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| Committee report to Council | Agenda item 5.1 |
| | Council |
| Carlton Heritage Review and Punt Road Oval Heritage Review - Melbourne Planning Scheme Amendment C405 (Panel Report and Final Adoption) | 30 May 2023 |

Committee Future Melbourne (City Planning Portfolio)

Presenter Cr Griffiths

Purpose

1. The purpose of this report is to recommend that Council, having considered the Amendment C405 Panel's report and recommendations, adopts Planning Scheme Amendment C405.

Subsequent to Committee

2. The Future Melbourne Committee (the Committee) on 4 April 2023 considered Amendment C405 (refer to Attachment 1).
3. Subsequent to the report being considered by the Committee, discrepancies were noted in the amendment documents contained within Attachment 4 of the report to the Committee from management. That attachment was prepared to show post-exhibition changes. The minor discrepancies have been updated as shown in Attachment 2 to this report.
4. The updated amendment documentation in Attachment 2 to this report is the version to be considered for adoption. This supersedes the amendment documentation in Attachment 4 of the report from management.
5. These updates ensure the final amendment documents reflect the exhibited controls, with changes recommended by Panel and management, as recommended for adoption by the Committee. As a result:
 - 5.1 A planning permit for visible solar energy systems will continue to be required for all local heritage places (as was the default position for VC226).
 - 5.2 No new places will be identified as Aboriginal heritage places.
 - 5.3 A superseded listing of a heritage place and Statement of Significance will be deleted.
 - 5.4 All other existing places will remain listed with their exhibited Statement of Significance.
 - 5.5 All places affected by the amendment will have their name, address, and incorporated documents consistently referenced in all amendment documents.
 - 5.6 All recommended post-exhibition changes made will be clearly identified and described.
6. The Committee recommendation has been amended at recommendation 7.3 below, to reflect the inclusion of these updates in Attachment 2 to this report.
7. It should be noted that all post-exhibition changes to the amendment documents are tracked and highlighted in Attachment 2 to this report. For ease of reference, extracts are provided of the Schedule to 43.01 Heritage Overlay and the Heritage Places Inventory to show only the sections that are affected by the amendment. The complete clean documents will accompany the approval request.

Recommendation

8. That Council:
 - 8.1 Considers the independent Planning Panel's report for Carlton Heritage Review and the Punt Road Oval Heritage Review Amendment C405 at Attachment 2 of the report from management.
 - 8.2 Endorses the recommendations set out in Attachment 3 of the report from management.
 - 8.3 Adopts the Carlton Heritage Review and Punt Road Oval Heritage Review Amendment C405 in accordance with section 29(1) of the *Planning and Environment Act 1987* with the changes in the amendment documentation as shown in Attachment 2 of the report to Council.
 - 8.4 Directs management to submit the adopted amendment to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*.
 - 8.5 Directs management to submit the information referred to as prescribed information under section 31(1) of the *Planning and Environment Act 1987* with the adopted amendment, including the reasons why any recommendations of the Panel were not adopted as set out in Attachment 3 of the report from management.
 - 8.6 Authorises the General Manager Strategy, Planning and Climate Change to make any administrative changes required to correct any typographic, grammar and referencing errors to the amendment documentation prior to lodging the amendment with the Minister for Planning for approval.

Council Report Attachments:

1. Future Melbourne Committee, Agenda item 6.3, 4 April 2023 (Page 3 of 1464)
2. Updated version of Attachment 4 to the Future Melbourne Committee report (Page 225 of 1464)

Report to the Future Melbourne Committee

Carlton Heritage Review and Punt Road Oval Heritage Review - Melbourne Planning Scheme Amendment C405 (Panel Report and Final Adoption)

Agenda item 6.3

Presenter: Sophie Handley, Director City Strategy

4 April 2023

Purpose and background

1. The purpose of this report is to present the Carlton Heritage Review and Punt Road Oval Heritage Review, Amendment C405 Planning Panel Report (Attachment 2) for consideration, set out management's response to the Panel's recommendations and supplementary corrections to Amendment C405 (Attachment 3), and propose that the Future Melbourne Committee (FMC) recommends that Council adopts Amendment C405 with changes (Attachment 4).
2. Amendment C405 (the amendment) implements recommendations of the Carlton Heritage Review, November 2021 (updated February 2023) by Lovell Chen, and the Punt Road Oval Heritage Review 2021 (updated February 2023) by GML Heritage. It proposes to include 24 new properties in the Heritage Overlay, create three small precincts, and make 41 heritage category changes. Four (4) places are recommended to be removed from the Heritage Overlay and other mapping, addressing and naming corrections are proposed.
3. Exhibition of the amendment was held from 24 February to 31 March 2022. An independent Planning Panel considered submission at a hearing from 3-7 October 2022, and delivered its report on 29 November 2022. Should Council adopt the amendment, it will be submitted to the Minister for Planning (Minister) for approval into the Melbourne Planning Scheme (Scheme). The Minister has absolute discretion on the final form the amendment will take.
4. The Minister approved interim heritage controls on 18 November 2022, which expire 1 February 2024.

