 490-494 Elizabeth Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO294	Former Melford Motors, 615-645 Elizabeth Street, Melbourne	-	-	-	-	Yes Ref No H2306	Yes	-	No
HO630	189-195 Exhibition Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1026	30-40 Exhibition Street	Yes	No	No	No	No	No	-	No
HO1027	53-55 Exhibition Street	Yes	No	No	No	No	No	-	No
HO1028	104-110 Exhibition Street	Yes	No	No	No	No	No	-	No
HO631	Her Majesty's Theatre, 199-227 Exhibition Street & 84-98 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H641	Yes	-	No
HO632	Comedy Theatre, 228-240 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H2273	Yes	-	No
HO633	266-272 Exhibition Street, Melbourne	Yes	No	No	No	No	No	-	No
HO635	Former Mickveh Yisrael Synagogue and School, 275-285 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H766	Yes	-	No
HO636	280-282 Exhibition Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1029	309 Exhibition Street	Yes	No	No	No	No	No	-	No
HO861	355-359 Exhibition Street, Melbourne	Yes	No	No	No	No	No	-	No
HO939	Underground Public Toilets, Flinders Street, Melbourne	-	-	-	-	Yes Ref No H2148	No	-	No
HO637	Milton House, 21-25 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H582	Yes	-	No

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HO1030	61-73 Flinders Lane	Yes	No	No	No	No	No	-	No
HO1032	125-127 Flinders Lane	Yes	No	No	No	No	No	-	No
HO638	Warehouse, 129-131 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H428	Yes	-	No
HO1033	141-143 Flinders Lane	Yes	No	No	No	No	No	-	No
HO639	167-173 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO640	197-203 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO642	Ross House, 247-251 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H627	Yes	-	No
HO643	253-265 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO645	267-279 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO647	325-347 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO648	Tavistock House, 383-387 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H787	Yes	-	No
HO641	234-236 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO644	258-260 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO646	302-308 Flinders Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO1034	26-30 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1035	76-80 Flinders Street	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO766	Former Herald & Weekly Times Building, 46-74 Flinders Street and 2-8 Exhibition Street, Melbourne	-	-	-	-	Yes Ref No H1147	Yes	-	No
HO1036	130-132 Flinders Street	Yes	No	No	No	No	No	-	No
HO652	Duke of Wellington Hotel, 142-148 Flinders Street, Melbourne	-	-	-	-	Yes Ref No H1175	Yes	-	No
HO653	Former State Theatre, 150-162 Flinders Street, Melbourne	-	-	-	-	Yes Ref No H438	Yes	-	No
HO654	194-196 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No
HO655	St Pauls Cathedral Precinct, 198-202 Flinders Street, 24-40 Swanston Street & 197-205 Flinders Lane, Melbourne	-	-	-	-	Yes Ref No H18	Yes	-	No
HO649	Flinders Street Railway Station Complex, 207-361 Flinders St, Melbourne	-	-	-	-	Yes Ref No H1083	Yes	-	No
HO656	256-268 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No
HO658	292-298 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No
HO659	Commercial Travellers Association Building, 318-324 Flinders Street, Melbourne	-	-	-	-	Yes Ref No H934	Yes	-	No
HO1037	360-372 Flinders Street	Yes	No	No	No	No	No	-	No
HO660	390-398 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No



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HO661	Former Customs House, 400 Flinders Street, Melbourne	-	-	-	-	Yes Ref No H1047	Yes	-	No
HO662	502-504 Flinders Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1038	508-510 Flinders Street	Yes	No	No	No	No	No	-	No
HO1039	516-518 Flinders Street	Yes	No	No	No	No	No	-	No
HO1040	520-522 Flinders Street	Yes	No	No	No	No	No	-	No
HO1041	562-564 Flinders Street	Yes	No	No	No	No	No	-	No
HO483	RMIT Building No. 9, 1-55 Franklin Street, Melbourne	-	-	-	-	Yes Ref No H1506	Yes	-	No
HO663	Macs Hotel, 34-38 Franklin Street, Melbourne	-	-	-	-	Yes Ref No H51	Yes	-	No
HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1042	63-67 Franklin Street	Yes	No	No	No	No	No	-	No
HO664	Currie and Richards Warehouse, 79-81 Franklin Street & 3 Stewart Street, Melbourne	-	-	-	-	Yes Ref No H440	Yes	-	No
HO1153	Former Store 139-141 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1154	Former A G Healing Building 167-175 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO1155	Café Building 211-213 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1157	Former A G Way Factory & Co (2) Rear 215-223 Franklin Street, Melbourne (Alternate address 186- 190 A'Beckett Street, Melbourne)	Yes	No	No	No	No	No	-	No
HO1158	Former T A T Electric Co. factory 225-227 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1152	Former TAA Building 42-56 Franklin Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1043	96-102 Franklin Street	Yes	No	No	No	No	No	-	No
HO1044	4-6 and 8 Goldie Place	Yes	No	No	No	No	No	-	No
HO665	<u>Former Penman &amp; Dalziel warehouse</u> 55-57 Hardware Street, Melbourne	Yes	No	No	No	No	No	-	No
HO667	<u>Dynon's Buildings</u> 63-67 Hardware <del>Street</del> Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO666	60-66 Hardware Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1045	106-112 Hardware Street	Yes	No	No	No	No	No	-	No
HO668	11-13 Heffernan Lane, Melbourne	Yes	No	No	No	No	No	-	No
HO669	14-18 Heffernan Lane, Melbourne	Yes	No	No	No	No	No	-	No

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HO1046	12-20 King Street	Yes	No	No	No	No	No	-	No
HO671	27-31 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1047	115-129 King Street	Yes	No	No	No	No	No	-	No
HO1048	131-135 King Street	Yes	No	No	No	No	No	-	No
HO678	239-241 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO670	Former Zanders No 3 Warehouse, 22-24 King Street, Melbourne	-	-	-	-	Yes Ref No H430	Yes	-	No
HO672	42-44 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO673	Former Levicks and Piper Wholesale Ironmongers Warehouse, 46-52 King Street, Melbourne	-	-	-	-	Yes Ref No H431	Yes	-	No
HO674	54-60 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO675	Former York Butter Factory, 62-66 King Street, Melbourne	-	-	-	-	Yes Ref No H396	Yes	-	No
HO676	120-138 King Street, Melbourne	Yes	No	No	No	No	No	-	No
HO677	Former F. Blight and Co. Warehouse, 234-244 King Street & 579-585 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H66	Yes	-	No
HO679	248-250 King Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO680	Building, 328-330 King Street, Melbourne	-	-	*Yes - <i>Quercus robur</i> English Oak	-	Yes Ref No H465	Yes	-	No
HO681	Former Coops Shot Tower and Flanking Building, Knox Place, Melbourne	-	-	-	-	Yes Ref No H67	Yes	-	No
HO940	Cast Iron Urinal, La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H2140	No	-	No
HO982	Francis Ormond Building (RMIT Building 1), 124-126 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H2157	Yes	-	No
HO481	Former Foresters Hall, 168-170 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H1495	Yes	-	No
HO1049	284-294 La Trobe Street	Yes	No	No	No	No	No	-	No
HO682	Welsh Church and Hall, 320 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H536	Yes	-	No
<u>HO1208</u>	<u>Former John Dickinson &amp; Co warehouse 337-339 La Trobe Street, Melbourne</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>=</u>	<u>No</u>
HO684	William Angliss College, 537-557 La Trobe Street and 552-578 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H1507	Yes	-	No

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HO941	William Angliss College (Balance), 537-557 La Trobe Street and 552- 578 Little Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO685	Gordon House, 24-38 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H443	Yes	-	No
HO923	Former Angliss & Co Stables, 40-44 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2028	Yes	-	No
HO686	93 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO687	105-109 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO688	108-110 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO689	Sum Kum Lee, 112-114 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H442	Yes	-	No
HO690	113-125 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO691	116-118 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO692	Chinese Mission Church, 196 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H2175	Yes	-	No
HO693	Num Pon Soon Society Building, 200-202 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H485	Yes	-	No

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HO694	204-206 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO695	212-220 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO696	232-238 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO697	Former Money Order Post Office and Savings Bank, 318 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H623	Yes	-	No
HO1050	361-363 Little Bourke Street	Yes	No	No	No	No	No	-	No
HO1051	362-364 Little Bourke Street	Yes	No	No	No	No	No	-	No
HO1052	365-367 Little Bourke Street	Yes	No	No	No	No	No	-	No
HO1053	373-375 Little Bourke Street	Yes	No	No	No	No	No	-	No
HO1054	434-436 Little Bourke Street.	Yes	No	No	No	No	No	-	No
HO698	Federal Court of Australia, 442-460 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1476	Yes	-	No
HO699	493-495 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO700	Rear of 558 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO701	562-566 Little Bourke Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1055	68-70 Little Collins Street	Yes	No	No	No	No	No	-	No

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HO702	281-283 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO703	Yule House, 309-311 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2233	Yes	-	No
<u>HO1210</u>	<u>Benjamin House</u> <u>358-360 Little Collins Street</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
<u>HO1211</u>	<u>Former Rosenthal &amp; Co premises</u> <u>362-364 Little Collins Street</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
HO1056	392-396 Little Collins Street	Yes	No	No	No	No	No	-	No
HO705	Stalbridge Chambers, 435-443 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H502	Yes	-	No
HO1057	538-542 Little Collins Street	Yes	No	No	No	No	No	-	No
HO706	585-587 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO704	430-436 Little Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1058	25 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO707	Former Oldfellows Hotel 33-39 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2266	Yes	-	No
HO989	Former Leitrim Hotel, 128-130 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2242	Yes	-	No

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HO1059	194-196 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1060	198-200 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO708	Office, 202 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H509	Yes	-	No
HO709	Heape Court Warehouse, Rear of 361-365 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H826	Yes	-	No
HO1061	372-378 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1062	523-525 Little Lonsdale Street	Yes	No	No	No	No	No	-	No
HO1063	326 Lonsdale Street	Yes	No	No	No	No	No	-	No
<u>HO1212</u>	<u>Former F Lowe &amp; Co store</u> <u>369-371 Lonsdale Street (rear)</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
HO716	<u>Former Edward Keep &amp; Co</u> <u>warehouse</u> 377-38179 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1064	439-445 Lonsdale Street	Yes	No	No	No	No	No	-	No
HO718	Supreme Court Annexe, 455-469 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H1478	Yes	-	No
HO721	Seabrook House, 573-577 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H68	Yes	-	No



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HO710	Former Black Eagle Hotel 42-44 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H2265	Yes	-	No
HO711	64-78 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO712	Wesley Church Complex, 118-148 Lonsdale Street & 117-147 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H12	Yes	-	No
HO713	Former Queen Victoria Hospital Tower & Perimeter fence, 180- 222 Lonsdale Street and 278-300 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H956	Yes	-	No
HO714	St Francis Catholic Church, 326 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H13	Yes	-	No
HO717	436-450 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO719	472-474 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO720	Former Residence & Shop, 556-558 Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H441	Yes	-	No
HO722	612-622 Lonsdale Street, Melbourne	Yes	No	No	No	No	No	-	No
HO723	Former Port of Melbourne Authority Building, 29-31 Market Street, Melbourne	-	-	-	-	Yes Ref No H965	Yes	-	No
HO724	<a href="#">Central Bonding Warehouses</a> 15-19 McKillop Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO725	<del>Warehouse</del> 1820-22 McKillop Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1065	14-30 Melbourne Place	Yes	No	No	No	No	No	-	No
HO726	Warehouses, 23-31 Niagara Lane, Melbourne	-	-	-	-	Yes Ref No H473	Yes	-	No
HO942	Warehouses, 18 & 30 Oliver Lane, Melbourne	-	-	-	-	Yes Ref No H1135	Yes	-	No
HO417	Cottages, Royal Freemasons Homes, 313 Punt Road and 31-75 Moubay Street, Melbourne	-	-	-	-	Yes Ref No H2271	Yes	-	No
HO943	Underground Public Toilets, Queen Street, Melbourne	-	-	-	-	Yes Ref No H2109	Yes	-	No
HO727	7-11 Queen Street, Melbourne	Yes	No	No	No	No	No	-	No
HO728	Lombard Building, 15-17 Queen Street, Melbourne	-	-	-	-	Yes Ref No H460	Yes	-	No
HO729	Alkira House, 18 Queen Street, Melbourne	-	-	-	-	Yes Ref No H397	Yes	-	No
HO1066	20-26 Queen Street	Yes	No	No	No	No	No	-	No
HO1067	37-41 Queen Street	Yes	No	No	No	No	No	-	No
HO731	93-95 Queen Street, Melbourne	Yes	No	No	No	No	No	-	No

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HO1068* Expiry Date: 31 March 2019	111-129 Queen Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1069	118-126 Queen Street	Yes	No	No	No	No	No	-	No
<u>HO1213</u>	<u>Scottish Amicable Building</u> <u>128-146 Queen Street, Melbourne</u>	<u>Yes</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>No</u>	<u>-</u>	<u>No</u>
HO1070	203-205 Queen Street	Yes	No	No	No	No	No	-	No
HO1071	217-219 Queen Street	Yes	No	No	No	No	No	-	No
HO732	Tiles Office, 247-283 Queen Street, Melbourne	-	-	-	-	Yes Ref No H1529	Yes	-	No
HO733	Former Records Office, 287-297 Queen Street, Melbourne	-	-	-	-	Yes Ref No H1528	Yes	-	No
HO985	316-322 Queen Street	Yes	No	No	No	No	No	-	No
HO735	Bank of New South Wales, 375 Queen Street, Melbourne	-	-	-	-	Yes Ref No H90	Yes	-	No
HO734	Former Residence, 300 Queen Street, Melbourne	-	-	-	-	Yes Ref No H806	Yes	-	No
HO1160	Melbourne Terrace Apartments 408-416 Queen Street, Melbourne	Yes	No	No	No	No	No	-	No
HO791	Queens Bridge over Yarra River, Queensbridge Street, Melbourne	-	-	-	-	Yes Ref No H1448	Yes	-	No

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HO100	Warehouse 278 Queensberry St and rear part of 618-630 Elizabeth Street, Carlton	Yes	No	No	No	No	No	-	No
HO944	Eight Hour Monument, Russell Street, Melbourne	-	-	-	-	Yes Ref No H2084	No	-	No
HO945	Underground Public Toilets, Russell Street, Melbourne	-	-	-	-	Yes Ref No H2108	Yes	-	No
HO1072	42-44 Russell Street	Yes	No	No	No	No	No	-	No
HO919	Former Victoria Car Park, 103-107 Russell Street & 181-191 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H2001	No	-	No
HO736	199-203 Russell Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1073	288-294 Russell Street	Yes	No	No	No	No	No	-	No
HO487	Magistrates Court, 325-343 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1010	Yes	-	No
HO484	City Watch House, 345-355 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1006	Yes	-	No
HO486	Police Garage, 357-375 Russell Street, Melbourne	-	-	-	-	Yes Ref No H912	Yes	-	No
HO789	Old Melbourne Goal, 377 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1553	Yes	-	No

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HO485	Emily McPherson College, 379-405 Russell Street, Melbourne	-	-	-	-	Yes Ref No H1646	Yes	-	No
HO847	32-38 Russell Street, Melbourne	Yes	No	No	No	No	No	-	No
HO488	Police Headquarters Complex, 336-376 Russell Street, Melbourne	-	-	-	-	Yes Ref No H913	Yes	-	No
HO1095	Total House, 170-190 Russell Street, Melbourne	-	-	-	-	Yes Ref No H2329	Yes	-	No
HO848	380 Russell Street, Melbourne	Yes	No	No	No	No	No	-	No
HO849	394 Russell Street, Melbourne	Yes	No	No	No	No	No	-	No
HO489	Shrine of Remembrance, 2-42 Domain Road, Melbourne	-	-	-	-	Yes Ref No H848	Yes	-	No
HO398	Domain Parklands and La Trobe's Cottage, St Kilda Road and Domain Road and Dallas Brooks Drive, Melbourne	-	-	-	-	Yes Ref No H2304 & Ref No H1076 & part Ref No H1447	Yes	-	No
HO946	Marquis of Linlithgow Memorial, Kings Domain, St Kilda Road and Government House Drive and Anzac Avenue, Melbourne	-	-	-	-	Yes Ref No H366	No	-	No
HO947	Queen Victoria Memorial, Queen Victoria Gardens, St Kilda Road and Alexandra Avenue and Linlithgow Avenue, Melbourne	-	-	-	-	Yes Ref No H369	No	-	No

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HO948	Boer War Monument, Kings Domain, St Kilda Road and Government House Drive, Melbourne	-	-	-	-	Yes Ref No H382	No	-	No
HO909	Tram Shelter, Cnr St. Kilda Road & High Street, Melbourne	-	-	-	-	Yes Ref No H1868	Yes	-	No
HO400	Melbourne Grammar School, 345- 369 & 355 St Kilda Road, 93-151 Domain St, 2-124 Bromby St & 1-99 Domain Rd, Melbourne	-	-	-	-	Yes Ref No H19	Yes	-	No
HO490	Former Kellow Falkiner Showrooms, 375-385 St. Kilda Road, Melbourne	-	-	-	-	Yes Ref No H668	Yes	-	No
HO491	Majella, 473-475 St. Kilda Road, Melbourne	-	-	-	-	Yes Ref No H783	Yes	-	No
HO492	Royal Vic. Institute for the Blind, 557- 563 St. Kilda Road & 1-23 Moubray Street, Melbourne	-	-	-	-	Yes Ref No H1002	Yes	-	No
HO949	Former Victorian Deaf and Dumb Institution, 583-597 St Kilda Road, Melbourne	-	-	-	-	Yes Ref No H2122	Yes	-	No
HO950	Overhead Water Tank, Spencer Street, Melbourne	-	-	-	-	Yes Ref No H2117	Yes	-	No
HO1074	2-8 Spencer Street	Yes	No	No	No	No	No	-	No
HO1075	10-22 Spencer Street	Yes	No	No	No	No	No	-	No
HO1076	66-70 Spencer Street	Yes	No	No	No	No	No	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1077	122-132 Spencer Street	Yes	No	No	No	No	No	-	No
HO737	204-240 Spencer Street, Melbourne	Yes	No	No	No	No	No	-	No
HO738	The Former Campbell Residence, 53-65 Spring Street & 1-9 Collins Street, Melbourne	-	-	-	-	Yes Ref No H1945	Yes	-	No
HO739	Hotel Windsor, 103-137 Spring Street & 1-17 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H764	Yes	-	No
HO175	Parliament House, (including grounds, works & fences), 110-160 Spring Street & 1-11 Gisborne Street, Melbourne	-	-	-	-	Yes Ref No H1722	Yes	-	No
HO740	Princess Theatre, 163-181 Spring Street & 1-17 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H93	Yes	-	No
HO741	261 Spring Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1078	267-271 Spring Street	Yes	No	No	No	No	No	-	No
HO476	Royal Australasian College of Surgeons, 250-290 Spring Street & 2-40 Victoria Parade, Melbourne	-	-	-	-	Yes Ref No H870	Yes	-	No
HO911	Tramway Signal Cabin, Waiting Shelter & Conveniences, Swanston Street & Victoria Street, Melbourne	-	-	-	-	Yes Ref No H1686	Yes	-	No
HO744	Young and Jackson's Princes Bridge Hotel, 1-7 Swanston Street, cnr Flinders Street, Melbourne	-	-	-	-	Yes Ref No H708	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO745	Nicholas Building, 31-41 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H2119	Yes	-	No
HO746	Melbourne Town Hall and Administration Building, 90-130 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H1	Yes	-	No
HO747	Capitol House, 109-117 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H471	Yes	-	No
HO748	Century Building, 125-133 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H2250	Yes	-	No
HO1079	135-137 Swanston Street	Yes	No	No	No	No	No	-	No
HO1080	163-165 Swanston Street	Yes	No	No	No	No	No	-	No
HO749	Former ANZ Bank, 219-225 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H390	Yes	-	No
HO750	226-238 Swanston Street, Melbourne	Yes	No	No	No	No	No	-	No
HO751	State Library of Victoria, 304-328 Swanston Street and 179-181 La Trobe Street, Melbourne	-	-	-	-	Yes Ref No H1497	Yes	-	No
HO1081	309-325 Swanston Street	Yes	No	No	No	No	No	-	No
HO752	Church of Christ, 327-333 Swanston Street & 178-190 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H455	Yes	-	No
HO482	Storey Hall, 344-346 Swanston Street, Melbourne	-	-	-	-	Yes Ref No H1498	Yes	-	No



MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO1082	401-403 Swanston Street	Yes	No	No	No	No	No	-	No
HO1083	407-409 Swanston Street	Yes	No	No	No	No	No	-	No
HO1084	411-423 Swanston Street	Yes	No	No	No	No	No	-	No
HO493	City Baths, 420-438 Swanston St, 39-41 Victoria St & 2-6 Franklin St, Melbourne	-	-	-	-	Yes Ref No H466	Yes	-	No
HO1085	427-433 Swanston Street	Yes	No	No	No	No	No	-	No
HO790	Princes Bridge over Yarra River, Swanston Street and St Kilda Road, Melbourne	-	-	-	-	Yes Ref No H1447 and part Ref No H1500 and part Ref No H2304	Yes	-	No
HO494	Royal Society of Victoria, 1-9 Victoria St & 2-8 LaTrobe St, Melbourne	-	-	-	-	Yes Ref No H373	Yes	-	No
HO495	Horticultural Hall, 31-33 Victoria St, Melbourne	-	-	-	-	Yes Ref No H520	Yes	-	No
HO951	Royal Melbourne Regiment Drill Hall, 49-53 Victoria St, Melbourne	-	-	-	-	Yes Ref No H285	Yes	-	No
HO753	77-89 William Street & 460-462 Collins Street, Melbourne	Yes	No	No	No	No	No	-	No
HO1086	22-32 William Street	Yes	No	No	No	No	No	-	No
HO754	Queensland Building, 84-88 William Street, Melbourne	-	-	-	-	Yes Ref No H445	Yes	-	No

MELBOURNE PLANNING SCHEME

PS Map Ref	Heritage Place	External Paint Controls Apply?	Internal Alteration Controls Apply?	Tree Controls Apply?	Outbuildings or fences exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
HO755	Scottish House, 90-96 William Street, Melbourne	-	-	-	-	Yes Ref No H606	Yes	-	No
HO756	The Australian Club, 98-110 William Street & 475-485 Little Collins Street, Melbourne	-	-	-	-	Yes Ref No H105	Yes	-	No
HO1180* Expiry Date: 31 March 2019	114 – 128 William Street, Melbourne	Yes	No	No	No		No		
HO767	Former BHP House, 130-148 William Street & 503-523 Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1699	Yes	-	No
HO757	Law Courts & Library of the Supreme Court, 192-228 William Street & 459-505 Lonsdale Street, & 462-498 Little Bourke Street, Melbourne	-	-	-	-	Yes Ref No H1514 & Ref No H1477	Yes	-	No
HO1087	259 William Street	Yes	No	No	No	No	No	-	No
HO1088	261 William Street	Yes	No	No	No	No	No	-	No
HO758	Former Royal Mint, 280-318 William Street & 391-429 La Trobe Street & 388-426 Little Lonsdale Street, Melbourne	-	-	-	-	Yes Ref No H770	Yes	-	No
HO1161	Former Dominion Can Company Building 386-412 William Street, Melbourne	Yes	No	No	No	No	No	-	No
HO850	17-23 Wills Street, Melbourne	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 exempt under Clause 43.01-3	Included on the Victorian Heritage Register under the Heritage Act 1995?	Prohibited uses permitted?	Name of Incorporated Plan under Clause 43.01-2	Aboriginal heritage place?
H0759	25-29 Wills Street, Melbourne	Yes	No	No	No	No	No	-	No

Notes: \* Denotes interim controls apply.

16/08/2018  
C326  
[Proposed C271](#)

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

### 1.0

### Incorporated documents

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[Proposed C271](#)

Name of document	Introduced by:
271 Spring Street, Melbourne, Transitional Arrangements, May 2016	C287
55 Southbank Boulevard, Southbank, February 2017	C288
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	C284
ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013	C226
Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank	C103
Arden Macaulay Heritage Review 2012: Statements of Significance June 2016	C207
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
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
Cranbourne Pakenham Rail Corridor Project Incorporated Document, September 2014	GC15
Crown Casino Third Hotel, September 2007	C136
David Jones Melbourne City Store Redevelopment, May 2008	C139
Dynon Port Rail Link Project	C113
Emporium Melbourne Development, July 2009	C148
Federation Arch and Sports and Entertainment Precinct Signs, April 2002	C66
Fishermans Bend Strategic Framework Plan, July 2014 (amended September 2016)	GC50
Flinders Gate car park, Melbourne, July 1999	C6
Former Fishmarket Site, Flinders Street Melbourne, September 2002	C68
Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002	C69
Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004	C91
Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne	NPS1

Name of document	Introduced by:
Former Southern Cross Hotel site, Melbourne, March 2002	C64
Former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003	C86
Freshwater Place, Southbank, August 2001 (Amended 2012)	C193
<a href="#">Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory [Approval Date]</a>	<a href="#">C271</a>
<a href="#">Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance [Approval Date]</a>	<a href="#">C271</a>
Hamer Hall Redevelopment July 2010	C166
Heritage Places Inventory March 2018	C324
High wall signs - 766 Elizabeth Street, Carlton	NPS1
Hilton on the Park Complex Redevelopment, December 2004	C101
Hobsons Road Precinct Incorporated Plan, March 2008	C124
Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017	GC49
Hotham Estate	C134
Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road	NPS1
Judy Lazarus Transition Centre, March 2005	C102
Kensington Heritage Review Statements of Significance, March 2018	C324
M1 Redevelopment Project, October 2006	C120
Major Promotion Signs, December 2008	C147
Melbourne Aquarium Signs, July 2001	C11
Melbourne Central redevelopment, March 2002	C62
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
Metro Tunnel: Over Site Development – CBD North Incorporated Document, October 2017	C315
Metro Tunnel: Over Site Development – CBD South Incorporated Document, October 2017	C316
Metropolitan Hotel Statement of Significance, June 2018	C326
Mirvac, Residential Towers, 236-254 St. Kilda Road, Southbank	NPS1

Name of document	Introduced by:
Moonee Ponds Creek Concept Plan	C134
Myer Melbourne Bourke Street store redevelopment, Melbourne, October 2007	C137
North Melbourne Recreation Reserve Signage, 2012	C172
North West Corner of Mark and Melrose Street, North Melbourne	C134
One Queensbridge, 1-29 Queens Bridge Street, Southbank (Crown's Queensbridge Hotel Tower), February 2017	C310
Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016)	GC54
Project Core Building, Federation Square, December 2017	C314
Promotional Panel sign, Crown Allotment 21D, Power Street, Southbank, July 1999	C6
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
Rialto South Tower Communications Facility Melbourne, November 2002	C57
Royal Melbourne Showgrounds Redevelopment Master Plan – December 2004	C100
Royal Melbourne Showgrounds Redevelopment Project – December 2004	C100
Scots Church Site Redevelopment, Melbourne, May 2013	C202
Shadow Controls, 555 Collins Street, Melbourne, February 2013	C216
Shrine of Remembrance Vista Control April 2014	C220
Simplot Australia head office, Kensington, October 2001	C52
Sky sign - 42 Clarendon Street, South Melbourne	NPS1
Southbank and Fishermans Bend Heritage Inventory, January 2017	C276
Southbank Heritage Review: Statements of Significance, January 2017	C276
Spencer Street Station redevelopment, June 2013	C218
Sports and Entertainment Precinct, Melbourne, August 2007	C130
State Coronial Services Centre Redevelopment Project, August 2007	C130
State Netball and Hockey Centre, Brens Drive Royal Park, Parkville, May 2000	C26
The Games Village Project, Parkville, September 2015	C281
The New Royal Children's Hospital Project, Parkville, October 2007	C128
Tram Route 109 Disability Discrimination Act compliant Platform Tram Stops, August 2007	C130
Tramway Infrastructure Upgrades Incorporated Document, May 2017	GC68
University of Melbourne Bio 21 Project Parkville, July 2015	C261
University of Melbourne, University Square Campus, Carlton, November 1999	C17
Victoria Police Precinct, Sky Bridges 263 – 283 Spencer Street and 313 Spencer Street, Docklands Incorporated Document June 2018	C317
Visy Park Signage, 2012	C172
West Gate Tunnel Project Incorporated Document, December 2017	GC93

Name of document	Introduced by:
Yarra Park Master Plan Implementation September 2010	C158
Young and Jackson's Hotel, Promotional Panel Sky sign, Melbourne, July 1999	C6



# Melbourne Planning Scheme

## Incorporated Document

### Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory

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



## INTRODUCTION

All buildings contained in the Heritage Overlay of the Melbourne Planning Scheme are graded as 'significant', 'contributory' or 'non-contributory' (represented by a '-') within this document. This document also indicates whether they are located in a significant streetscape.

The property listings apply to various sites within the area bounded by LaTrobe Street, Elizabeth Street, Little Collins Street and Queen Street Melbourne.

Within this area individual properties are listed alphabetically by street name and numerically with odd street numbers appearing first followed by even numbers.

In addition to this document, further information regarding each of these heritage buildings is recorded in the *Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance [approval DATE]* which is incorporated into the Melbourne Planning Scheme.

The performance standards applied by Council when considering relevant permit applications are dependent on the particular building grading and whether it is in a significant streetscape. These performance standards are set out in the "Heritage Places within the Capital City Zone" local policy at Clause 22.04 of the Melbourne Planning Scheme.

**BUILDING GRADINGS**

Street	Number	Building Grading	Significant Streetscape
Bourke Street	421	Significant	-
Bourke Street	388-390	Significant	-
<del>Bourke Street</del>	<del>392</del>	<del>Contributory</del>	<del>-</del>
Bourke Street	408	Contributory	-
Bourke Street	414-416	Significant	-
Elizabeth Street	195	Significant	-
Elizabeth Street	197-199	Contributory	-
Elizabeth Street	201-207	Contributory	-
Elizabeth Street	209-213	Contributory	-
Elizabeth Street	215	Significant	-
Elizabeth Street	217	Significant	-
Elizabeth Street	245-247	Contributory	-
Elizabeth Street	249-251	Significant	-
Elizabeth Street	253	Significant	-
Elizabeth Street	255	Significant	-
Elizabeth Street	257	Significant	-
Elizabeth Street	259	Significant	-
Elizabeth Street	261	Significant	-
Elizabeth Street	263	Contributory	-
Elizabeth Street	265-269	Significant	-
Elizabeth Street	273-281	Significant	-
Elizabeth Street	283-285	Contributory	-
Elizabeth Street	287-289	Significant	-
Elizabeth Street	291-293	Contributory	-
Elizabeth Street	295-297	Contributory	-
Elizabeth Street	299	Significant	-
Elizabeth Street	301	Contributory	-
Elizabeth Street	303-305	Significant	-
Elizabeth Street	307-311	Significant	-
Elizabeth Street	315-321	-	-
Elizabeth Street	323	Contributory	-
Elizabeth Street	325-327	Contributory	-
Elizabeth Street	329-335	Contributory	-

Elizabeth Street	337-339	-	-
Elizabeth Street	341-345	Contributory Significant	-
Elizabeth Street	347	Contributory	-
Elizabeth Street	349	Contributory	-
Elizabeth Street	351-357	Significant	-
Goldie Place	4-8	Significant	-
Goldie Place	10-12	Contributory	-
Goldie Place	14-20	Contributory	-
Guildford Lane	5-13	Contributory	-
Guildford Lane	15-21	Contributory	-
Guildford Lane	23-25	-	-
Guildford Lane	27	-	-
Guildford Lane	29	Contributory	-
Guildford Lane	31	Contributory	-
Guildford Lane	33-35	Contributory	-
Guildford Lane	8-10	-	-
Guildford Lane	12-14	Contributory	-
Guildford Lane	16-18	Contributory	-
Guildford Lane	20-24	Contributory	-
Guildford Lane	26-28	Contributory	-
Guildford Lane	30	Contributory	-
Guildford Lane	32-34	Significant	-
Hardware Lane	13-15	Contributory	-
Hardware Lane	17-19	Significant	-
Hardware Lane	21-25	Contributory	-
Hardware Lane	27-31	Contributory	-
Hardware Lane	51-53	-	-
Hardware Lane	55-57	Significant	-
Hardware Lane	59-61	Contributory	-
Hardware Lane	63-77	Significant	-
Hardware Lane	54-58	Contributory	-
Hardware Lane	60-66	Significant	-
Hardware Lane	68-78	-	-
Hardware Street	106-112	Significant	-
Hardware Street	115-123	Contributory	-
La Trobe Street	337-339	Significant	-

Little Bourke Street	349-351	Contributory	-
Little Bourke Street	353-359	Contributory	-
Little Bourke Street	361-363	Significant	-
Little Bourke Street	365-367	Significant	-
Little Bourke Street	369-371	Contributory	-
Little Bourke Street	377-379	Contributory	-
Little Bourke Street	383-385	-	-
Little Bourke Street	387	Significant	-
Little Bourke Street	393-397	Contributory	-
Little Bourke Street	401-405	Significant	-
Little Bourke Street	362-364	Significant	-
Little Bourke Street	370	Contributory	-
Little Bourke Street	372-378	Contributory -	-
Little Bourke Street	380-384	Contributory	-
Little Bourke Street	386-392	Significant	-
Little Bourke Street	394-400	Contributory	-
Little Collins Street	358-360	Significant	-
Little Collins Street	362-364	Significant	-
Little Lonsdale Street	359	Significant	-
Little Lonsdale Street	361-365	Significant	-
Little Lonsdale Street	391	Contributory	-
Little Lonsdale Street	395-397	Contributory	-
Little Lonsdale Street	274-278	Contributory	-
Lonsdale Street	369-371	Significant	-
Lonsdale Street	377-381	Significant	-
Lonsdale Street	383-387	Contributory	-
Lonsdale Street	389-395	Contributory	-
Lonsdale Street	352-362	Significant	-
McKillop Street	15-19	Significant	-
McKillop Street	18-22	Significant	-
McLean Alley	24-26	-	-
McLean Alley	28	-	-
Niagara Lane	15-17	Contributory	-
Niagara Lane	19-21	Contributory	-
Niagara Lane	23-31	Significant	-
Queen Street	128-146	Significant	-

Rankins Lane	1-3	Contributory	-
Rankins Lane	5-7	Contributory	-
Rankins Lane	9-15	Contributory	-
Rankins Lane	2-6	Contributory	-
Rankins Lane	8-14	Contributory	-
Somerset Place	13	Contributory	-
Somerset Place	17	Significant	-
Somerset Place	19	Contributory	-
Somerset Place	21-27	Contributory	-
Somerset Place	29-31	Contributory	-
Sutherland Street	15-21	Significant	-
Sutherland Street	25-31	Contributory	-
Warburton Lane	15-19	Contributory	-



# Melbourne Planning Scheme

## Incorporated Document

### Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance

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

INCORPORATED DOCUMENT – CLAUSE 81 SCHEDULE

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362-64 LITTLE COLLINS STREET, MELBOURNE.....	62
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### Elizabeth Street West Precinct (HO1204)





## Statement of Significance

### What is Significant?

The Elizabeth Street West Precinct is located in the Melbourne Central Business District, concentrated on the west side of Elizabeth Street between La Trobe Street in the north and Bourke Street in the south. The precinct is not fully contiguous, comprising two separate sections of Elizabeth Street, with the separate southern section below Little Bourke Street. It also extends to the west to include the laneways, and properties abutting the laneways, of Zevenboom Lane, Heape Court and Somerset Place. While the northern and southern sections of the precinct are independently legible, they come together as two parts of a larger whole, being the broader retail and commercial precinct, complemented by the historically related laneways. Significant and contributory buildings in the precinct were constructed from the early 1850s through to the interwar period. This date range reflects the historical development and evolution of Elizabeth Street generally, and that of the sections of street included in the precinct particularly. The significant and contributory buildings also vary in their form, scale and footprint, which again reflects their dates of construction and original and historical uses.

### How is it Significant?

The Elizabeth Street West Precinct is of local historical and aesthetic/architectural significance.