Key issues

5. At the hearing and in its report (Attachment 2), the Panel recognised that the Carlton Heritage Review and the Punt Road Oval Heritage Review were prepared with appropriate historical research and comparative analysis. The Panel concluded that the amendment is strategically justified and should be adopted, subject to specific changes.
6. On [16 August 2022](#), the FMC resolved to propose revisions to the amendment referred to Panel in response to submissions. These were supported in the Panel's recommendations, except for application of Criterion G (social significance) to the John Curtin Hotel as this needed further investigation. The Panel noted that the State significance of this place is being considered through a separate process.
7. Other changes proposed by Council during the course of the hearing and supported by Panel include: minor improvements/corrections to Statements of Significance and the Heritage Places Inventory; limiting external paint controls for the Punt Road Oval to the existing Jack Dyer Stand; and the inclusion of an Incorporated Document into the Scheme to provide permit exemptions for minor works for the Earth Sciences Building (McCoy Building) at the University of Melbourne.
8. The Panel recommendation to change the building category of the Chinese Mission Church at 148-150 Queensberry Street from significant to contributory is not supported by management, as outlined in Attachment 3.
9. Other supplementary post-panel changes are required because of the approval of other amendments in the intervening period, and to make corrections as outlined in Table B of Attachment 3. These include adapting an amendment to the new structure of the Scheme that was implemented through Planning Policy Framework Translation Amendment C409, deleting a redundant clause and incorporated document, and a mapping correction. Given the significant structural and content changes that have been made to the Scheme since exhibition through other gazetted amendments including Amendment C409 and the grading conversions completed through the Finalisation of the Heritage Places Inventory Amendment C396, all exhibited changes and post-exhibition changes have been translated as tracked changes to the current Scheme, including the incorporated documents, in Attachment 4.

Recommendation from management

10. That the Future Melbourne Committee recommends Council:
 - 10.1. Considers the independent Planning Panel's report for Carlton Heritage Review and the Punt Road Oval Heritage Review Amendment C405 at Attachment 2 of the report from management.
 - 10.2. Endorses the recommendations set out in Attachment 3 of the report from management.
 - 10.3. Adopts the Carlton Heritage Review and Punt Road Oval Heritage Review Amendment C405 in accordance with section 29(1) of the *Planning and Environment Act 1987* with the changes in the amendment documentation as shown in Attachment 4 of the report from management.
 - 10.4. Directs management to submit the adopted amendment to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*.
 - 10.5. Directs management to submit the information referred to as prescribed information under section 31(1) of the *Planning and Environment Act 1987* with the adopted amendment, including the reasons why any recommendations of the Panel were not adopted as set out in Attachment 3 of the report from management.
 - 10.6. Authorises the General Manager Strategy, Planning and Climate Change to make any administrative changes required to correct any typographic, grammar and referencing errors to the amendment documentation prior to lodging the amendment with the Minister for Planning for approval.

Attachments

- 1 Supporting Attachment (Page 3 of 222)
2. Amendment Panel Report (Page 5 of 222)
3. Managements response to Panel's recommendations (Page 139 of 222)
4. Amendment documentation (**Superseded**) (Page 163 of 222)
5. Lovell Chen Memorandum (Page 164 of 222)

Supporting Attachment

Legal

1. Section 27(1) of the *Planning and Environment Act 1987* (Act) requires the planning authority to consider the report of a panel before deciding whether or not to adopt the Amendment.
2. This report recommends that Council adopt Amendment C405 in accordance with section 29(1) of the Act and submit the adopted Amendment to the Minister for Planning for approval pursuant to section 31(1) of the Act.

Finance

Under section 6 of the *Planning and Environment (Fees) Regulations 2016*, a fee is payable when requesting the Minister approve an amendment, and give notice in the Government Gazette of approval of an amendment. Once the amendment is approved, a notice will also be required to be placed in a newspaper circulating in the local area. The costs for processing the Amendment are provided in the 2022-23 budget.

Conflict of interest

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

Health and Safety

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

Stakeholder consultation

5. The Amendment was exhibited between 24 February and 31 March 2022 in the following manner:
 - 5..1. Public notices were placed in The Age on 23 February 2022 and the Government Gazette on 24 February 2022.
 - 5..2. The amendment and supporting information was available at the City of Melbourne customer service counter in the Melbourne Town Hall, on the City of Melbourne's Participate Melbourne website and the Department of Environment, Land, Water and Planning's website.
 - 5..3. A copy of the statutory notice, as well as a covering letter was sent to all affected land owners and occupiers on 22 February 2022. The information was also sent to stakeholders and prescribed Ministers.
 - 5..4. Public information sessions were held virtually on 17 and 25 November 2021. Public information sessions were held in person at the Kathleen Syme Community Centre and Library on 8 March and virtually via Zoom on 17 March 2022.
 - 5..5. All submissions received in response to the exhibition of the amendment were referred to the Panel. Submitters also had the opportunity to address the Panel. The Panel report was provided to submitters and released publically on 08 December 2022.
6. Officers briefed the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation on 16 March 2022 in relation to both the Carlton Heritage Review and the Punt Road Oval Heritage Review.

Relation to Council policy

7. Council Plan 2021-25:

- 7..1. Strategic Objective: Melbourne's Unique Identity and Place - Over the next four years we will celebrate and protect the places, people and cultures that make Melbourne a unique, vibrant and creative city with world-leading liveability.
- 7..2. Priority: Our built, natural and cultural heritage is protected Attachment 1 Agenda item 6.5 Future Melbourne Committee 12 April 2022
- 7..3. Major Initiative 21: Complete heritage reviews and implement associated planning scheme amendments to protect and celebrate heritage in our municipality.

8. Heritage Strategy 2013.

Environmental sustainability

9. There are no environmental impacts likely to arise from the amendment.

Planning Panels Victoria

Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review

Panel Report

Planning and Environment Act 1987

29 November 2022

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether or not to adopt the Amendment.

[section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the planning scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Melbourne Planning Scheme Amendment C405melb

29 November 2022



Annabel Paul, Chair



John Roney, Member

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Glossary and abbreviations

| | |
|-----------------------------------|---|
| Burra Charter | Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 |
| Council | Melbourne City Council |
| CRA | Carlton Residents Association |
| DELWP | Department of Environment, Land, Water and Planning |
| Heritage Review | Carlton Heritage Review |
| HO1 | 'PS Map ref' 1 in the Heritage Overlay Schedule |
| MPS | Municipal Planning Strategy |
| NEIC | National Employment and Innovation Cluster |
| PE Act | <i>Planning and Environment Act 1987</i> |
| Planning Scheme | Melbourne Planning Scheme |
| PPF | Planning Policy Framework |
| PPN01 | Planning Practice Note 1 – Applying the Heritage Overlay |
| Punt Road Oval Heritage Review | Punt Road Oval (Richmond Cricket Ground) Heritage Review |
| RMIT | Royal Melbourne Institute of Technology |
| VAHR | Victorian Aboriginal Heritage Register |
| VHR | Victorian Heritage Register |
| VPP | Victoria Planning Provisions |

Overview

Amendment summary

| | |
|--------------------|---|
| The Amendment | Melbourne Planning Scheme Amendment C405melb |
| Common name | Carlton Heritage Review and Punt Road Oval Heritage Review |
| Brief description | Proposes to implement the recommendations of the Carlton Heritage Review 2021 by applying new individual Heritage Overlays; amending existing Heritage Overlays; introducing Statements of Significance for new and existing Heritage Overlays; deleting existing individual Heritage Overlays; and amending Heritage Overlay mapping Proposes to implement the Punt Road Oval (Richmond Cricket Ground) Heritage Review to provide a new Heritage Overlay and Statement of Significance |
| Subject land | Carlton and Punt Road Oval (Figure 1) |
| The Proponent | Melbourne City Council |
| Planning Authority | Melbourne City Council |
| Authorisation | 14 January 2022 |
| Exhibition | 24 February to 31 March 2022 |
| Submissions | Number of Submissions: 12 Opposed: 10 |

Panel process

| | |
|------------------------|--|
| The Panel | Annabel Paul (Chair), John Roney |
| Directions Hearing | By video conference, 9 September 2022 |
| Panel Hearing | By video conference, 3, 4, 5, 6 and 7 October 2022 |
| Site inspections | Unaccompanied, 30 September 2022 |
| Parties to the Hearing | Appendix B |
| Citation | Melbourne PSA C405melb [2022] PPV |
| Date of this report | 29 November 2022 |

Executive summary

Melbourne Planning Scheme Amendment C405melb seeks to implement the findings of the *'Carlton Heritage Review, November 2021'* and the *'Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021'*.