### Why is it Significant?

The Elizabeth Street West Precinct is of historical significance. Elizabeth Street was an early north-south thoroughfare of the Hoddle Grid, built on the general alignment of the former Townend Creek. It was also historically at the low-lying centre of the Grid, marking the division between the east and west halves of the city. Elizabeth Street was the main north route out of the city, and the start of the road to Sydney and the goldfields, the Bendigo diggings in particular. The onset of the gold rush was in fact the catalyst for the rise of the street, at least in a commercial sense. It is now a physically evolved street, including within the precinct. Valued development ranges from the mid-nineteenth century, when smaller scale shops and businesses were established to service the north-bound traffic out of the city, and residents living in the western part of the CBD; through to the later nineteenth century and interwar period, when larger showrooms and grander commercial buildings were constructed. The later development variously accommodated motor bicycle and motor related businesses, garment and other manufacturers, and banks. For its first half century, Elizabeth Street was poorly managed in civic terms, and the subject of public derision and ridicule due to its poor drainage and frequent flooding. The poor drainage remained until the 1880s, when an underground brick drain was finally constructed, extending from Therry Street in the north to the Yarra River in the south. The laneways running parallel to Elizabeth Street are also of historical significance. While they provide evidence of a typical Melbourne laneway's role in servicing the rears of properties to the main street, they also retain evidence of their own nineteenth and early twentieth century development, including former factories and warehouses which were independent of Elizabeth Street and not of a retail nature. (Criterion A)

The Elizabeth Street West Precinct is of aesthetic/architectural significance. It includes a range of two and three storey Victorian, Edwardian and interwar commercial and retail buildings, anchored by some key corner buildings of individual significance, often designed by well-regarded architects. While many of the contributory buildings are typical rather than exceptional in terms of form and detailing, they nevertheless provide evidence of the physical evolution and function of the precinct, including the earlier buildings as evidenced in the fine grained terrace rows. Shopfronts have generally been replaced, but upper levels and parapets are largely intact to their early states. Boxed awnings extend over footpaths. Brick, rendered masonry and concrete are common materials. Moving away from Elizabeth

Street, the associated Zevenboom Lane, Heape Court and Somerset Place are also of aesthetic/architectural significance. These retain historic buildings which address the lanes, as well as those which contribute to the heritage character through their side or rear elevations. Valued development to the laneways ranges from the mid-nineteenth century through to the interwar period, and is evident in a rich and diverse collection of factories, warehouses and workshops. Face red brick is the dominant material in the lanes, complemented by bluestone, rendered masonry and concrete. Heape Court in particular is distinguished by its Victorian buildings and early fabric, and retains original bluestone kerbs, channels and flagstones. (Criterion E)

The Elizabeth Street West Precinct is additionally significant for retaining evidence of the typical retail and commercial buildings which were established in many commercial streets of inner Melbourne from the mid-nineteenth century. It has the principal characteristics of such development, and early retail strips, as seen in the fine grained terrace rows with shops at ground floor level, and office or residential spaces above. The upper levels are typically more intact than the ground floor shopfronts. Larger buildings, including banks and showrooms, also commonly anchor the street corners. (Criterion D)

### **Key characteristics**

The following are the key characteristics of the precinct, which support the assessed significance:

- Density of development to both Elizabeth Street and the related laneways, including the fine grain of development with boundary to boundary construction, and no setbacks.
- Building heights to Elizabeth Street in the two-three storey range, with larger buildings such as the former Union Bank, Mitchell House and Wardrop's Building being notable exceptions.
- Variety of building forms and footprints, including some buildings of narrow proportions to the both Elizabeth Street and the laneways.
- Diverse architectural expression of buildings in Elizabeth Street in particular, denoting development from the mid-nineteenth century – when the street accommodated small scale businesses which serviced residents in the western part of the city and north-bound traffic – through to the late nineteenth century and interwar period when larger showrooms and banks were established.
- On Elizabeth Street, some buildings of individual significance are constructed to the street corners, with addresses to both street frontages.
- The distinctive character of each of the three laneways: Heape Court with a number of Victorian buildings, and original bluestone kerbs, channels and flagstones; Zevenboom Lane with its narrow dimensions and largely interwar character; and Somerset Place with its wider dimensions and more activated contemporary streetscape.
- Contributory building materials to Elizabeth Street include brick, rendered masonry and concrete; while to the laneways it is face red brick (most elevations are not overpainted), rendered masonry and concrete, and some bluestone.
- Contributory components of buildings to Elizabeth Street include intact upper levels, with detailed facades, punched window openings, and diverse parapet forms. Roof forms are typically not visible, but some original chimneys remain and can be seen from the street.
- Contributory components of buildings to the laneways include original side and rear elevations, as well as property frontages and facades; simple brick elevations denote the back-of-house activities of the Elizabeth Street premises.
- Other contributory components of the laneway buildings include some original window and door openings and timber joinery; fenestration expressed as punched openings in masonry walls rather than large expanses of glazing, with steel windows

being more typical of the interwar buildings; chamfered corners; and hoists and crane beams which provided access to upper levels of warehouses.

- There is a general absence of vehicle parking arrangements.

### Elizabeth Street West Precinct (HO1204)



## Elizabeth Street West Precinct Property Schedule

Address	Current name	Grading	Description	Comment*
195 Elizabeth Street	Freechoice Tobacconist	Significant	Two storey Victorian shop, 1853	Also significant to Somerset Place.
197-199 Elizabeth Street (16 Somerset Place)	Molony's Apartments	Contributory	Five storey garment manufactory, 1914	Formerly Wardrop's Tailors.
201-207 Elizabeth Street (20 Somerset Place)		Contributory	Three storey Victorian offices	Also contributory to Somerset Place; relates to bluestone elements only.
209-213 Elizabeth Street	Melbourne Tattoo Company	Contributory	Three storey interwar retail premises	Also contributory to Somerset Place.
215 Elizabeth Street (34 Somerset Place)	Pen City	Significant	Two storey Victorian retail premises	Also contributory to Somerset Place.
217 Elizabeth Street	Show & Tell Creative	Significant	Two storey Victorian retail premises	Also contributory to Somerset Place.
245-247 Elizabeth Street	Cuisine World	Contributory	Three-storey Victorian building in terrace row; façade has been altered	
249-251 Elizabeth Street	Outre Gallery	Significant	Three-storey Victorian building in terrace row	
253 Elizabeth Street	Gretel and Gretel	Significant	Three-storey Victorian building in terrace row	
255 Elizabeth Street	Great Earth Super Discount Health Shop	Significant	Three-storey Victorian building in terrace row	

Address	Current name	Grading	Description	Comment*
257 Elizabeth Street	24Seven Convenience	Significant	Three-storey Victorian building in terrace row	
259 Elizabeth Street	JB Hi-Fi Mobile Phones	Significant	Three-storey Victorian building in terrace row with ornamental gable end	
261 Elizabeth Street		Significant	Three storey Edwardian retail building	
263-269 Elizabeth Street	Michaels Camera Video and Digital	Significant	There are two buildings at this address: Three storey Edwardian retail building, originally of two storeys (263); and three storey Edwardian retail building with corner tower, of 1915 (265-269)	The building at 263 Elizabeth Street is contributory.
273-281 Elizabeth Street (refer 352-362 Lonsdale Street below)	Discount Notebooks, Metro PC	(refer 352-362 Lonsdale Street)	(refer 352-362 Lonsdale Street)	
283-285 Elizabeth Street	Aussie Disposals	<b>Contributory</b>	Two storey Victorian shop, altered	
287-289 Elizabeth Street	JB Hi-Fi	Significant	Two storey Victorian shop, very ornate; to the rear is an interwar addition/workshop	Also contributory to Heape Court.
291-293 Elizabeth Street	Oriental Spoon	Contributory	Two storey Edwardian shop	Also contributory to Heape Court.

Address	Current name	Grading	Description	Comment*
295-297 Elizabeth Street	Mitchells Adventures	Contributory	Two storey c. 1920s shop	Also contributory to Heape Court.
299 Elizabeth Street	Modak Motorcycles	Significant	Three storey Victorian shop	Also contributory to Heape Court.
301 Elizabeth Street	G2 Korean BBQ	Contributory	Two storey c. 1970s principal elevation, with an early brick <del>three</del> two-storey wall to the rear	The 1970s component to Elizabeth Street is non-contributory; with the rear contributory to Heape Court.
303-305 Elizabeth Street	Old Town White Coffee	Significant	Two storey Edwardian shop to Elizabeth Street, with earlier bluestone component to rear	The significant component is to the rear to Heape Court, with a contributory component to Elizabeth Street.
307-311 Elizabeth Street		Significant	Two storey interwar retail premises, 1926	Also contributory to Heape Court.
315-321 Elizabeth Street	The Meeting Place Afghan Valley Restaurant	Non-contributory	Three storey <del>pub/hotel</del> pub/entertainments venue (incorporating former interwar factory) remodelled c.1980s	
323 Elizabeth Street	Mars Leathers	Contributory	Two storey Victorian shop	Also contributory to Zevenboom Lane.
325-327 Elizabeth Street	Melbourne Convenience Store	Contributory	Two storey Victorian shop	Also contributory to Zevenboom Lane.
329-335 Elizabeth Street	Ithaca House	Contributory	Three storey c.1960s commercial building, with three/four-storey interwar building to rear	The 1960s component to Elizabeth Street is non-contributory; with the rear contributory to Zevenboom Lane.

Address	Current name	Grading	Description	Comment*
337-339 Elizabeth Street	Peter Stevens Motorcycles	Non-contributory	Two storey altered interwar	
341-345 Elizabeth Street	Peter Stevens Motorcycles	Significant Contributory	Three storey interwar shop with unusual neoclassical design	
347 Elizabeth Street	City KTM	Contributory	Three storey interwar shop	
349 Elizabeth Street		Contributory	Two storey Edwardian shop	
351-357 Elizabeth Street	Resource Architecture	Significant	Five storey banking chambers, 1926	
349-351 Little Bourke Street		Contributory	Two storey interwar shop	Also contributory to Somerset Place
274-278 Little Lonsdale Street	Phillips Shirts	Contributory	Three storey interwar factory	Also contributory to Zevenboom Lane
359 Little Lonsdale Street	H D Development	Significant	Two storey interwar commercial and factory building with Victorian warehouse at rear	The significant component is the Victorian warehouse to the rear, with contributory component to Little Lonsdale Street and Heape Court.
361-365 Little Lonsdale Street	1000 Pound Bend	Significant	Early Victorian store to rear of two storey building to Little Lonsdale Street.	The property as it addresses Little Lonsdale Street is located outside the proposed precinct. Only the rear (VHR-listed) part of the property addressing Heape Court is included in the precinct, and it is significant.

Address	Current name	Grading	Description	Comment*
352-362 Lonsdale Street (also 273, 277 and 279-381 Elizabeth Street)	Mitchell House	Significant	Six storey interwar Moderne offices to the corner, with a four storey connected western component across Mitchell Lane, which is a Victorian warehouse with mid-twentieth century alterations	Corner building is included in the VHR, and is significant. The component west of Mitchell Lane is not in the VHR, and is contributory.
13 Somerset Place	Gallery One Three	Contributory	Four storey c. 1920s warehouse	
17 Somerset Place		Significant	Three storey Edwardian warehouse	
19 Somerset Place		Contributory	Two storey mid-twentieth century	
21-27 Somerset Place	The Foundation for Young Australians	Contributory	Three storey interwar former warehouse	
29-31 Somerset Place		Contributory	Three storey Victorian former warehouse	

\*This column indicates where the rear or side of a building contributes to the historic character and significance of a laneway. In some cases, the front of a property has been modified or replaced, and has lost its heritage value, but the historic rear or side component to the laneway is retained. Unless otherwise stated in this column, the front or principal component of the subject property has heritage value.



**Guildford & Hardware Laneways Precinct (HO1205)**



DRAFT

## Statement of Significance

### What is Significant?

The Guildford and Hardware Laneways Precinct is located in the Melbourne Central Business District. The precinct occupies parts of four city blocks bounded by La Trobe Street to the north, Bourke Street to the south, Queen Street to the west and Elizabeth Street to the east. The precinct has a comparatively high proportion of buildings of heritage value, and significant and contributory buildings in the precinct date from the 1850s through to the interwar period. While precinct development is diverse, many of the graded buildings are former factories and warehouses, with some more modest workshops, of the late nineteenth and early twentieth centuries. The precinct boundary is not contiguous, and in some cases the laneways stop at little streets or main streets and thoroughfares, before recommencing on the other side. The side and rear elevations of buildings of significant and contributory heritage value, can also be important precinct contributors. Where there is historic development to both sides of a laneway or street, including the fronts, sides or rears of properties, the precinct boundary generally incorporates the subject laneway or street. Laneways also provide a setting to the properties, again including property sides or rears. Lanes within the precinct also retain, to a greater or lesser degree, original bluestone kerbs, channels and flagstones.

### How is it Significant?

The Guildford and Hardware Laneways Precinct is of historical, social and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The Guildford and Hardware Laneways Precinct is of historical significance. The laneway network within the precinct provides evidence of the evolution and growth of the central city within the structure of the large city blocks and rigid geometry of the 1837 Hoddle Grid. While the grid plan included main streets, and east-west running little streets, the lanes proliferated off this framework, generally in a north-south direction, as the city evolved and developed. The precinct and its laneways and little streets also demonstrate changing historical land uses, and retain building types which reflect these uses and evolving patterns of occupation and development in central Melbourne. The number and extent of lanes in the precinct is reflective of their significant growth in the CBD from the mid-nineteenth to the mid-twentieth century, with 235 named lanes in the broader city by 1935. The precinct's lanes historically serviced the rears of properties fronting other streets, and acted as thoroughfares through large city blocks. Their typical north-south alignment is reflective of the boundaries of the late 1830s and 1840s large Crown allotments. With increasing subdivision, density and changing land use patterns, many early lanes also evolved into distinct streets with their own character and property frontages. The changing names of some lanes attests to their evolving histories and land uses. Throughout much of the second half of the nineteenth century, small scale residential development and commercial activity was the overriding precinct land use. The former included modest cottages and dwellings, sometimes of sub-standard construction; while the latter included Melbourne's famous horse bazaars, numerous hotels and small scale workshops. From the late nineteenth century and into the early twentieth century, many earlier small buildings were demolished and replaced by larger factories and warehouses. The precinct's location, away from the main commercial areas to the south and east, also enabled this next phase of development, due to the relatively cheaper land values. Diverse businesses occupied the buildings, and included printers, publishers and stationers, bulk stores, manufacturing businesses, and light industry. Many of these buildings remain in the precinct. In the later twentieth century, a new wave of residents and businesses were attracted back to the precinct, as part of the City of Melbourne's revitalisation of the central city laneways. (Criterion A)

The Guildford and Hardware Laneways Precinct is of social significance. This largely derives from the popularity of the revitalised and vibrant laneways of the precinct, with residents and visitors attracted by the activated laneway streetscapes, street art, and numerous bars, cafes, night clubs, galleries and boutique retail outlets. The laneways are also valued by the community as unique public spaces within the CBD. (Criterion G)

The Guildford and Hardware Laneways Precinct is of aesthetic/architectural significance. The laneways in particular form distinctive streetscapes within the central city, their significant heritage character enhanced by the diverse collection of historic buildings, including former factories and warehouses, with some workshops, and their rich materiality. Face red brick is the dominant material, complemented by bluestone, rendered masonry and concrete. The heritage character also derives from the narrow footprint and dimensions of the lanes, given emphasis by the bordering buildings with tall and/or long facades and walls, with no setbacks. Some warehouses have elevated ground floors, and visible sub-basements, which while being illustrative of original loading arrangements, also contribute to the distinctive aesthetic of some lanes. Lanes within the precinct retain to a greater or lesser degree original bluestone kerbs, channels and flagstones, which also contribute to the materiality and heritage character of the precinct. (Criterion E) The precinct is additionally important for demonstrating the principal characteristics of the laneway network of the broader city. The alignment and layout of the precinct's lanes reflects their origin within the formal Hoddle Grid, their proliferation within the original large city blocks, and their historic servicing and right-of-way roles. Importantly, the laneways of the precinct also largely retain their original arrangement, as evident in nineteenth century sources. (Criterion D)

### Key characteristics

The following are the key characteristics of the precinct, which support the assessed significance:

- Laneways predominantly follow a north-south alignment, reflective of the boundaries of the large Hoddle Grid (Crown land) allotments of the late 1830s and 1840s.
- Density of laneways is reflective of their proliferation within the large city blocks from the mid-nineteenth century, following increased subdivision and changing land use patterns.
- Laneways include those which are distinct streets with property frontages; and those which have formed to the sides or rears of properties.
- Narrow proportions, emphasised by walls of buildings, provide a unique character to the laneways as public spaces.
- Contributory components of buildings to the precinct include side and rear elevations, as well as property frontages and facades.
- Contributory building materials include face red brick, bluestone, rendered masonry and concrete. Of note is the limited overpainting of original external walls.
- Windows and doors expressed as punched openings in masonry walls rather than large expanses of glazing.
- Original window and (to a lesser degree) door joinery, including nineteenth century timber elements, and more commonly steel windows from the interwar period.
- Buildings are typically constructed from boundary to boundary, with no setbacks.
- Heights of buildings vary but are generally within the one to four storey range, with some exceeding this.
- Other notable built form characteristics include elevated ground floors and visible basements; high parapets and very little visibility of roof forms; original signage and building names; chamfered corners; hoists and crane beams to warehouses, providing access to upper levels; and timber and concrete buffers.
- There is a general absence of vehicle parking arrangements.
- Contributory laneway materials include bluestone kerbs, channels and flagstones.