Carlton Heritage Review, November 2021

The Amendment forms part of Melbourne City Council's ongoing review of heritage in the municipality and builds on previous heritage studies and associated amendments. Heritage is recognised as being central to Melbourne's identity and distinctiveness and provides the city with a competitive advantage over other capital cities as a place to live, work and visit.

The Victorian and Edwardian era architecture has been the focus of previous heritage studies and is widely recognised throughout Carlton by the application of Heritage Overlays, including the municipalities oldest and largest Heritage Overlay: HO1. This Review has also sought to include the assessment of interwar, postwar and postmodern buildings, that together reflect the diverse urban character of Carlton and the patterns of development over time. The Review has also identified new historical themes, including the importance of universities to Carlton, its multicultural history and Carlton in the 1970s and 1980s.

In implementing the findings of the Carlton Heritage Review, the Amendment seeks to include new places in the Heritage Overlay and remove some places where buildings have been demolished; update levels of significance; and introduce Statements of Significance for new and some existing individual Heritage Overlays.

Punt Road Oval (Richmond Cricket Ground) Heritage review, October 2021

The Amendment also seeks to implement the findings of the *'Punt Road Oval Heritage Review'*. The Punt Road Oval Heritage Review provided a comprehensive heritage assessment of Punt Road Oval after being inadvertently deleted from the Heritage Places Inventory in Amendment C258melb. While the former heritage grading in Heritage Overlay Schedule 2, East Melbourne Jolimont Precinct (HO2) was reinstated with Amendment C414, the Amendment now seeks to include Punt Road Oval as a 'significant' heritage place and include it in an individual Heritage Overlay. It also seeks to provide a Statement of Significance as an incorporated document to the Melbourne Planning Scheme.

Submissions

The Amendment was exhibited from 24 February to 31 March 2022 and received 12 submissions (including three late submissions). Two supported the Amendment and 10 opposed certain aspects of the Amendment.

Key issues raised in submissions include:

- whether the Heritage Overlay is justified
- whether the level of heritage significance applied to a heritage place is appropriate (for example, significant, contributory)
- whether the Statement of Significance accurately reflects the significance of a place and whether the heritage criteria applied is appropriate (for example Criterion A, B, C, D, E, F, G, H)
- whether the methodology of the Carlton Heritage Review is acceptable
- the impact of a Heritage Overlay on the development potential of sites.

Strategic justification

The Carlton Heritage Review and Punt Road Oval Heritage Review generally provides sound justification for the Amendment, including the provision of new Heritage Overlays and associated Statements of Significance. The Amendment is supported by and implements the relevant sections of the Planning Policy Framework and is consistent with the relevant Ministerial Directions and Planning Practice Note 1 – Applying the Heritage Overlay.

Overall, the Amendment is strategically justified and should proceed subject to the issues discussed in this Report.

Amendment C396melb – Heritage Grading corrections

Amendment C396melb included a number of changes to heritage gradings that were also included in the exhibited Amendment. As a result of gazettal of Amendment C396melb after exhibition of the Amendment, changes are now required to remove duplication between the Amendments.

Content of Statements of Significance

Many submitters raised matters of detail within Statements of Significance for individual properties relating to the accuracy of the information; the heritage criteria applied; and in some cases, suggested clarifications or additional wording. Council made post-exhibition changes in response to submissions and further changes to Statements of Significance were made at the end of the Hearing.

Changes included deleting the criteria of social significance (Criterion G) for the Chinese Mission Church and adding social significance as a criteria for the John Curtin Hotel within the Hotel Lincoln and Environs Precinct. The Panel agrees that there is no longer social significance associated with the Chinese Mission Church but does not consider that the appropriate justification was provided to include Criterion G for the John Curtin Hotel and that further work is required to justify this inclusion.

The University of Melbourne requested that the Earth Sciences Statement of Significance be updated to clarify that the elevated pedestrian bridge and Thomas Cherry building are not significant and Council agrees to this inclusion.

The Punt Road Oval Statement of Significance required clarification of what is significant and what parts of the ground were not significant and while the Richmond Football Club questioned whether aesthetic (Criterion E) and associative (Criterion H) should be applied, ultimately the Panel is satisfied that these heritage values had been appropriately demonstrated.

Comparative analysis

Submissions were critical of the comparative analysis for particular properties, including the RMIT buildings and the former Royal Women's Hospital Car Park. The Carlton Heritage Review noted that comparative analysis of later twentieth century places that included brutalist buildings did not have comparable places in existing Heritage Overlays in the study area. This was largely because the buildings were constructed after the Victorian through to interwar periods which was the focus of previous heritage studies. Instead, examples from outside the study area including international examples were used.