Guildford and Hardware Laneways Heritage Precinct (HO1205)



### Guildford and Hardware Laneways Precinct Property Schedule

#### Block 1

Address	Name	Grading	Description	Comment*
8-10 Guildford Lane		Non-contributory	Three storey c.1980s apartments	
12-14 Guildford Lane		Contributory	Single storey interwar factory	
16-18 Guildford Lane		Contributory	Three storey interwar factory	Also contributory to Flanigan Lane.
20-24 Guildford Lane		Contributory	Four storey interwar factory	Also contributory to Flanigan Lane.
26-28 Guildford Lane		Contributory	Two single storey interwar workshops	Also contributory to Flanigan Lane.
30 Guildford Lane		Contributory	Two storey interwar warehouse	Also contributory to Flanigan Lane.
32-34 Guildford Lane		Significant	Single storey Edwardian bluestone workshop with interwar brick addition above	Also contributory to Flanigan Lane.
5-13 Guildford Lane		Contributory	There are four building components at this address. From east to west: two storey c. 1970s dwelling; two storey interwar factory; single storey interwar workshop; and single storey interwar workshop	The front of the c. 1970s dwelling is non-contributory.  All the buildings are also contributory to McLean Alley, excluding the 1970s dwelling.
15-21 Guildford Lane		Contributory	Three storey interwar factory	Also contributory to McLean Alley.
23-25 Guildford Lane		Non-contributory	Part three storey c. 1980s apartments	

Address	Name	Grading	Description	Comment*
27 Guildford Lane		Non-contributory	Part three storey c. 1980s apartments	
29 Guildford Lane		Contributory	Three storey interwar warehouse	Also contributory to McLean Alley.
31 Guildford Lane		Contributory	Three storey interwar warehouse	Also contributory to McLean Alley.
33-35 Guildford Lane	Regency House	Contributory	Three storey interwar factory	Also contributory to McLean Alley.
24-26 McLean Alley		Non-contributory	Part three storey c. 1980s apartments	
28 McLean Alley		Non-contributory	Part three storey c. 1980s apartments	
15-21 Sutherland Street	Probuild Constructions (Aust)	Significant	Bluestone former Bucks Head Hotel stables, 1853	This building is assessed as being of State significance. Corner building with significant elevations to three building frontages.
25-31 Sutherland Street		Contributory	Two/three storey warehouses, c.1900	Corner building with contributory elevations to three frontages.

## Block 2

Address	Name	Grading	Description	Comment*
106-112 Hardware Street		Significant	Pair of four storey Victorian warehouses	
115-123 Hardware Street	Bianca Apartments	Contributory	Three storey Edwardian warehouse	Also contributory side elevation.
391 Little Lonsdale Street	CJ Lunchbar	Contributory	Two storey interwar factory	Also contributory to Hardware Street.
395-397 Little Lonsdale Street		Contributory	Three storey brick building with tilework to facade	Also contributory to rear lane (accessed off Hardware Street).

## Block 3

Address	Name	Grading	Description	Comment*
4-6 and 8 Goldie Place	Breathe Yoga & Pilates	Significant	Pair of two storey Victorian warehouses	Note: the current Heritage Overlay map for HO1044 covers the address of 4-6 Goldie Place (one building). 8 Goldie Place is the other building in the pair, and should be included in the mapping for HO1044.  Also significant elevation to side lane (accessed off Goldie Place).
10-12 Goldie Place	Rare Steakhouse	Contributory	Two storey 1930s factory	
14-20 Goldie Place	Word Warehouse	Contributory (both buildings)	No. 14: two storey interwar factory  No 18-20: Two storey Edwardian factory	
54-58 Hardware Lane		Contributory	Three storey 1939-40 commercial building, with alterations	
60-66 Hardware Lane		Significant	Three two storey Victorian warehouses	
68-78 Hardware Lane		Non-contributory	Two storey c.1980s building	
51-53 Hardware Lane		Non-contributory	Three storey offices constructed 1974	
55-57 Hardware Lane		Significant	Three storey Victorian factory	



Address	Name	Grading	Description	Comment*
59-61 Hardware Lane		Contributory	Three storey Victorian factory with alterations	
63-77 Hardware Lane		Significant	Row of four storey Victorian warehouses	Note: there are four buildings in the row. The current Schedule to the Heritage Overlay lists the address as 63-67, which is incorrect; and the current HO667 mapping only applies to 63-67. It should be amended to cover all four building components.
362-364 Little Bourke Street (also 4 Warburton Alley)		Significant	Four storey Victorian offices, interwar addition to rear with c. 2000 alterations	Also significant to Warburton Alley, associated with Victorian building, and not the interwar rear addition.
370 Little Bourke Street		Contributory	Five storey interwar offices, with earlier components at rear	Also contributory to Warburton Alley.
372-378 Little Bourke Street		Contributory Non-contributory	Six storey interwar former warehouse and shops, factory with subsequent office use, to Little Bourke Street, with post-war alterations to principal facade	The principal facade is non-contributory, with the side contributory to Niagara Lane.
380-384 Little Bourke Street (46 Hardware Lane)		Contributory	Two storey Victorian hotel, 1869, with alterations	Includes single storey north wing which is not contributory. Also contributory to Hardware Lane.
386-392 Little Bourke Street (43-49 Hardware Lane)	Hardware House	Significant	Six storey interwar offices	Also significant to Hardware Lane.

Address	Name	Grading	Description	Comment*
394-400 Little Bourke Street		Contributory	Two building components, including three storey Victorian warehouse (398-400 and c. 1925 three-storey warehouse/factory (394-396)	
377-381 Lonsdale Street (30 Niagara Lane)		Significant	Four storey Victorian commercial building	Note: the current mapping of HO716 is incorrect, with the HO map covering the non-contributory building to the east. The mapping should be amended to cover this building at the corner of Niagara Lane.  Significant to Niagara Lane; and also contributory to Warburton Alley.
383-387 Lonsdale Street		Contributory	Three storey interwar hotel	
389-395 Lonsdale Street		Contributory	Four storey interwar offices	The principal facade is not contributory, but the side to Hardware Lane is contributory, as is the rear to the lane off Hardware Lane.
15-17 Niagara Lane		Contributory	Four storey interwar factory	
19-21 Niagara Lane		Contributory	Three storey interwar factory	
23-31 Niagara Lane		Significant	Row of four two storey Victorian warehouses	Also significant to laneway off Niagara Lane.

Block 4

Address	Name	Grading	Description	Comment*
392 Bourke Street (east wing only - sited north of 388 Bourke Street)		Contributory	Large three-storey brick late interwar warehouse with an elevation to Warburton Lane.	The main building with an address to Bourke Street is non-contributory and not included in the precinct. Contributory to Warburton Lane.
408 Bourke Street (9 Hardware Lane)		Contributory	Two storey post-war retail premises with three storey interwar office wing to rear/north side	Previous D grading applies to the whole of the building, including the post-war building component to the corner of Bourke Street, and the interwar three storey office wing to its north to Hardware Lane.  The building to corner of Bourke Street is non-contributory; three storey interwar office wing to north on Hardware Lane is contributory.
13-15 Hardware Lane	Roll'd	Contributory	Four storey interwar offices	
17-19 Hardware Lane	Cyclone House	Significant	Three storey interwar offices	
21-25 Hardware Lane	Campari House	Contributory	Three storey interwar offices	
27-31 Hardware Lane		Contributory	Three storey interwar offices	
353-359 Little Bourke Street		Contributory	Three storey Victorian factory/retail premises	Also contributory to Rankins Lane.
361-363 Little Bourke Street		Significant	Three storey interwar factory/commercial building	Also significant to Rankins Lane.
365-367 Little Bourke Street		Significant	Three storey Victorian warehouse and commercial building	Also significant to Warburton Lane.

Address	Name	Grading	Description	Comment*
369-371 Little Bourke Street	Grill'd Healthy Burgers	Contributory	Two storey interwar retail premises	Also contributory to Warburton Lane.
377-379 Little Bourke Street	O'Donahue's Building	Contributory	Three storey c.1922 shops and factory	
383-385 Little Bourke street		Non-contributory	Two storey brick c. 1940 shop and warehouse	
387 Little Bourke Street	Farrant's Building	Significant	Three storey interwar retail/manufacturing building	Also significant to Hardware Lane.
393-397 Little Bourke Street	Kirks Building	Contributory	Three storey interwar offices, substantially altered c. 1980s	Also contributory to Hardware Lane.
401-405 Little Bourke Street	Day & Sons warehouse	Significant	Four/five storey 1911-1936 red brick warehouse	
1-3 Rankins Lane		Contributory	Two storey Victorian factory	
5-7 Rankins Lane		Contributory	Three storey interwar factory	
9-15 Rankins Lane		Contributory	Three storey interwar factory	
2-6 Rankins Lane		Contributory	Four storey interwar warehouse	
8-14 Rankins Lane		Contributory	Three storey interwar warehouse	
15-19 Warburton Lane		Contributory	Two storey interwar factory	

\*This column indicates where the rear or side of a building contributes to the historic character and significance of a laneway. In some cases, the front of a property has been modified or replaced, and has lost its heritage value, but the historic rear or side component to the laneway is retained. Unless otherwise stated in this column, the front or principal component of the subject property has heritage value.

HERITAGE

## Former Pellegrini & Co premises (HO1206)

388-390 Bourke Street, MELBOURNE

**Grading:** Significant

**Place type:** Commercial building

**Date(s):** 1929-30

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The building at 388-390 Bourke Street, Melbourne was constructed in reinforced concrete, apparently in two stages from May to November 1929. The initial owner was Pellegrini & Co, a company involved in the publishing and selling of Catholic literature and associated material. The architect was AA Fritsch. It is an eight storey building in the Commercial Palazzo style, with a high level of external intactness. It also displays key elements of the style including a vertical tripartite arrangement of base, shaft and capital, complemented by finely worked detailing.

**How is it Significant?**

The building at 388-390 Bourke Street, Melbourne is of aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The building at 388-390 Bourke Street, Melbourne is of local aesthetic/architectural significance. It is a highly externally intact eight storey building which has been capably rendered in the Commercial Palazzo style. The key elements of the style are all on display, including a vertical tripartite arrangement of base, shaft and capital as evidenced in the massive ground floor base, with pilasters rising through the upper sections of the building to a stylised triangular parapet above a massive cornice. The design is invigorated by the incorporation of balconies at the third and sixth levels, and a free approach to classicized detailing. The architectural character of the building draws strength from the interplay of these elements above street level. The subject building is also an example of a taller commercial building constructed on a modest site in Melbourne in the interwar period. The group are typified by tall proportions deriving from their narrow sites, and reflect the increasing value of upper storeys brought about by the increased availability of elevators. (Criterion E)

**414-416 Bourke Street, MELBOURNE (HO1207)**

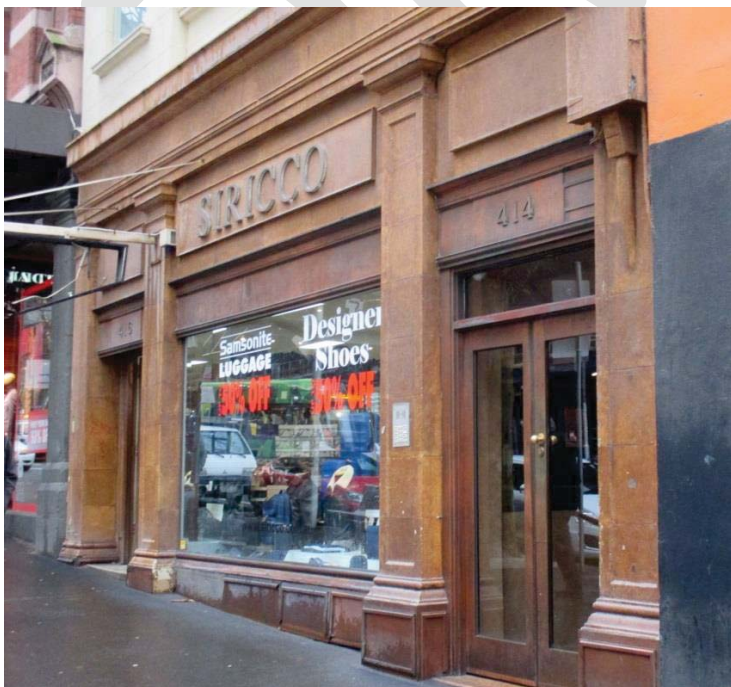
**Grading:** Significant

**Place type:** Commercial building

**Date(s):** 1928

**Survey Date:** April 2016

**Intactness:** Good





## Statement of Significance

### What is Significant?

The building at 414-416 Bourke Street, Melbourne was constructed in 1927-8, as a six-storey reinforced concrete building, with an additional two levels added in 1937-39. The building's occupants have varied over time, and have included hardware merchants, tailors and electrical goods manufacturers. It is a tall and narrow building in the interwar Palazzo style, where the heavy shopfront forms a base to five, largely unornamented levels above. The 'capital' takes the form of two ornate crowning levels with a deep, bracketed cornice below a simple stylised pediment. Windows are largely free of detailing with balconies to the street providing interest, with the upper and lower balconies deriving from different building programmes. The ground floor is also largely intact to its original state, and retains separate entries to the ground and upper levels, and original joinery.

### How is it Significant?

The building at 414-416 Bourke Street, Melbourne is of aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The building at 414-416 Bourke Street, Melbourne is of local aesthetic/architectural significance. Despite its construction in two phases almost 15 years apart, the building is a remarkably coherent example of an Interwar Palazzo building. It is distinguished by the ground floor shopfront which forms a base to the five, largely unornamented levels above. The top two more ornate crowning levels, with a deep bracketed cornice below a simple stylised pediment, form the 'capital'. The façade's understated references to classical architecture reflect the then contemporary trend towards stripped classical and other, more Modern, forms of expression. The building is also noteworthy for the intactness of the ground floor façade, with separate entrances and a large display window, the whole being handsomely resolved in an understated classicised manner with pilasters rising to an entablature at first floor level. (Criterion E) It is additionally significant as an example of a taller commercial building constructed on a modest site in Melbourne in the interwar period. These buildings are typified by tall proportions deriving from their narrow sites, and are characteristic of the period prior to the consolidation of modest sites to form more generous development parcels, on which larger multi-storey buildings were later constructed. (Criterion D)

## Former Kaye, Butchart & Co offices (HO546)

421 Bourke Street, MELBOURNE

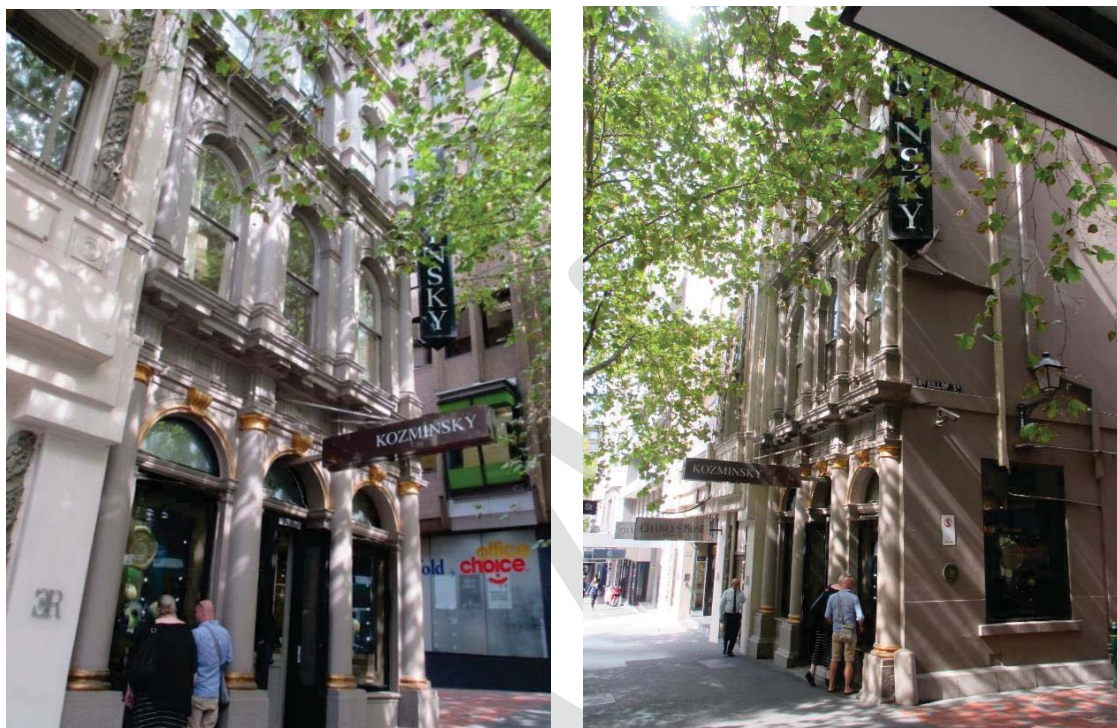
**Grading:** Significant

**Place type:** Commercial building

**Date(s):** c.1863, 1919-1920

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The subject building at 421 Bourke Street was constructed as a two-storey building in c.1863, with the third level added in 1919-20. The first owners were Kaye, Butchart & Co., stock and station agents, and since 1975 Kozminski jewellers have occupied the building. It is a three-storey rendered masonry building, on a long rectilinear plan. The Bourke Street façade has a classical form and order, with the floor levels emphasised by bracketed corncing and each level exhibiting different but complimentary detailing. The long west elevation addresses McKillop Street and, although more simply detailed than the façade to Bourke Street, has window openings to all levels including original fenestration above the ground floor. The façade has been overpainted, but is broadly sympathetic to the early character of the building.