The Panel is satisfied that the requirements for comparative analysis of PPN01 were met, notwithstanding that some examples contained only partial similarities and they were not from within the study area.

Inventory listing

The Amendment included a number of corrections or updates to the Heritage Places Inventory. The Panel notes that some property addresses in the Inventory are confusing. This includes references to a street address where only part of the address has heritage significance, or addresses such as '1-13 Elgin Street' and '16 Barkly Street' that refer to the same property, yet only the building fronting Barkly Street is significant. Ultimately the Panel accepts Council's standardised format of entries in the Inventory that references back to Council's database.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Melbourne Planning Scheme Amendment C405melb be adopted as exhibited subject to the following:

1. **Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for:**
 - a) **38 Dorrit Street, Carlton and 153 Drummond Street, Carlton as 'contributory'**
 - b) **374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242 Palmerston Street and 21 and 23 Waterloo Street as 'contributory'**
 - c) **89-109 Grattan Street, Carlton including only 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Street) as 'significant'.**
2. **Amend the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97), as shown in Appendix E1, to:**
 - a) **Delete all references to the Chinese Mission Church at 148-150 Queensberry Street, Carlton having social significance (Criterion G)**
 - b) **Re-categorise the Chinese Mission Church at 148-150 Queensberry Street, Carlton from significant to contributory.**
3. **Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for 148-150 Queensberry Street, Carlton as 'contributory'.**
4. **Amend the Statement of Significance for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398), as shown in Appendix E2, as follows:**
 - a) **Under the heading 'What is significant?' amend the construction dates of the buildings**
 - b) **Under the heading 'Why is it significant?' in the discussion regarding Criterion A:**
 - **Amend the text to clarify the association of the buildings with the masterplan**
 - **Delete reference to the association of RMIT with Trades Hall.**
5. **Amend the Statement of Significance for 96 Grattan Street, Carlton (HO1391), as shown in Appendix E3, as follows:**
 - a) **Under the heading 'What is significant?' and 'How is it significant?' delete the words 'constructed in 1974 and'**
 - b) **Under the heading 'Why is it significant?' modify the second sentence to state the building was designed in 1971-1972 and constructed in 1973-1974**
 - c) **Amend the title of the Statement of Significance to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.**
6. **Amend the name of the heritage place in the Schedule to Clause 43.01 (HO1391) and the Schedule to Clause 72.04 to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.**

- 7. Amend the Statement of Significance for the Earth Sciences Building (HO1392), as shown in Appendix D4.**
- 8. Adopt the Incorporated document shown in Appendix F and make reference to this Incorporated document at the Schedule to Clause 43.01 for HO1392 and in the Schedule at Clause 72.04 of the Melbourne Planning Scheme.**
- 9. Amend the Statement of Significance for 'Office building, 207-221 Drummond Street, Carlton' (HO1395), as shown in Appendix E5, as follows:**
 - a) Under the heading 'What is significant?' and 'Why is it significant?' amend the date of construction to '1986'**
 - b) Under the heading 'Why is it significant?' include additional references to citations in publications, awards and concrete tilt slab construction features.**
- 10. Amend the Statement of Significance for the Punt Road Oval (HO1400), as shown in Appendix E6 to:**
 - a) Update the elements that contribute to the significance of the place under 'What is Significant'**
 - b) Update the discussion in 'Why is it significant?' to reference that cricket ceased being played at the ground in 2011; and clarify its social and aesthetic significance.**
 - c) Remove reference to significance in association with Thomas Wentworth Wills**
- 11. Amend the Heritage Overlay Schedule 1400 to provide for external paint controls only for the Jack Dyer Stand 1913-14 and 1927 wing.**
- 12. Delete proposals in Amendment C405melb that have been implemented in Amendment C396melb.**
- 13. Amend the address for HO27 in the schedule to Clause 43.01 to state 'Terrace Row, George's Terrace and Clare House 51-71 Cardigan Street, Carlton'.**
- 14. Amend the title of the Statement of Significance for HO1393 to 'Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) (November 2022) and make similar changes to other instances in the Statement of Significance where the address is referenced.**
- 15. Review the names and addresses of all heritage places in the Amendment to ensure they are applied consistently, where relevant, in the Statement of Significance, Schedule to Clause 43.01, Schedule to Clause 72.04 and the Heritage Places Inventory Part A.**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to introduce the recommendations of the Carlton Heritage Review November 2021 and the Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021.

Broadly, the Amendment proposes to:

- apply individual Heritage Overlays to seven places and introduce new Statements of Significance for each heritage place
- apply two serial listing Heritage Overlays to multiple sites and introduce new Statements of Significance for each heritage place
- amend three existing Heritage Overlays by converting them into three heritage precincts and introduce new Statements of Significance for each heritage place
- introduce Statements of Significance for 20 existing individual Heritage Overlays
- delete seven existing individual Heritage Overlays
- amend the existing incorporated document titled *Heritage Places Inventory February 2020 Part A* (Amended May 2021) and *Heritage Places Inventory Part B* to reflect a heritage category change for 59 properties (in addition to the new properties outlined above)
- amend the boundary and Statement of Significance for the HO1 Carlton Precinct Heritage Overlay.
- amend the existing Heritage Overlay maps for nine properties to correct mapping anomalies.

Specifically, the Amendment proposes to:

- amend Clause 22.05 (Heritage Places outside the Capital City Zone) to include reference to the *Carlton Heritage Review November 2021* for Part A of the policy
- amend the Schedule to Clause 43.01 (Heritage Overlay) by including seven new individual Heritage Overlays and Statements of Significance:
 - HO1390 – Building 94, Royal Melbourne Institute of Technology (RMIT) (23-37 Cardigan Street, Carlton)
 - HO1391 – Royal Women’s Hospital Carpark (96 Grattan Street, Carlton)
 - HO1392 – Earth Sciences Building, University of Melbourne (253-283 Elgin Street, Carlton)
 - HO1393 – Building 71, Royal Melbourne Institute of Technology (RMIT) (33-89 Lygon Street, Carlton – Building 71 only)
 - HO1394 – Cross Street Co-operative Housing (422-432 Cardigan Street, Carlton)
 - HO1395 – Commercial/office building (207-221 Drummond Street, Carlton)
 - HO1396 – Townhouses (129-141 Canning Street, Carlton)
- include two new serial listing Heritage Overlays and Statements of Significance:
 - HO1397 – Ministry of Housing Infill Public Housing (78 Kay Street, 43-45 Kay Street, 75-79 Kay Street, 136 Canning Street, 56-58 Station Street, 60-62 Station Street, 76 Station Street, 80 Station Street, 51 Station Street, 53 Station Street, Carlton).

- HO1398 – Buildings 51, 56 and 57, Royal Melbourne Institute of Technology (RMIT); Building 51 (80-92 Victoria Street, Carlton), Building 56 (33-89 Lygon Street, Building 56 only) and Building 57 (33-89 Lygon Street, Building 57 only).
- revise three existing individual Heritage Overlays to form new heritage precincts and introduce Statements of Significance for each place:
 - HO64 – 1-31 Lygon Street with new precinct name ‘Former Carlton Union Hotels Precinct’
 - HO81 – 5-21 Pelham Street with new precinct name ‘Former Children’s Hospital Precinct’
 - HO97 -128-140 Queensberry Street with new expanded precinct named ‘Hotel Lincoln and Environs Precinct’
- delete seven existing individual Heritage Overlays:
 - HO28 – 71 Cardigan Street, Carlton (due to incorrect mapping)
 - HO34 – 245-257 Cardigan Street, Carlton (incorporate into HO1)
 - HO70 – 16-22 Orr Street, Carlton (due to demolition)
 - HO96 – 106-108 Queensberry Street, Carlton (incorporate into HO97)
 - HO807 – 144-146 Queensberry Street, Carlton (incorporate into HO97)
 - HO811 – 630 Swanston Street and 253-275 Elgin Street, Carlton (due to demolition)
 - HO117 – 784-786 Swanston Street and 253-275 Elgin Street, Carlton (due to demolition)
- revise the addresses of seven existing individual heritage places:
 - HO27 – 51-65 Cardigan Street, Carlton to Terrace Row, George’s Terrace, Clare House 51-71 Cardigan Street, Carlton
 - HO71 -22-24 Palmerston Street, Carlton to Hotel and Residences 18-24 Palmerston Street, Carlton
 - HO82 – 96 Pelham Street, Carlton to Factory / Warehouse 96-106 Pelham Street, Carlton
 - HO90 – 59 Queensberry Street, Carlton to Former Catholic Apostolic Church now known as Romanian Orthodox Church of St Peter and Paul 53-63 Queensberry Street, Carlton
 - HO111 – 466 Swanston Street, Carlton to Pair of Shops and Residences 462-468 Swanston Street, Carlton
 - HO57 – from Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton to Kathleen Syme Education Centre (Former Primary School No. 112) 249-263 Faraday Street, Carlton
 - HO68 – from Trades Hall 2 Lygon Street & 172 Victoria Street, Carlton to Trades Hall 2-40 Lygon Street, Carlton
- amend the *Heritage Precincts Statements of Significance February 2020* by changing the date to November 2021 and removing the Carlton Precinct Statement of Significance
- introduce a revised HO1 Carlton Precinct Statement of Significance November 2021 incorporated document
- introduce separate Statements of Significance for the following 20 existing individual Heritage Overlay places:
 - HO35 – 18-22 Cardigan Street, Carlton
 - HO36 – 50-56 Cardigan Street, Carlton
 - HO27 – 51-71 Cardigan Street, Carlton
 - HO29 – 83-87 Cardigan Street, Carlton