#### How is it Significant?

No 421 Bourke Street, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The subject building is of local historical significance. It was constructed in c.1863 for Kaye, Butchart & Co., one of Melbourne's earliest stock and station agents. Described as a house and offices, the combination of residence and commercial use in a single building was common in the city in this early period. The classical form and detailing of the building was reflective of the success of the early stock agents, and of the stature of the first owners, one of whom, William Kaye, was a member of the Legislative Council. Horse breeder George Petty was another early owner, and his association with the property demonstrates the importance of historical localised activity in this area of the central city, which was the focus of Melbourne's horse bazaars and horse trading. The historical significance also derives from an association with renowned jewellery retailers, Kozminski, who moved into the premises in 1975 and continue to operate from the property today. [Criterion A] The subject building is also of local aesthetic/architectural significance. It is substantially externally intact to its 1919-20 form, and is an elegantly proportioned and well resolved commercial building in the Classical Revival mode. It is notable for its use of superposed orders in which different systems of classical ornament (known as orders) are used at each floor level. While not on a grand scale, the expression to Bourke Street including the imposing ground floor entrance, combined with the building's depth to McKillop Street, imbue the building with some prominence. Other significant details and elements include the high plinth, symmetrically arranged ground floor façade, arched fenestration to all levels, and heavy horizontal corncing to each floor. [Criterion E]

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## Shops and residences (HO618)

### 245-269 Elizabeth Street, MELBOURNE

**Grading:** Contributory (245-7 & 263) & Significant (249-61 & 265-269)

**Place type:** Shops and residences

**Date(s):** 245-59 - 1897

261 -1898

263, 1913

269, 1915

**Survey Date:** April 2016

**Intactness:** Good



## Statement of Significance

### What is Significant?

The buildings at 245-269 Elizabeth Street, Melbourne, comprise a collection of shop and retail premises dating from 1897 to 1915. The buildings, save for 245-7 and 263 Elizabeth Street are generally externally intact, albeit with changes to the ground floor facades and shopfronts, and some over-painting. The terrace row at 245-259 Elizabeth Street, was constructed in 1897 and includes six highly ornamented three-storey masonry buildings in the English Queen Anne or Elizabethan revival manner. The building at 261 Elizabeth Street dates from 1898, is also highly ornate and in the English Queen Anne or Elizabethan manner, distinguished by a high Elizabethan gable. No 263 Elizabeth Street dates from 1913, and was originally two storeys, with a later generally sympathetic extra level added. It is a simply detailed rendered masonry building. Michael's Building at 269 Elizabeth Street, is a 1915 three-storey corner building of stuccoed reinforced concrete. It has an oriel bay to the corner and multiple window bays to the adjoining facades. Overall, the buildings present with a generally consistent three-storey scale to Elizabeth Street.

### How is it Significant?

The buildings at 245-269 Elizabeth Street, Melbourne, are of historical and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The buildings at 245-269 Elizabeth Street, Melbourne, as a group are of local historical significance. Dating from 1897 to 1915, the group demonstrates the historical evolution of shop and retail premises in this area of Elizabeth Street, in the late nineteenth through to the early twentieth centuries. Prior to that, from the early 1850s, Elizabeth Street had accommodated small scale businesses which serviced travellers to Sydney and the Bendigo goldfields, before evolving by the mid-1860s into a retail and service street for the city. In the 1880s, the subject properties were all occupied by two-storey buildings, but by the late 1890s, some of the current more substantial and ornate three-storey buildings were under construction. This change can in part be attributed to civic improvements to the street's drainage and flooding problems, and the consequent increase in the street's status and reputation. (Criterion A) The subject buildings are also of local aesthetic/architectural significance. As a group, they represent a generally externally intact collection of ornate late Victorian commercial and retail buildings, augmented by early twentieth century development. The former comprises the 1897 terrace row at 245-259 Elizabeth Street, being three-storey masonry buildings in the English Queen Anne or Elizabethan revival manner, with highly ornamented and handsome facades and original detailing including parapeted balustrades, raised piers, a main cornice entablature of vermiculated panels, and a broad foliated frieze with alternating motifs between first and second floors. The slightly later 1898 building at 261 Elizabeth Street is also highly ornate and particularly striking, distinguished by its prominent Elizabethan gable, bayed cornice line, extended cement parapet piers and orbs, date panel to the parapet ('1898'), and tall arched fenestration at the third level. From the later period, the 1915 Michael's Building is a prominent corner development, enhanced by its oriel corner bay with round cupola-like tower, and large multi-paned window bays. It is also a somewhat austere building in its appearance, and devoid of the applied ornamentation and decoration of earlier commercial buildings. The involvement

of noted architects is additionally significant, including David Askew in the design of 261 Elizabeth Street, and Arthur Purnell in 269 Elizabeth Street. The buildings' collective presentation and appearance to Elizabeth Street gains strength from the generally consistent three-storey scale, bookended by the highly articulated corner building. (Criterion E)

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**287-9 Elizabeth Street, MELBOURNE (HO1204)****Grading:** Significant**Date(s):** c1894-1984**Survey Date:** April 2016**Statement of Significance****What is Significant?**

The premises at 287-9 Elizabeth Street was constructed in c. 1894 and occupied by ironmongers John Cooper & Sons until the 1930s. The ironmongery of John Cooper & Sons was established in Elizabeth Street from as early as 1880, with Cooper possibly having previously traded in a partnership on Bourke Street which dissolved in 1879. In 1889 John Cooper was killed in a road accident, but the firm continued under his name. His estate papers noted that as well as the premises in Elizabeth Street, he was in occupation of a stable and shed in Guildford Street and a building in a lane off Little Lonsdale Street, the 1850s warehouse in Heape Court (rear 361-365 Little Lonsdale Street, also in the subject precinct). By the mid-1890s, the company listing in the Sands & McDougall Directory described the business as 'iron, steel, timber and cement merchants [and] general ironmongers, wholesale and retail.' The ironmongery continued to operate through the early decades of the twentieth century, and were known for their Bunyip Forest Devil plough.

In the mid-1880s, Cooper & Co. were listed in the rate books as being in occupation of a brick warehouse and shop, valued at a NAV £300 at the subject site, then known as 191

Elizabeth Street. In 1893, it was reported that a fire had broken out in the single-storey brick offices and store, causing considerable damage. The rate books are somewhat unclear about the construction of the existing building, but it is likely to have been soon after this fire. In 1894, the year after the fire, the property was valued in the rate books at a NAV of £400, an increase from £300 the previous year. In 1900, the building is described as a brick shop of two flats (floors). In 1915, the property was again described, as a brick shop and store, of two floors, with a NAV of £325. John Cooper & Sons grew to have agents in Sydney and Brisbane, and an engineering works in Alexandria. The company operated in New South Wales into the 1970s.

The subject building is a comparatively early example of the revival of Baroque architectural expression. This style emerged in the last decades of the nineteenth century and reached an early high water mark locally in the design of the former Teachers' College building, University of Melbourne (Public Works Department, under JH Marsden, 1888). However, the recession of the 1890s suppressed further experiments in the mode. The style would re-emerge after 1900 as the fully-formed Edwardian Baroque of the Melbourne City Baths (J Clark with EJ Clark, 1903-4) and the Flinders Street Station (JW Fawcett & HPC Ashworth, 1901-11).

The subject building, constructed in c. 1894 as a two-storey ironmonger's shop with storerooms at the upper level, was designed by, little-known architect, Henry J Henderson. The verandah and shopfronts at ground floor level have been substantially altered and currently retain little original fabric; however, at its upper levels the building is more intact to its late Boom-period style. As constructed, the building adopted an understated Baroque expression, incorporating panels of face brick offset against, occasionally florid, architectural detailing realised in render. The building has been overpainted which limits the extent to which the original play of materials remains legible. Nonetheless, the upper façade continues to generate architectural interest through a layering of architectural detail. Four pilasters sit proud of the façade rising and flaring to terminate at a string course below the parapet. These divide the upper facade into three distinct bays. The outer (northern and southern bays) are capped by complex floriated panels at the parapet. The central section rises to a massive par enroulement pediment flanked by complex scrolls and incorporating a semicircular ornamental ventilator to the attic space. Window joinery at first floor level has been altered although the upper highlight windows of the original arrangement appear to survive. An interwar addition/workshop is located to the rear.

### **How is it Significant?**

The building at 287-9 Elizabeth Street, constructed in c. 1894s for ironmongers John Cooper & Sons, is of local aesthetic/architectural significance.

### **Why is it Significant?**

The building is of aesthetic/architectural significance. While the ground floor and verandah have been altered, the façade to Elizabeth Street is more intact to its upper levels. It is here that the building displays its understated Baroque expression, representing an early example of the mode which is notable for its association with a commercial rather than an institutional use. Significantly the facade incorporates a rich collection of architectural details, some quite florid in their expression, and finished at the top by a massive pediment.

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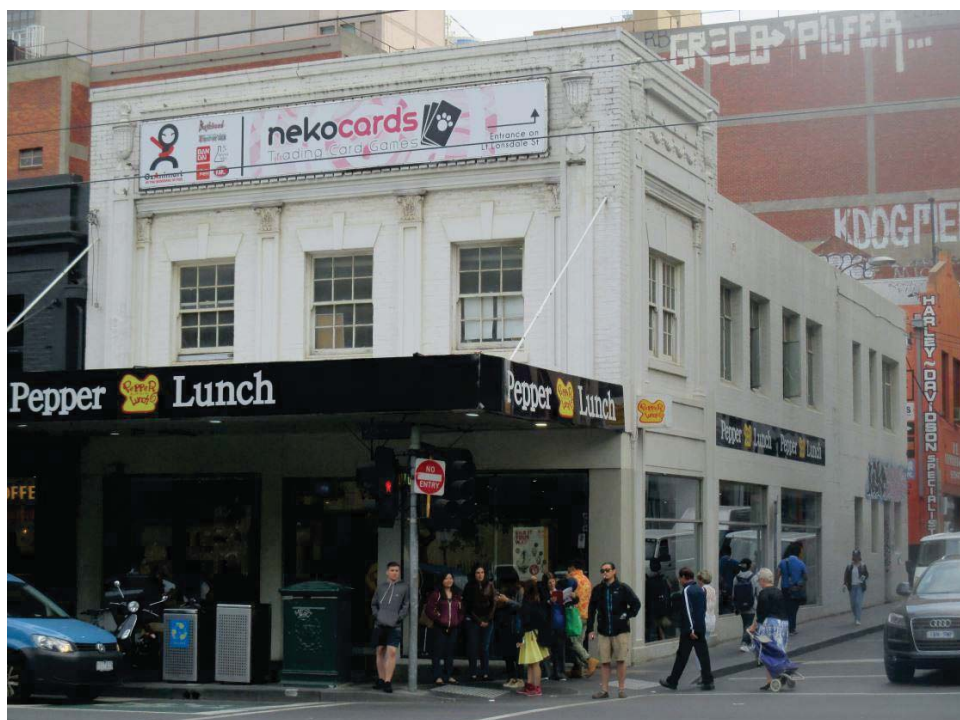


## 307-11 Elizabeth Street, MELBOURNE (HO1204)

**Grading:** Significant

**Date(s):** 1927

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

The building at 307-311 Elizabeth Street was constructed in 1927, at the corner of Little Lonsdale Street. Prior to this, the property was occupied by two nineteenth century buildings, including a brassworking operation, and a watchmaker. These incorporated a brick shop and a brick shop and store, both owned by James O'Leary. The watchmaker continued into the early 1910s, accompanied by a leather manufacturer. The Sands & McDougall directory of 1910 also lists the rear building as being occupied by a pawnbroker, Joshua Langley. In 1919, motor cycle manufacturers, Stillwell & Parry moved onto the property. The partnership of Walter Stillwell and George Stillwell, which had operated from 378 Lonsdale Street, was dissolved in 1916, with Leslie Parry joining George Stillwell to form Stillwell & Parry. During this period, an increasing number of motor car and motor cycle related businesses began occupying premises in Elizabeth Street to the north of Little Bourke Street.

In 1926, an application was made to the City of Melbourne for a permit to construct a motor showroom, to the value of £3,200. At this time, the property was owned by H & E Kinnear. The new showroom was for the use of Stillwell & Parry, and was designed by architect, Leslie M Perrott, who was an enthusiastic advocate for the use of concrete, having written the book, *Concrete Homes*, in 1925. The building was illustrated in the *Argus* in October 1926, which noted that 'the elevation in concrete and brick adds a distinctive note to this rapidly advancing section of the city.' The company installed a petrol pump at the premises.

In 1927 the property, still owned by Kinnear, was valued at a NAV of £1,000. Stillwell & Parry also managed a competitive motorcycle racing team, and remained at the Elizabeth Street premises until the company was dissolved in 1940. In 1944, the building was occupied as an army depot, and from the 1950s, by an electrical appliance retailer. **Its use by defence services included as a 'hospitality bureau' for American service personnel in 1942, and as an office for the War Graves Service in 1946.** While the association with George Stillwell is not confirmed, the Stillwell family generally were prominent in Australian motor racing and motor car circles through the twentieth century.

The former Stillwell & Parry showrooms comprises a substantial, two-storey showroom with large areas of glazing to Elizabeth and Little Lonsdale streets. The building is distinguished by abstracted classical detailing in bas relief to its upper façade. The side elevation extends the classicised approach along Little Lonsdale Street before reverting to a more conventional warehouse form, incorporating plain face brick and steel-framed windows, towards its rear. Both street elevations have been overpainted in white although the contrasting textures of face brick and concrete remain legible. At the shopfront, original window joinery, notably, leadlight to highlight windows, has been removed, although the original arrangement is evident in an early illustration of the building. Nonetheless, low sills and open areas of modern glazing survive allowing the early appearance and use to be understood. The original form and materiality of the building also remains legible from the rear laneway where brickwork, concrete lintels and steel-framed windows survive unpainted and largely unaltered. Despite some changes and over-painting of key facades, the building remains substantially intact and legible to its original state.

#### **How is it Significant?**

The building at 307-311 Elizabeth Street, constructed in 1927, is of local historical and aesthetic/architectural significance.

#### **Why is it Significant?**

Historically, the building is associated with Stillwell & Parry, motor cycle manufacturers, who used the premises as their showroom. This association and use occurred in the period when an increasing number of motor car and motor cycle related businesses began occupying premises in this area of Elizabeth Street, a use which largely remains. Architecturally, the subject building is a large corner building which, although overpainted, legibly retains the contrasting textures of face brick and concrete as intended by its concrete enthusiast architect, Leslie M Perrott. Early descriptions complimented its elevations in concrete and brick. The building is otherwise substantially externally intact, and distinguished by its abstracted classical detailing in bas relief to the upper façade, and large ground floor showroom windows, albeit modified.

**341-345 Elizabeth Street, MELBOURNE (HO1204)****Grading:** Significant**Date(s):** 1924**Survey Date:** April 2016**Statement of Significance****What is Significant?**

The warehouse building at nos 341-345 Elizabeth Street was constructed in 1924, replacing two Victorian shops. The 1890 rate books list five-room brick shops at nos 341-3 and 345 Elizabeth Street, which were occupied by a restaurant and tailor. By 1922, the row of shops from no 341 to 357, at the corner of La Trobe Street, was owned by warehousing firm the Connibere Brothers. The following year, these properties had been sold to a number of different owners, with nos 341-345 acquired by Cassells Tailors. The latter appear to have been established in c. 1907, with a shop in the Eastern Arcade in Bourke Street; and by 1913, Cassells and Co had relocated to 271 Swanston Street.

In March 1923, a permit application was made to the City of Melbourne for the construction of a reinforced concrete warehouse to a value of £8000. The new building was completed by 1924, and was described in the rate books of 1925 as a concrete warehouse.

The whole of the new building was owned by Cassells, but had two street addresses: the larger nos 341-343, known variously as no 341 or no 343, and the other at no 345 Elizabeth Street. These two addresses can be discerned in the building façade today. The building also had rear access from an unnamed right-of-way, accessed in turn from Sutherland Street. In 1924, Cassells advertised to lease a factory with workroom, 'excellent light [and]

central position. In 1925, the tailors occupied no 343 and Eustace Raftopoulos operated the IXL Cafe from no 345. It is possible that Eustace Raftopoulos was related to Arthur and Conis Raftopoulos, who operated the oyster saloon at 195 Elizabeth Street in the early twentieth century, a club in Lonsdale Street and a cafe in Russell Street in the 1920s. In 1950, the subject building was sold to the National Bank of Australia for £46,000.

The design of the former warehouse/factory, relies on innovations made in Chicago through the late nineteenth and early twentieth centuries. Chicagoan architects developed a new form of fireproof building in which steel frames supported the upper levels, eliminating the need for thick, load-bearing brick walls. The resulting form of expression flouted precedent and convention allowing glazing rather than (rendered) brickwork to dominate building facades. In essence, these buildings comprised an expressed structural system of concrete (or concrete clad steel) columns and floor plates. The effect of this, somewhat brutish, form was typically attenuated by an applique of understated classical detailing in the form of dentils to parapets, capitals to columns or moldings to spandrel panels. This general approach is seen in the subject building. However, Australian commercial buildings clung to their Victorian, red brick heritage into the twentieth century and Chicagoan influences did not begin to emerge until the Edwardian period, and did not become commonplace until c. 1930.

The three-storey former warehouse building at nos 341-345 Elizabeth Street is typical of the above form of expression as it emerged through the 1920s in Australia with fashionable embellishments to a Chicagoan frame. On the subject property, substantial columns, suggesting giant order classical pilasters, ascend through the upper levels to a low, stylised parapet. These elegant devices incorporate stepped chamfering to their edges and rise to simple, abstracted capitals suggesting contemporary Art Deco designs. The parapet is similarly sleek with faux dentillation and simplified brackets. Spandrel panels reiterate the stepped detailing of the columns.

The building is currently used as motorcycle showrooms. This has required some alteration at ground floor level. However, the upper levels and the expression of the building more broadly are largely intact to their 1924 state. Original detailing and simple, albeit large steel-framed windows survive. An original canopy has been reclad but retains its early form. The building has been overpainted.

#### ***How is it Significant?***

The three-storey warehouse building at nos 341-345 Elizabeth Street, constructed in 1924, is of local aesthetic/architectural significance.

#### ***Why is it Significant?***

The building is of local aesthetic/architectural significance. It is substantially externally intact, particularly to the façade levels above the ground floor shopfronts. It is also a fine example of a concrete framed building, with large expanses of glazing, which illustrates developments in building technology increasingly seen in commercial buildings in the interwar period. The design can be attributed to earlier innovations in Chicago, where architects developed a new form of fireproof building in which steel and concrete frames supported the upper levels, eliminating the need for thick, load-bearing brick walls. Of note with the subject building are the substantial columns with simple, abstracted capitals; low parapet and stylised detailing; and the large steel-framed windows which allowed the original

owners to promote the new factory/workroom as having 'excellent light'. The overall effect is of a stripped, architectural expression incorporating classical form and proportion which, despite its utilitarian underpinnings, achieves a formal interwar expression that refers equally to American Art Deco sources and the classical world.

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## 32-34 Guildford Lane, MELBOURNE (HO1205)

**Grading:** Significant

**Date(s):** 1908, c1920

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

The 1894 MMBW detail plan no 1017 shows this corner site as being no 44 Guildford Lane, and occupied by a small brick building, described as a brick house occupied by James Marsh in the 1896 municipal rate books. Within ten years, this building had been demolished, and the rate books record the then unnumbered property as 'land'. In 1908, a permit was obtained by prominent builder Clements Langford for the construction of a 'stone factory' at the site. Langford was the builder of a number of significant buildings in Melbourne, including the former Gollin & Company Building in Bourke Street, of 1902; the former E S & A Bank in Swanston Street, of 1928; and the final stages of St Patricks Cathedral, including the towers and spire, in 1926-33.

The 1910 municipal rate books list this stone factory building, with Langford also the owner of the brick house at no 30 and the occupier of the stone house at no 33. Both properties at nos 30 and 32 were valued at a NAV of £16. In 1915, the property was described as a brick workshop and store at no 30-34 Guildford Lane, valued at NAV of £20. Five years later, the brick workshop was valued at a NAV of £100, indicating that improvements had been undertaken at the site. These works likely include the construction of the brick second level to what appears to have been a single-storey stone building. Although Langford is listed as

the owner and occupier of the building in 1920, by 1924, electrical engineers Nilsen Cromie were at the site.

The two building programmes – 1908 construction and c.1920 second floor addition - remain legible in the factory building. The ground floor façade and lower sections of the side and rear elevations to Flanigans Lane, survive from the original construction. These are of random dressed bluestone laid in courses. An original ground floor window to Guildford Lane, incorporating red brick quoins and segmental-arched head windows, also survives. The adjacent entry has been altered, largely through the introduction of a deep steel lintel to support the upper level. Bluestone walls to the corner of Guildford and Flanigan Lanes incorporate a canted corner with a corbel detail above, intended to reduce the damage from vehicle impacts. Above these original elements, face brick walls in English bond were constructed in c.1920. Early features, including upper level windows and landing doors to Guildford Lane, survive. Windows from the second programme of works also survive along the Flanigan Lane elevation. Segmental-arched ground floor windows, retain c.1920 cast iron bars and joinery over bluestone sills from 1908. Windows to the upper level addition are similar but incorporate brick sills. The upper level of the side elevation has been painted and some early signage survives but the building is largely intact and legible to its c.1920 state.

#### **How is it Significant?**

No 32 Guildford Lane is of local historical and aesthetic/architectural significance.

#### **Why is it Significant?**

The building is historically significant for its association with prominent builder Clements Langford. He constructed the building in 1908 as a factory, undertook later improvements, and owned it and an adjoining property until at least 1920. This was in the period when Langford was a sought-after Melbourne builder, and it is assumed that the subject building supported his construction activities, as a workshop or store. Aesthetically, while the building has been modified and extended, albeit at an early period, it is a robust and prominent corner building in the precinct, marking the western entry to the historic part of Guildford Lane. Its corner position is emphasised by the chamfered detail to the stonework at ground floor level in the south-west corner of the building. The ad hoc combination of materials and details, including the unusual coming together of face stonework and brick walling is another distinguishing feature of the building. The resulting character and architectural expression is evolved, rather than designed, but nevertheless has resulted in a distinctive building in the precinct.

## Cyclone House (HO1205)

### 17-19 Hardware Lane, MELBOURNE

**Grading:** Significant

**Date(s):** 1930

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

Cyclone House was constructed for the Cyclone Fence and Gate Co. in 1930 after the sale and subdivision of the former Kirk's Bazaar land and creation of the extension of Hardware Lane in the mid-1920s. The company relocated to the new offices and showrooms, along with Chambers and Bennetts. The Cyclone Woven Wire Fence Company was established in 1898 by Leonard Tasman Chambers and William Eastwood Thompson, who had obtained the rights to manufacture American 'cyclone' fencing. In addition to manufacturing the American designs, the company also designed products for Australian customers. Such was the growth of the company, that by the 1920s it had established factories in Melbourne, Adelaide, Sydney and Perth. The company was known for woven wire and wrought iron gates, which became common in Australian suburbs in the mid-twentieth century.

The company's occupation of its building, however, was short-lived, with the company putting it up for auction in 1935. It appears that the building was not sold at this time, but the



Australian Broadcasting Corporation (ABC) took up a lease for part of the building for use as temporary studios 'for the broadcasting of plays and other entertainments.' Cyclone House was again put up for sale in 1946, and was described in the auction notice as 'a modern, three-storey reinforced concrete office building'. The building sold for £11,000. The ABC continued to occupy Cyclone House into the 1970s, and the building housed its concert and production departments.

### **Description**

Cyclone House is a formal three-storey building which is remarkably intact to its 1930 state, and combines a range of, occasionally diverse, features into a single, substantial whole. The building has a symmetrical, rendered façade, flanked by jettied bays rising through the upper levels to produce a tripartite expression. Each bay is capped by a stylised triangular pediment rising above a simple parapet. The name 'Cyclone House' is realised in rendered lettering to the parapet. Windows are largely original and multi-paned, with decorative panels to spandrels incorporating novel geometric devices. At its roof level, the building retains an early water tower, again featuring the 'Cyclone' name, and flagpole which would have formed a local landmark prior to taller and more intensive development east of Elizabeth Street during the later twentieth century. Overall, it displays an unusual composition with understated references to Scottish Baronial and Collegiate Gothic forms, overlaid with an applique of classical and Moderne motifs.

### **How is it Significant?**

Cyclone House, constructed in 1930 at 17-19 Hardware Lane, is of local historical and aesthetic/architectural significance.

### **Why is it Significant?**

The building is significant for its initial association with the highly successful Cyclone Fence and Gate Co, which had been established in 1898. The company produced the much sought after 'cyclone' wire fencing, a product which had been invented in America. The Cyclone Fence and Gate Co also manufactured the then popular woven wire and wrought iron gates. Despite its success, the company did not occupy the building for long, with the Australian Broadcasting Commission moving into the premises in the pre-WWII period and maintaining its association until the 1970s. Aesthetically, the scale and quality of the building is testament to the then success of the Cyclone Fence and Gate Co. It has an unusual architectural expression, with a composition drawing from a range of sources, including English, classical and Moderne antecedents. The building is also highly intact externally, and unusually retains an early named water tower at roof level.

## Former Penman & Dalziel warehouse (HO665)

55-57 Hardware Lane, MELBOURNE

**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1887-8

**Survey Date:** April 2016

**Intactness:** Fair



### Statement of Significance

#### What is Significant?

The building at 55-57 Hardware Lane was built as part of a group of three warehouses in 1887-8, for furniture manufacturer Penman and Dalziel. It is a four-storey rendered masonry former warehouse, with a tall narrow massing on a long rectilinear plan, and a basement level. The façade has been modified, including through the application of render over original face brickwork, however the building retains its distinctive gabled and parapeted form, and rough face bluestone plinth at ground level. While the ground floor level has been altered, the original arrangement of lower floors with ground floor elevated to facilitate loading remains legible. Fenestration at the upper levels also remains broadly intact to its early state with large central landing doors to each level flanked by sliding sash windows. The rear of the building as seen from Goldie Place, is more intact and retains its face brick exterior and original windows.

**How is it Significant?**

No 55-57 Hardware Lane, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The building at 55-57 Hardware Lane is of local historical significance. It is one of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. Constructed in 1887-8, to a design by noted architect Alfred Dunn, the building was one of five warehouses built in Hardware Lane and the adjoining Goldie Place, for the furniture making company of Penman and Dalziel. The company remained associated with the warehouses until 1910, and in 1937 were noted as one of Melbourne's early 'skilled craftsmen' and 'leading names' in fine furniture manufacture. (Criterion A) The subject building is also of local aesthetic/architectural significance. While it has been altered, the building retains its distinctive gabled and parapeted form, rough face bluestone plinth, broadly original arrangement of lower floors with elevated ground floor to facilitate loading, and broadly intact fenestration and openings to the upper levels. It is also one of a more extensive row of tall and gabled nineteenth century warehouse forms in Hardware Lane, and makes a significant contribution to the warehouse character of the lane. (Criterion E)

**Dynon's Buildings (HO667)**  
**63-77 Hardware Lane, MELBOURNE**

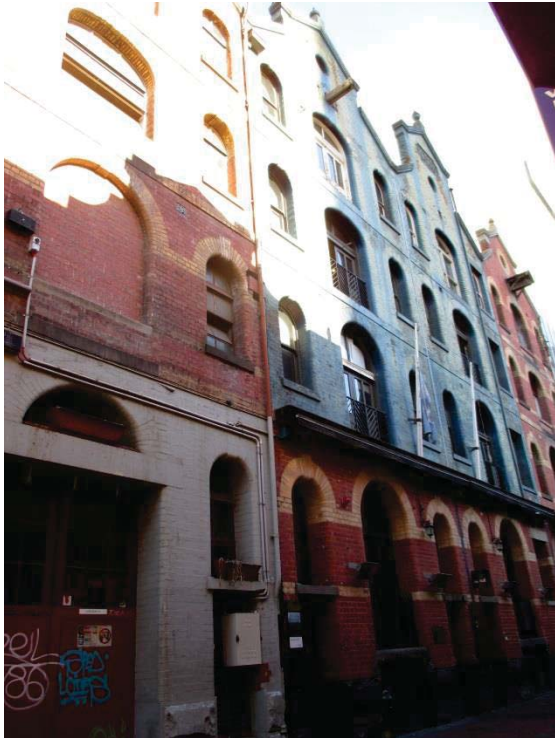
**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1889

**Survey Date:** April 2016

**Intactness:** Good



## Statement of Significance

### What is Significant?

The buildings at 63-77 Hardware Lane represent four out of the original five warehouses, which were designed by William Pitt for china and glass merchant, John Dynon, and constructed in 1889. The group of four, known as Dynon's Buildings, are tall and narrow bichrome brick warehouses, notable for their arcuated facades and striking parapets, the latter with raised pedimental devices and oriels. The architectural detailing to the arched window heads and stringcourses is accentuated in cream face brick against a red brick base; and original bluestone plinths and the majority of window and door openings also survive.

### How is it Significant?

The buildings at 63-77 Hardware Lane, Melbourne, are of historical and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The buildings at 63-77 Hardware Lane, Melbourne, known as Dynon's Buildings, are of local historical significance. The buildings, constructed in 1889 to a design by William Pitt, are part of an important collection of nineteenth century warehouse and mercantile buildings in Hardware Lane. In replacing earlier and smaller buildings on the site, they are demonstrative of the late nineteenth century growth in warehousing activity in this part of Melbourne. Hardware Lane also assumed much of its current historic character during Melbourne's Boom of the late 1880s. (Criterion A). Dynon's Buildings are significant for their association with renowned architect, William Pitt. They were designed by Pitt at the height of his architectural output and influence, when he was responsible for some of the exemplars of the 1880s Boom Style in Melbourne. Pitt was known for eclectic designs and compositional flamboyance, and his industrial and mercantile commissions while typically more subdued were also very capably handled, as with the subject buildings. (Criterion H) Nos 63-77 Hardware Lane are also of local aesthetic/architectural significance. The buildings are substantially externally intact, and retain their original tall and narrow warehouse form and detailing, including arched window heads and stringcourses accentuated in cream face brick against a red brick base, heavy bluestone plinths, striking parapets with raised pedimental devices and oriels, and the majority of the original window and door openings. The groups also form part of a more extensive row of tall and gabled nineteenth century brick warehouses in Hardware Lane, and make a significant contribution to the warehouse character of the lane. (Criterion E)

## Former John Dickinson & Co warehouse (HO1208)

337-339 La Trobe Street, MELBOURNE

**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1923-24

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The building at 337-339 La Trobe Street, Melbourne, was built in 1923-4, and is the former warehouse of stationers, John Dickinson & Co. It is a substantially externally intact three storey red brick building on a rectilinear plan, with a gabled roof in galvanised steel. While its character is largely utilitarian, and the La Trobe Street facade has understated detailing, the building retains key elements of its design including its face brick expression; broad pilasters with bull-nosed bricks to corners which rise the full height of the building to a simple parapet; a projecting cornice and dentils realised in overpainted concrete; and above the principle entry a shallow awning in painted concrete with broad corbelled brick brackets. The window frames and glazing to the principle façade have been modified, but the original pattern of large openings with concrete lintels and brick sills survives. The west elevation to Flanigan Lane has segmental arched window openings which largely retain original frames and sashes and brickwork details.

**How is it Significant?**

The building at 337-339 La Trobe Street, Melbourne, is of historical and aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The building at 337-339 La Trobe Street, Melbourne, is of local historical significance. It was purpose built by the renowned stationary company, John Dickinson & Co. The company was a leading international paper and stationery brand, established in Britain in 1803 by John Dickinson, who made many pioneering discoveries in papermaking. The building provides evidence of the expansion of the company in the early twentieth century, into Australia and New Zealand, whereby they built warehouses and factories in Sydney, Melbourne, Wellington and Auckland. The building continued its association with the firm until 1958. (Criterion A) The subject building is also of aesthetic/architectural significance. While it is of largely utilitarian interwar character, the building is enhanced by its high level of external intactness, unpainted brick walled expression, understated architectural details and overall scale. The wide pilasters which rise through the principal façade, dentilated cornice to the top level, and unusual awning device above the principle albeit somewhat narrow entrance at ground floor level, enliven its appearance. It is also a mature example of late Edwardian warehouse design constructed in the period immediately before reinforced concrete would replace red brick as the preferred material for warehouse construction. (Criterion E) The building is additionally a good representative example of a warehouse, and a rare red brick building of this age in this area of La Trobe Street. (Criterion D)

## Hardware House (HO1205)

### 386-392 Little Bourke Street, MELBOURNE

**Grading:** Significant

**Date(s):** c1926

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

In August 1924, the Hardware Club purchased the site of the Governor Arthur Hotel at 386-392 Little Bourke Street for £17,750. The hotel had been unlicensed since 1916. The Hardware Club was originally formed in the mid-1890s as a social club for members of the hardware trade. Within a year it had 148 members, and within ten years, it boasted over 1,000 members.

The new club premises, known as Hardware House, was designed by architect J V Ward and constructed by the Concrete Building Company. During excavations of the site, the adjoining building at 394 Little Bourke Street collapsed. The resulting demolition of what was known as Endicott's Building saw textile workers in the adjoining White's knitting and white work factory in Goldie Place temporarily out of work due to the risk of brick walls collapsing on the warehouse. The new club building was opened in October 1926 at a ceremony performed by the Lord Mayor, Sir William Brunton, a member of the Hardware Club. The six-storied Hardware House comprised 'dining, card and reading rooms,



bathrooms, billiard room, library, lounge and a suite of offices', with 'sample rooms' on the sixth floor for use by members. In the mid-1980s, Hardware House became an exclusive and popular nightclub named, somewhat ironically, the Hardware Club.

Hardware Lane took its name from Hardware House. The lane was created as an extension of Wrights Lane, following subdivision of the former Kirks Horse Bazaar property. Hardware Lane was also at the forefront of contemporary laneway renewal in the central city, being a popular nightspot from the 1970s, with restaurants, bistros and clubs moving into its buildings.

Hardware House occupies a prominent corner in the precinct. Externally, the reinforced concrete building adopts a straightforward multi-storey composition with glazed shopfronts at ground floor level and five more massive floors above, capped by an overhanging bracketed cornice. The ground floor retains the broad form of its two original shopfronts with original leadlight glazing to highlight windows. Lower lights have been altered. The corner to the intersection is notable for a decorative canted corner and corbelled first floor designed to reduce vehicle impacts. The upper floors are largely without ornament, apart from rendered signage spelling 'Hardware House' to the Little Bourke Street façade accompanied by simple circular decorative devices to pilasters along to both frontages. Window joinery to the upper levels has been altered although the original pattern of fenestration and the broad character of the building survives. An additional level has been added to the building in the relatively recent past.

#### **How is it Significant?**

Hardware House at 386-392 Little Bourke Street is of local historical and aesthetic/architectural significance.

#### **Why is it Significant?**

The building, which dates from 1926, is historically significant as a purpose-built former club house associated with members of the hardware trade. Its scale is demonstrative of the importance of hardware traders to the City of Melbourne. Hardware House, together with Farrant's Building across Little Bourke Street, also illustrates the redevelopment of this area of the precinct after the closure of Kirk's Horse Bazaar, and is significant for bestowing its name on the adjacent Hardware Lane, an early and popular example of laneway renewal in central Melbourne. Aesthetically, the building is a large and prominent corner building in the precinct; it is also substantially externally intact. While a simple but well-resolved design, it provides evidence of the widespread adoption of concrete as the material of choice for multi-storey buildings during the interwar period. The ground floor façade retains original leaded highlight windows to the shopfronts, and a chamfered corner entrance.

## Farrant's Building (HO1205)

### 387 Little Bourke Street, MELBOURNE

**Grading:** Significant

**Date(s):** 1926

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

Farrant's Building was constructed in 1926 for saddle manufacturer Farrant's, a firm which had been in operation since the late 1880s. The building was constructed after the closure and demolition of Kirks Horse Bazaar, although the company had occupied a small shop on the site from the mid-1890s. The business was one of many selling horse-related products and providing horse-related services, which were associated with this area of Melbourne and its proximity to the horse bazaars. The company advertised that it sold 'riding saddles, bridles, harness [and] collars', with 'no factory made goods'.

With the subdivision and sale of land after the closure of the horse bazaar in 1925-1926, Farrant's applied to the City of Melbourne to construct a three-storey building at the Little Bourke Street site, to the corner of Hardware Lane, to a value of £3,700. The building incorporated two ground floor shops fronting the newly created extension to Hardware Lane. Farrant's remained at the site at least until the early 1950s, although parts of the building were variously occupied by other businesses including a leather goods merchant, manufacturers' agents and embroiders.

Constructed in 1926, the three-storey Farrant's Building comprises three-storey retail and manufacturing premises. Presumed to be of masonry construction, it is rendered to produce an understated interwar classical expression with corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment. The name, Farrant's Building, is in realised rendered lettering at second floor level. At ground floor level, the forms of a canted corner entry (with the upper storeys forming a short cantilever) and of early shopfronts survive. However, original window joinery has typically been lost at ground floor level. At the upper levels, original window arrangements survive throughout and incorporate unusual and decorative arrangements of fixed and casement windows providing light and air to the manufacturing spaces. Despite alterations at ground floor level and overpainting more broadly, the form and character of Farrant's Building survives.