- HO30 – 101-111 Cardigan Street, Carlton
- HO32 – 199-201 Cardigan Street, Carlton
- HO56 – 272-278 Faraday Street, Carlton
- HO71 – 18-24 Palmerston Street, Carlton
- HO82 – 96-106 Pelham Street, Carlton
- HO87 – 19 Queensberry Street, Carlton
- HO90 – 59 Queensberry Street, Carlton
- HO91 – 133-135 Queensberry Street, Carlton
- HO103 – 25-27 Rathdowne Street, Carlton
- HO809 – 29-31 Rathdowne Street, Carlton
- HO104 – 49 Rathdowne Street, Carlton
- HO111 – 466 Swanston Street, Carlton
- HO112 – 508-512 Swanston Street, Carlton
- HO113 – 554-556 Swanston Street, Carlton
- HO116 – 676-682 Swanston Street, Carlton
- HO118 – 68-72 Victoria Street, Carlton
- amend Melbourne Planning Scheme Maps 5HO and 8HO to:
 - introduce seven new individual Heritage Overlays, two new serial listing Heritage Overlays, and delete seven individual Heritage Overlays to reflect the changes as described above
 - amend the boundary of three existing individual Heritage Overlays, including extend HO35 to include 22 Cardigan Street, Carlton; extend HO71 to include 18 Palmerston Street and 20 Palmerston Street, Carlton (delete HO1); and extend HO97 to apply to 144-146 Queensberry Street (delete HO807) and to apply to 148-150 Queensberry Street (currently no Heritage Overlay)
- amend boundaries due to mapping errors relating to nine existing individual Heritage Overlays:
 - HO32 – 199 Cardigan Street and 201 Cardigan Street to reflect the existing titles
 - HO57 – incorrectly applied to 112 Faraday Street. Delete HO57 and apply HO1 to 112 Faraday Street, Carlton
 - HO56 – 272-278 Faraday Street to reflect the existing title
 - HO82 – 96 Pelham Street to reflect the existing title
 - HO97- 138 Queensberry Street and 140 Queensberry Street to reflect the existing titles
 - HO90 – 53-63 Queensberry Street to reflect the existing title
 - HO103- incorrectly applied at 23 Rathdowne Street. Delete HO103 from 23 Rathdowne Street and apply HO992
 - HO809 – incorrectly applied to 35 Rathdowne Street. Remove HO809 from 35 Rathdowne Street and apply HO992
 - HO118 – 68-72 Victoria Street to remove 9 Lygon Street.
- amend the HO1 Carlton Precinct Heritage Overlay boundary to cover three (3) additional places:
 - 245-257 Cardigan Street (delete existing HO34)
 - 251-257 Cardigan Street – currently no Heritage Overlay
 - 138-142 Bouverie Street (Lincoln Square) – currently no Heritage Overlay
- amend the Schedule to Clause 72.04 (Incorporated documents) by:
 - introducing thirty-two (32) Statements of Significance

- amending the *Heritage Precincts Statements of Significance February 2020* by changing the date to November 2021 and removing the Carlton Precinct Statement of Significance
- introducing a revised HO1 Carlton Precinct Statement of Significance November 2021
- amending the Heritage Places Inventory February 2020 Part A (Amended May 2021) to:
 - change the date amended to November 2021
 - change the heritage category of 82 places
 - correct addressing and other anomalies
- amending the Incorporated document titled Heritage Places Inventory February 2020 Part B to add the date amended of November 2021 and to remove 24 properties
- amend the Schedule to Clause 72.08 Background documents by adding the Carlton Heritage Review November 2021 as a Background document.