### **How is it Significant?**

Farrant's Building at 387 Little Bourke Street, was constructed in 1926 for saddle manufacturer Farrant's, and is of local historical and aesthetic/architectural significance.

### **Why is it Significant?**

The building is historically significant for its association with the commercial horse-related products and services businesses which were concentrated in this area of the precinct. These businesses evolved in connection with the local horse bazaars, particularly in the nineteenth century. Unusually, Farrant's opted to construct this building towards the end of that period, and subsequently maintained their operation into the 1950s. Together with Hardware House across Little Bourke Street, Farrant's Building also illustrates the redevelopment of this area of the precinct after the closure of Kirk's Horse Bazaar. Aesthetically, the building is a substantially externally intact and well-resolved corner commercial building. Its large original windows to the upper levels, with unusual and decorative arrangements of fixed and casement windows, were designed to provide light and air into the original manufacturing spaces. While it has an understated interwar classical expression, details of note include corners realised as stylised columns rising to abstracted capitals below a shallow parapet and triangular pediment, the rendering of the name 'Farrant's Building' at second floor level, and the canted corner entry.

## Former Day & Sons warehouse (HO1205) 401-405 Little Bourke Street, MELBOURNE

**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1911, 1936 modifications

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The former Day & Sons warehouse at 401-405 Little Bourke Street, was constructed in 1911 and extended in 1936. It is located on the south side of Little Bourke Street, with the east elevation to Kirks Lane. The face brick building has a rectilinear plan, and is of four storeys with a semi-basement, and rooftop elements at a small setback. It presents an asymmetrical façade to Little Bourke Street reflecting the different structural arrangements of the two building components.

Consistent with commercial design of the period, the building is expressed as a tripartite arrangement, broadly modelled on fifteenth or sixteenth century palazzi with unornamented intermediate floors about a heavy base floor and below an overhanging cornice or 'capital' level. In Australia, buildings of this form are occasionally described as Commercial Palazzi,

however the subject building is devoid of classical detailing and references to buildings of the Italian Renaissance largely derive from its tripartite form rather than its ornamentation.

The semi-basement level is rendered in a rusticated manner to produce a heavy base to the composition. Brick pilasters, broadly recalling classical columns rise to abstracted, dentilated capitals. The upper level sits over a rendered string course and is capped by an ornamental parapet. The cornice, parapet (and a section of the facade below the parapet) are rendered, providing the upper level with a contrast to the brick intermediate floors below, and giving emphasis to the building's crown. Rooftop elements appear to date from the 1936 works (they are visible in 1940) but do not affect the façade composition. The eastern elevation is without ornament, presenting simple, punched window openings to the laneway. Original steel framed windows to this elevation have been replaced.

The current entry arrangement on the western side of the north façade appears to date from c.1980s, albeit the altered arrangements continue to utilise existing openings and the works have not affected the rhythm of the original fenestration. External rendered elements have been overpainted and timber windows to the façade have been altered,. The external expression of the façade otherwise survives with face brickwork and rendered detailing intact.

#### **How is it Significant?**

The warehouse at 401-405 Little Bourke Street, is of historical and aesthetic/architectural significance to the City of Melbourne.

#### **Why is it Significant?**

The warehouse at 401-405 Little Bourke Street, constructed in 1911 for saddlery merchants and ironmongers, William Day and Sons, with significant modifications undertaken in 1936, is of local historical significance. The building is significant for its historical association with the commercial horse-related products and services businesses which were concentrated in this area of the central city. The businesses were in historical proximity to the renowned horse bazaars, including the long running Kirk's Bazaar, after which the adjoining lane is named. Day and Sons were one of a number of like-minded businesses in the area, which flourished from the nineteenth century, although unusually the company continued to operate from at least part of the building into the 1970s. The warehouse is also of aesthetic/architectural significance. While the original 1911 building was extended and modified in 1936, the works were relatively early in the history of the building, and undertaken by Day and Sons. The works were well resolved architecturally and in execution, with regard to the building's form and understated stripped classical expression. The building balances a classical sense of composition with the use of limited and particularly stylised classical detailing. The face brickwork of the building also stands out in the Little Bourke Street context. Buildings of this type additionally demonstrate an affinity with the emergent Modern School while continuing to offer the familiarity of classically-based architecture.

## Benjamin House (HO1210)

### 358-360 Little Collins Street, MELBOURNE

**Grading:** Significant

**Place type:** Commercial buildings

**Date(s):** Pre-1869, 1871, 1929

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The commercial building (former warehouse) at 358-360 Little Collins Street, incorporates building components from pre-1869, 1871 and 1929. The latter works are most evident in the current building form and expression, including the five-storey height, Moderne-style façade, and large windows to the east elevation above ground floor level. The earlier building is principally evidenced in the bluestone ground floor wall to the east elevation. The façade to Little Collins Street incorporates a balconette at first floor level, and wide but shallow pilasters softened by surface modelling and horizontal banding, which overlay the frame and rise through the upper storeys to a low parapet. The upper section of the façade has a gestural string course incorporating ovoid mouldings and a stylised suggestion of dentilation. The parapet is stepped at its ends, with fluting to its central section. This suite of decorative devices is repeated at a cantilevering ground floor verandah; spandrel incorporate further decorative panels. The remnant bluestone east wall, constructed before 1869, comprises rock-faced bluestone laid in random courses, and original openings and fenestration at ground floor level.

**How is it Significant?**

The commercial building at 358-360 Little Collins Street, is of aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The commercial building at 358-360 Little Collins Street, incorporating building components from pre-1869, 1871 and 1929, is of local aesthetic/architectural significance. Although an evolved building, it is substantially intact to its 1929 form and expression, including the Moderne-style façade and detailing. The building is also a dominant historical form in this area of Little Collins Street. The design of the 1929 building was influenced by innovations coming out of Chicago through late nineteenth and early twentieth centuries. It draws on the then new form of fireproof building in which steel frames supported the upper levels, eliminating the need for thick, load-bearing brick walls; and an applique of understated classical or Art Deco detailing applied to the exterior. The building is typical of this form of fashionable ornamentation on a Chicagoan frame, as it emerged in Australia in the 1920s, with in this case a simple frame of reinforced concrete enlivened by a shallow applique of abstracted detailing to produce an understated, sculptural result. The earlier bluestone fabric to the east elevation, while not a prominent feature of the building as viewed from Little Collins Street, nevertheless contributes to an understanding of the evolved form and history of the building, and adds texture to the side wall to Gills Alley. Surviving bluestone sections of buildings, such as this, also provide important evidence in the central city context of early building practice and stonemasonry in particular. (Criterion E)

## Former Rosenthal & Co premises (HO1211)

362-364 Little Collins Street, MELBOURNE

**Grading:** Significant

**Place type:** Commercial building

**Date(s):** 1868, 1872, 1882, 1923

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The four-storey commercial building, and former warehouse, at 362-364 Little Collins Street, was constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923. The latter works are most evident in the current four-storey form and Commercial Palazzo expression to Little Collins Street. The (albeit modified) shopfront and verandah provide a base for the middle component of the façade, where moulded panels rise through the upper sections subtly dividing the façade into three slender fenestrated bays. Segmental-arched windows are at first floor level, with rectangular windows with simple architraves at second floor level. The middle component of the façade terminates at a massive bracketed cornice,



with the upper section in the form of an attic storey comprising three multi-paned windows beneath a string course and a stylised dentilated detail to the parapet.

**How is it Significant?**

The commercial building at 362-364 Little Collins Street, is of aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The commercial building at 362-364 Little Collins Street, constructed in stages commencing in 1868 with later works in 1872, 1882 and 1923, is of local aesthetic/architectural significance. Although an evolved building, it is substantially intact to its 1923 form and expression to Little Collins Street, with an interwar façade in the Commercial Palazzo mode, and stylised Italianate detailing. While the building is more modest, and less architecturally ambitious than broadly comparable interwar Commercial Palazzo buildings in the central city, it shares the tendency for architectural enrichments which were occasionally flamboyant, and typically confined entirely to facades. The alterations at ground floor level have diminished the legibility of the tripartite arrangement, however the vigour of the design above the verandah remains evident in the largely intact façade. (Criterion E)

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## 359 Little Lonsdale Street (Victorian factory/warehouse at rear only) (HO1204)

**Grading:** Significant

**Date(s):** c1889

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

The property at 359 Little Lonsdale Street comprises a 1920s commercial and factory/warehouse building fronting Little Lonsdale Street, and a c. 1889 three-storey brick warehouse at the rear, fronting Heape Court.

The whole of the property was owned by William Ryan, but originally comprised a number of buildings. The front half of the site to Little Lonsdale Street was previously occupied by the Letter Kenny Arms Hotel, which had operated from the site from as early as 1870. To the rear of the hotel building, and accessed from Heape Court, were two cottages. At the time of Ryan's death in 1881, the site was described as comprising the brick and bluestone hotel and two brick cottages.

The cottages remained at the rear of the hotel until 1888, when they were demolished and replaced by a 'brick store [of] 3 floors.' This warehouse, which is the subject three-storey brick building, was owned and occupied by furniture makers Nunan Bros, and was used as their factory. The company produced dining tables, sideboards and chairs at Heape Court, for sale from their premises at 248-258 Swanston Street.

The warehouse and hotel to Little Lonsdale Street are shown on the MMBW detail plan of 1894. In 1916, the Letter Kenny Hotel was one of the over 1,000 hotels in Victoria which

were closed as part of the work of the Licences Reduction Board, undertaken in the 1900s-1910s. The former hotel was sold as part of an executor's realising auction in 1919. By 1923, the hotel building had been demolished and a two-storey motorcycle warehouse and showroom was constructed. Both the rear three-storey warehouse and the new building were occupied by motorcycle accessories retailers Bradshaw, Mitchell Pty Ltd.

The former c. 1889 Nunan Bros factory/warehouse survives as a remarkably externally-intact three-storey masonry building constructed to the boundaries of its laneway site (Heape Court). Its external expression derives from utilitarian face brick walls in English bond. Fenestration comprises a regular arrangement of simple segmental-arched head window openings with bluestone sills. Original sliding sash windows typically survive throughout. Generous segmental-arched landing doors at the southern end of the Heape Courte elevation provide access for goods to and from the internal floor levels. The movement of goods to upper levels was facilitated by an external hoist and an original crane beam survives at roof level. Cast iron bars to ground floor windows and original or early joinery to the principal entry also survive. Apart from corbelled brick detailing to upper levels at the south-eastern corner of the building, the warehouse is without ornament. Even this detail derives from the practical need to avoid vehicle impacts at ground floor level rather than a desire for decorative effect.

It is likely that the hipped roof of the warehouse was originally clad in slate. This has been replaced in modern steel. The building has been painted at ground floor level although the original face brick expression at the upper levels survives. Beyond this, the building survives, externally, in good condition and a high level of intactness and integrity to its original state.

### **How is it Significant?**

The c. 1889 three-storey brick warehouse at the rear of 359 Little Lonsdale Street, which fronts Heape Court, is of local historical and aesthetic/architectural significance.

### **Why is it Significant?**

Historically, the building dates from the late 1880s, and is a surviving example of an externally intact utilitarian building of this period, associated with historic laneway development to the west of Elizabeth Street. It is also a significant and prominent contributor to the surviving Victorian-era buildings of Heape Court.

Architecturally, while it is a utilitarian building, it is a representative example of a 1880s factory/warehouse in the central city. It is unembellished, but still retains the key elements associated with its original design and use, including regular segmental-arched head windows with bluestone sills and original sliding sashes; segmental-arched landing doors to provide access to and from the internal floors; external hoist and crane beam at roof level; cast iron bars to ground floor windows; and original or early joinery to the principal entry.

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## Former F Lowe & Co store (HO1212) 369-371 Lonsdale Street (rear), MELBOURNE

**Grading:** Significant

**Place type:** Warehouse/stores

**Date(s):** 1888

**Survey Date:** April 2016

**Intactness:** Fair



### Statement of Significance

#### What is Significant?

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is a two-storey face brick building with a hipped roof form, where the front (east side) of the building addresses Whitehart Lane, and the rear (west side) backs onto Warburton Alley. Although of generally conventional construction and materials, the building has an acutely angled and distinctive form at its eastern end where it meets the Y-shaped alignment of Whitehart Lane. This has given rise to a building with a narrow vertical wall at the point of the angle; a return on the east side to the principal façade, expressed as a high gabled wall; and on the south side the side elevation. The building retains original window openings, but not original fenestration. The narrow wall at the point of the angle has been modified over time, showing evidence of repairs and rebuilding. The ground floor on the east elevation has also been modified, including through the introduction of a steel roller (garage) door.

#### How is it Significant?

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is of historical and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The 1888 warehouse at the rear of 369-371 Lonsdale Street, Melbourne is of local historical significance. Its unusual form is a direct result of the allotment's long historical association with the Y-shaped alignment of the northern end of Whitehart Lane. The building has been 'moulded' to fit with the early subdivision pattern. Interestingly, the angled allotment is well documented in early historical sources, as is the Y-shaped alignment of Whitehart Lane. In this case, both the property and the historical sources also come together to shed light on an early and unusual subdivision within the laneways network. (Criterion A) The building, while not representing refined architectural design, is nevertheless locally significant for its physical form and expression. The sharply angled plan, with narrow vertical wall at the point of the angle, and the diagonal high gabled wall of the east façade, present a striking appearance to the laneway. Together with the subject allotment, the property also provides a contrast to the otherwise rigid geometry of the evolved Hoddle Grid. The distinction of the building within its context is readily apparent, and has long been the case, as is evident in the 1934 image at. (Criterion E)

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## Former Edward Keep & Co warehouse (HO716)

377-381 Lonsdale Street, MELBOURNE

**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1888-1889, substantially rebuilt 1899

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The building at 377-381 Lonsdale Street, was originally constructed in 1889 for Edward Keep & Co, and substantially rebuilt in 1899 following a fire. The building is an imposing four-storey former warehouse, on a long rectilinear plan. It presents to Lonsdale Street with a four-storey rendered façade, incorporating boldly massed elements in a tripartite arrangement. The latter include a heavy base at ground floor level with smooth rusticated columns and bold trabeation above; giant-order pilasters rising through the first and second floor facades, to Corinthian order capitals and a decorated arch above second floor windows; a bracketed string course above the second floor, and an upper level attic storey crowned by another, more substantial cantilevering bracketed cornice. The less ornate but still highly intact western elevation to Niagara Lane comprises mostly red faced brickwork with concrete buffers (rubbing rails) at ground floor level; surviving crane beams and cat-heads over loading doors; and an elevated entablature and pediment at the mid-point of the elevation.

**How is it Significant?**

The building at 377-381 Lonsdale Street is of historical and aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The building at 377-381 Lonsdale Street, originally constructed in 1889 for Edward Keep & Co and substantially rebuilt in 1899 following a fire, is of local historical significance. Keep, with his son and nephew, ran a prosperous hardware operation in the central city in the nineteenth century, with the success of their operation demonstrated in the imposing building they constructed, and then rebuilt, in the latter years of the century. They were also one of a number of hardware merchants historically located in this area of the city, as evidenced in the nearby Hardware Lane (and street) and Hardware House, purpose built for members of the hardware industry. The subsequent, and long-term use of the property by paper merchants, James Spicer & Sons, later Spicer & Detmold, followed by Rank Xerox from the 1960s, is another association with a local historical trend. Small-scale printers, publishers and stationers moved into the laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a highly externally intact former warehouse of the late nineteenth century, with a handsome and skilfully resolved rendered façade to Lonsdale Street, presenting as an imposing and prominent building in an understated Mannerist expression. The Lonsdale Street façade retains its original tripartite arrangement and bold expressive elements including giant-order pilasters with Corinthian order capitals, decorated arches above second floor windows, and an upper level attic storey crowned by a substantial cantilevered bracketed cornice. The four-storey brick west elevation, to Niagara Lane, is also imposing. It too is highly intact, retaining original fenestration, basalt sills, concrete buffers at ground floor level, and surviving crane beams and cat-heads over loading doors. The elevation is strongly composed, with the juxta positioning of rectangular and arched forms and openings, and a raised entablature and pediment at an intermediate point.

**Central Bonding Warehouses (H0724)  
15, 17 & 19 McKillop Street, MELBOURNE**

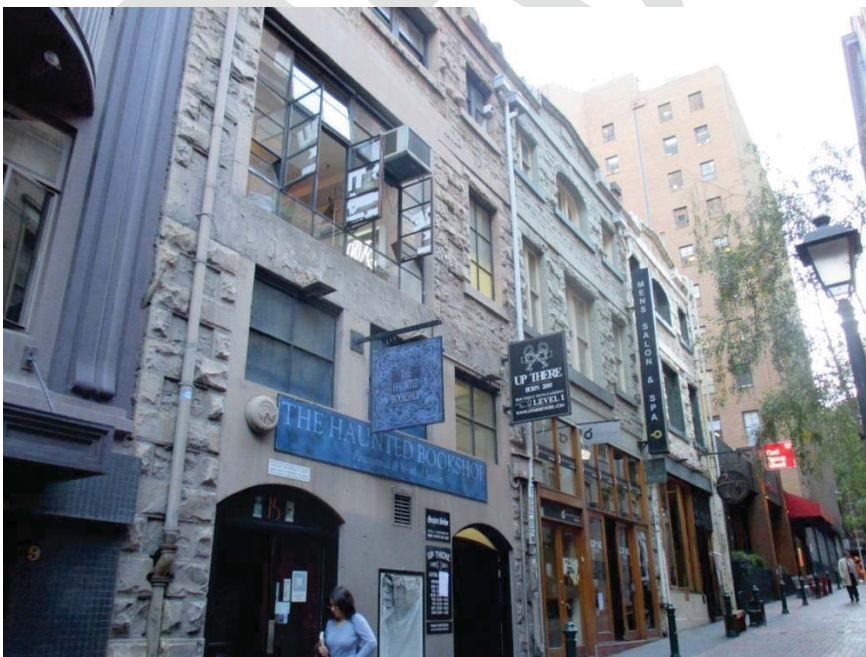
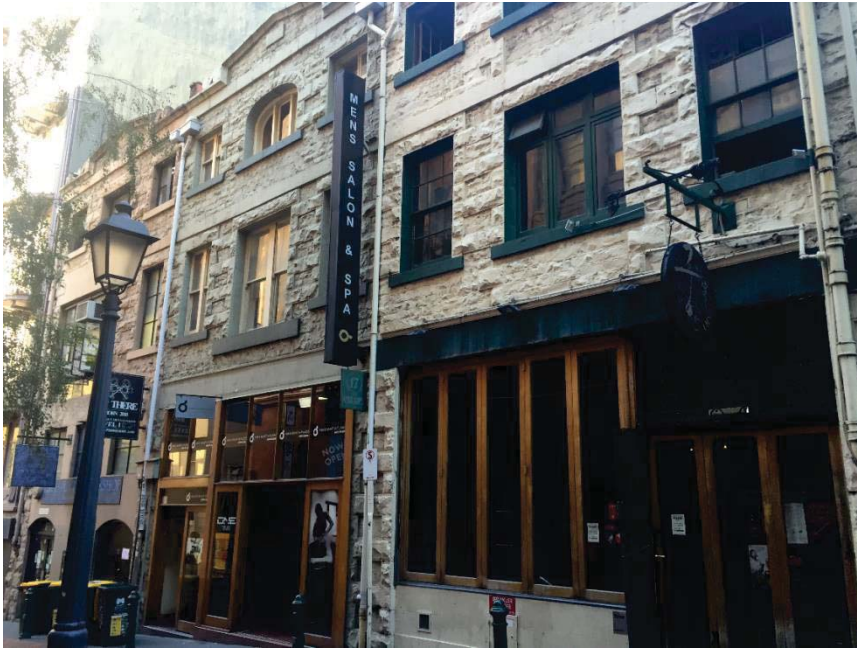
**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1854/1860

**Survey Date:** April 2016

**Intactness:** Fair





## Statement of Significance

### What is Significant?

The buildings at 15, 17 and 19 McKillop Street are a row of three 1850s/1860 warehouses. They are of stone construction, overpainted, with some brick walling; and of four storeys, or three storeys plus a semi-basement. The row present as simply detailed parapeted buildings constructed of basalt rubble, with string moulds delineating each level, and topped by a low pediment. Window openings decrease in size with the increasing façade height, although the windows have been modified from the original or early form. The ground floor facades vary in their form and treatment, but are all modern fabric, including large windows and folding glazed doors.

### How is it Significant?

The buildings at 15, 17 and 19 McKillop Street are of historical and aesthetic/architectural significance to the City of Melbourne.

### Why is it Significant?

The buildings at 15, 17 and 19 McKillop Street, constructed in 1854 for John Pinney Bear, and extended in 1860, are of local historical significance. They are among a relatively small number of 1850s stone warehouses which survive in the city, are demonstrably early buildings within the central city context, and important signifiers of early construction and mercantile activity. The association with Bear is also of note. He was a Member of the Legislative Council in Victoria, established the Melbourne Banking Corporation, was a Director of the National Bank, and also a successful vigneron with an association with the historic winery, Chateau Tahbilk. (Criterion A) The buildings are also of local aesthetic/architectural significance. Despite modifications, the former warehouses retain their overall early appearance and form, including their simply detailed parapeted basalt rubble facades, with string moulds delineating each level, and topped by a low pediment. Their presentation is enhanced by their primitive rubble construction. They are also robust building forms to McKillop Street, and enrich the heritage character of the street. (Criterion E)

## Warehouse (HO725)

18-22 McKillop Street, MELBOURNE

**Grading:** Significant

**Place type:** Warehouse

**Date(s):** 1888-9

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The subject building (pair of warehouses) at 18-22 McKillop Street was constructed in 1888-9, over four floors with a semi-basement level. It has a rendered masonry façade to McKillop Street, and face brick side elevations. The building takes the broad form of an Italian palazzo with a base surmounted by a straightforward façade, capped by a cornice or attic storey. Fenestration across the four levels is deep-set and comprises alternating simple segmental-arched heads and arch-headed windows, with key stone mouldings. The base takes the form of a simple rendered plinth around basement windows. The two building components can be read via a narrow centrally located vertical recess to the façade. Window openings at ground floor level have been altered although the elevated arrangement, to facilitate the loading of carts, remains legible.

**How is it Significant?**

The subject building (pair of warehouses) at 18-22 McKillop Street is of historical and aesthetic/architectural significance to the City of Melbourne.

**Why is it Significant?**

The subject building (pair of warehouses) at 18-22 McKillop Street is of local historical significance. The building was constructed in 1889 for merchant firm, Alston & Payne, to a design by Thomas Watts & Sons. It is part of an important collection of late nineteenth century warehouse and mercantile buildings in this area of the central city. In replacing the earlier wood and iron stables that previously occupied the site, the subject building is demonstrative of the localised late nineteenth century growth in warehousing activity. Early occupants such as the Oriel Printing Company and Marcus Ward wholesale stationers, followed by letterpress and offset printers, Arbuckle, Waddell and Fauckner, who occupied the building from the early 1900s into the 1970s, is another important association with a local historical trend. Small-scale printers, publishers and stationers moved into the central city laneways and warehouses from the late nineteenth century, and continued well into the twentieth century. (Criterion A) The subject building is also of local aesthetic/architectural significance. It is a substantially externally intact and competently executed example of a late 1880s warehouse in the Italianate style. While conservative in design, it has subtle refinements in its understated ornamentation. When the building was constructed, the Italianate mode was well understood and had become the preferred mode for developers, speculators and builders. Commercial buildings such as this typically took the form of simple masonry boxes with a largely standardised applique of classical detail, which in the subject building is evidenced in the alternating simple segmental-arched headed and arch-headed windows; cornice level and attic storey; architraves, keystones and impost moulds; and deep-set fenestration. The typical warehouse function can also be read in the elevated arrangement of openings at ground floor level, which facilitated the loading of carts. (Criterion E)

## Scottish Amicable Building (HO1213)

128-146 Queen Street, MELBOURNE

**Grading:** Significant

**Place type:** Offices

**Date(s):** 1964-65

**Survey Date:** April 2016

**Intactness:** Good



### Statement of Significance

#### What is Significant?

The Scottish Amicable Life Assurance Building at 128-146 Queen Street, was constructed in 1964-5 to a design by Yuncken Freeman. It is a large 13-storey commercial office building on the east side of Queen Street, with a façade expressed as a slender concrete lattice elevated above the street on a collonade of pilotis. Above ground floor level, a strict geometry dominates, made up of repeating horizontal and vertical rows of narrow rectangular pre-cast concrete moulded panels, with glazing and spandrels set deep into the reveals. The deep set windows also provide integrated sun shading. At ground floor level, the building has been modified, but retains evidence of the original recessed and set down glazed wall which formed a shallow, covered and accessible collonade at the interface of the private and public realms. Although a canopy has been added at street level, the original

design intent remains legible, and the building overall retains a high level of external intactness to its façade.

### **How is it Significant?**

The Scottish Amicable Life Assurance Building at 128-146 Queen Street, is of historical and aesthetic/architectural significance to the City of Melbourne.

### **Why is it Significant?**

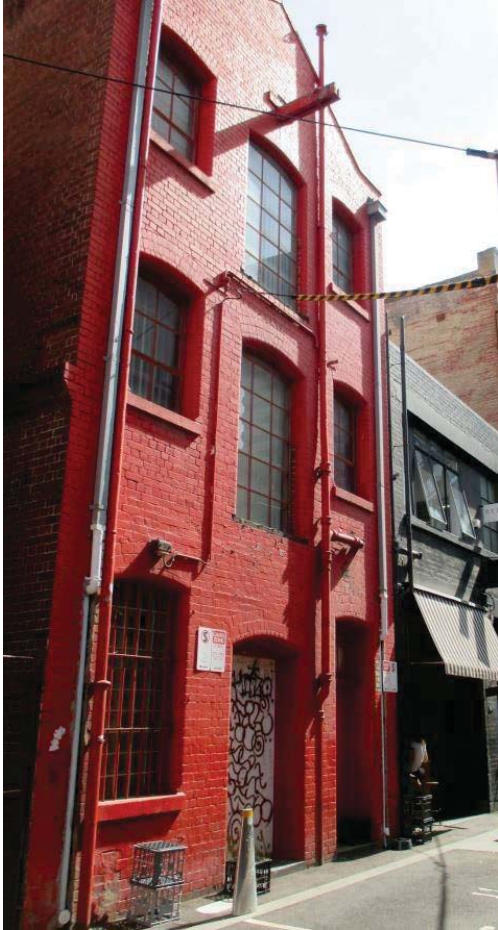
The Scottish Amicable Life Assurance Building, constructed in 1964-5 for the Scottish Amicable Life Assurance Society is of local historical significance. The company, which was founded in Glasgow in 1826 and arrived in Australia in 1886, purchased the subject site in Queens Street in 1964, for the construction of their Australian head office. They commissioned architects, Yuncken Freeman, to design the new building, in the period when the practice was increasingly noted for their corporate and commercial designs, including buildings and company headquarters for a number of large insurance firms. Scottish Amicable remained in building until at least 1989. The building is also significant for its association with the historical post-war period in Melbourne, when commercial architecture began to recover after the war, and numerous multi-storey office buildings and headquarters were constructed. Successful firms embraced Modernist architecture, and sought expression through the new corporate towers which symbolised progress, modernity, efficiency and power. (Criterion A) The Scottish Amicable Building, which retains a substantially externally intact façade to Queens Street, is also of aesthetic/architectural significance. It is an innovative and early example of the return to more massive construction, and a departure from the wholly-glazed expression of office buildings of the previous decade. While its rigid geometry and the incorporation of an entry forecourt (the colonnade) reveal its roots in the International Style, its three dimensional quality, achieved through more assertive textures and the use of sculptural, moulded pre-cast concrete rather than a flat glass exterior, provides a successful Modernist outcome. It is also of aesthetic significance for its strong but 'polite' presentation to Queens Street, where the building was required to conform with local height restrictions. This is amply demonstrated in images from the 1960s, including in works by renowned architectural photographer, Wolfgang Sievers. (Criterion E)

## 17 Somerset Place, MELBOURNE (HO1204)

**Grading:** Significant

**Date(s):** c. 1907-8

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

The three-storey brick warehouse at 17 Somerset Place was built in c. 1907-8 for Joseph Kennedy by contractors Peters & Hetherington of King Street. The building replaced a single-storey brick foundry, which had occupied the site from as early as 1888. This foundry was owned by James Kennedy and occupied by James Stevenson until the mid-1890s, when the site was occupied by Robert McPherson and the brick building used as a workshop. In 1907 the site was owned by Joseph Kennedy, and described as a brick workshop, valued at a NAV of £24. In March 1907, a notice of intention to build was submitted to the City of Melbourne by Kennedy, to construct a three-storey brick store off Little Bourke Street.

The following year, although it was still described as a brick workshop, the value of the property had increased to a NAV of £116. The new building can be seen on the Mahlstedt fire insurance plan of 1910. The plan shows the building as having two doors on the front elevation, and two to the side elevation. The building was occupied by carpet and upholstery importers, Bradshaw and Allan who remained at the site into the 1950s.

The c. 1907-8 three-storey brick warehouse at 17 Somerset Place is built to the boundaries of its laneway site, and adopts an unusually small footprint presenting a frontage of less than seven metres to the street. Constructed in face brick, the façade retains its original pattern of fenestration. The original arrangement of segmental-arch headed windows and landing entries at each level generally survives, as does an original crane beam above central landing doors at each floor level. A second point of entry from the laneway allowing separate access to upper levels from the street also survives. Another pedestrian entry remains evident along a laneway to the south elevation of the warehouse.

Some door and window joinery has been replaced and other minor works have occurred. However, these alterations have had limited impact overall on the form and character of the building. The façade has been over-painted in red although the original hawthorn brick expression remains legible along the access way to its south. It is likely that the roof was originally clad in slate but is currently clad in modern corrugated steel. The former warehouse survives as a substantially intact but unusually narrow warehouse structure.

### **How is it Significant?**

The three-storey brick warehouse at 17 Somerset Place, built in c. 1907-8, is of local aesthetic/architectural significance.

### **Why is it Significant?**

The building is of aesthetic/architectural significance. While it is a utilitarian building, it is distinguished by its vertical proportions and unusually narrow footprint, for the building type. The large original segmental-arch headed windows to the Somerset Place elevation further distinguish the building, enlivening its presentation to the laneway. Despite some overpainting, the original hawthorn brick expression to the south elevation remains. The building also retains other key elements associated with its original design and use, including the original crane beam above the central landing doors at each floor level. A second point of entry in the façade is also original, and provided separate access to the upper levels from the street.

## Bucks Head Hotel stables (HO1205)

15 Sutherland Street, MELBOURNE

**Grading:** Significant

**Date(s):** c. 1853

**Survey Date:** April 2016



### Statement of Significance

#### What is Significant?

The bluestone walled building at 15 Sutherland Street is a remnant of the former Bucks Head Hotel stables, constructed in c. 1853. The Bucks Head Hotel was established in Little Lonsdale Street in 1848. Eventually the evolved hotel complex spanned McLean Alley to the north of the hotel, and remained a linked site with the stables until the 1950s.

The 'new and spacious hotel' was opened by Roderick McKenzie, and attached to the premises were most 'most excellent stables and bullock yards'. In 1851, William Lamont placed advertisements in the *Argus* newspaper to inform that he had 'rented the stables at the rear of the Buck's Head Hotel' for operation as livery stables (not the current building). Lamont emphasised that 'the attention paid to and the accommodation provided [for] horses will be first-rate'. Livery stables were commercial enterprises; horse owners paid to accommodate their horses on a short or long term basis. The form of Lamont's livery stables is unknown, but it appears that the venture was successful enough to enable construction of a more substantial bluestone structure.



By 1852, the hotel was under the management of John McLean, after whom McLean Alley is named. In February 1853, McLean gave notice to the City of Melbourne of his intention to build public stables at the rear of the Bucks Head Hotel, near Little Lonsdale Street. The Bibbs plan of 1857) shows the layout of the stables, with the chamfered corner entry at the site's south-east corner. The stables building and rear of the hotel can also be seen in a c. 1860 photograph by Charles Nettleton, with a high bluestone wall and ridged hipped roof visible. The 1861 municipal rate books describe the hotel complex as comprising 'bar, cellar, 15 rooms, shed [and] stables.' It appears the stables were not always used for livery purposes, and their operation as such likely depended on demand by hotel patrons. An auction notice for the hotel in 1872 noted the rear yard with its 'stabling, outhouses', and the 'valuable property at the rear ... with substantial bluestone buildings thereon, which might be adopted for storey or factory.' A subsequent sale notice of 1881 described this rear building as a 'brick and stone store, of three flats well and substantially built. Also stabling for 15 horses.' It is unclear if alterations had been made to the building between 1872 and 1881, although the inclusion of brick and 'three flats' in the description indicates some change.

The 1894 MMBW detail plan identifies that the building was still a stable (denoted by an 'S'), and also shows that it included loft spaces. The 1901 *Sands & McDougall directory* listing for Sutherland Street identifies William Gunn as occupying livery stables. Gunn operated the stables until c. 1905, when the building was taken over by ironmongers and merchants, John Cooper & Sons, as a store and stable. The hotel lost its license in 1913, during the period of the Licences Reduction Board (1900s-1910s). In the 1930s, a number of newspaper articles identified the bluestone building as an early stables, sometimes erroneously associating it with Cobb & Co. coaches. A somewhat nostalgic article in the article *Argus* of 1934 described the building:

Across the lane at the back of the house [hotel] is a small stable ... still fitted with the original wood horse stalls, hay loft and iron rings in the wall for tethering horses. In spite of its modern use as a motor spraying shop it is one of the quaintest pieces of early Melbourne ...

The hotel complex was put up for sale in 1951, and the hotel was demolished and replaced with a car park. The former livery stables survived and are now used as a site office. The former Bucks Head Hotel stables survive as a bluestone-walled volume with elevations to Sutherland Street, Guildford Lane and McLean Alley. Externally, the building is substantially intact to its c. 1853 state, with internal elements such as stabling and haylofts apparently removed and replaced with modern fabric. Original external walls survive and are largely comprised of random undressed bluestone. Some dressed stone has been used to create a canted corner at the intersection of Guildford Lane and Sutherland Street and the principle entry at the intersection of McLean Alley and Sutherland Street, although the masonry work is generally executed in a simple and unrefined manner. Some modest changes to the exterior have been undertaken, notably, the introduction of a wide window to the McLean Alley elevation and a more modest window to Sutherland Street. However, these changes have had little impact on the blunt and somewhat primitive expression of the building. Its original role as a rudimentary, walled compound of an unusually early construction date in the CBD remains legible.

**How is it Significant?**

The former Bucks Head Hotel livery stables at 15 Sutherland Street is of historical and aesthetic/architectural significance to the State of Victoria.

**Why is it Significant?**

The building is historically significant as a rare surviving mid-nineteenth century livery stables in the central city, with a construction date of 1853. It is the earliest building identified in the Guildford and Hardware Laneways Precinct; and an early surviving building in the CBD context. It was associated with the 1848 Bucks Head Hotel, which operated until 1913, and as such is a reminder of early commercial development in the city. It is also demonstrative of the significance of stables operations, including the commercial enterprise associated with livery stables. Unusually, the building's importance as a 'piece' of old Melbourne was recognised in a 1934 newspaper article. Aesthetically, while a structure of simple cubic massing and monolithic appearance, it is nevertheless a robust building with a strong corner form to Guildford Lane and Sutherland Street, and a chamfered corner to Sutherland Street and McLean Alley. Its high bluestone walls make a significant contribution to the character of the adjacent laneways. The chamfered corner to the south-east of the building is also original, and denotes the entrance to the original pitched central yard. The entrance was in turn strategically located across the alley from the Bucks Head Hotel. Despite some alterations, notably the introduction of modern glazing, the building is remarkably externally intact to its original mid-1850s form.