The Amendment also implements the recommendations of the Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021. The Amendment makes the following changes on a permanent basis:

- amends Clause 22.05 (Heritage Places outside the Capital City Zone) to add the Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021 as a policy reference at Part A
- amends the Schedule to Clause 43.01 (Heritage Overlay) by including one (1) new individual Heritage Overlay (HO1400 Punt Road Oval (Richmond Cricket Ground) and Statement of Significance
- amends Melbourne Planning Scheme Map 9HO by deleting the part of HO2 East Melbourne and Jolimont Precinct that currently applies to Punt Road Oval and a small section of Yarra Park to the southeast and applying HO1400 to Punt Road Oval and a small section of Yarra Park to the southeast
- amends the Schedule to Clause 72.04 (Incorporated documents) by:
 - introducing a Statement of Significance for the Punt Road Oval (Richmond Cricket Ground)
 - amending the Incorporated document titled Heritage Places Inventory February 2020 Part A (Amended May 2021) to change the date amended to November 2021 to include the Punt Road Oval (Richmond Cricket Ground) with a building category of ‘Significant’ and a streetscape category of ‘-’
- amends the Schedule to Clause 72.08 Background documents by adding the Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021 as a Background document.

(ii) The subject land

The Amendment applies to the area of Carlton shown in Figure 1, and to the Punt Road Oval and a small section of Yarra Park to the southeast of the Punt Road Oval in East Melbourne.

Figure 1 Carlton Heritage Review Study Area, Explanatory Report

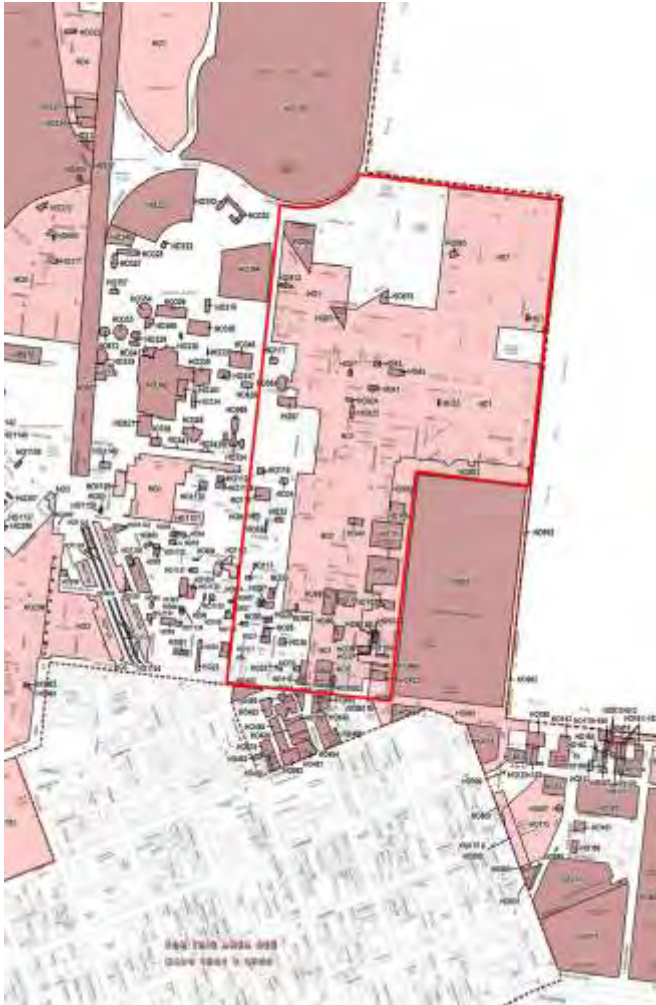


Figure 2 Punt Road Oval, Proposed Heritage Overlay 1400, Exhibited map



1.2 Background

The following amendments and earlier heritage studies provide background to the Amendment:

Table 1 Background to the Amendment

| Date | Document | |
|-----------------|--|--|
| 1983 | East Melbourne and Jolimont Conservation Study, Meredith Gould | Included the Punt Road Oval, and consolidated earlier conservation studies prepared in 1975, 1978 and 1979 |
| 1984 | Carlton, North Carlton and Princes Hill Conservation Study, Nigel Lewis & Associates, 1984 | Original conservation study for Carlton |
| “ | The Lygon Street Action Plan Study | Separately reviewed the Lygon Street area of Carlton |
| “ | Building Identification Forms | For assessed buildings in the study area |
| “ | A and B Grade Building Citations | In a second volume to the Study |
| 1985 | East Melbourne and Jolimont Conservation Study | Previous assessment of the Punt Road Oval through this study, listing the ‘Richmond Cricket Ground and Pavilion’ with a C grading |
| 2013 | City of Melbourne Heritage Strategy, 2013 | Council’s heritage strategy for the municipality for the following 15 years |
| 2013 | City North Heritage Review, prepared by RBA Architects and Conservation Consultants | Review of places in the south-western area of Carlton (south of Grattan Street and west of Swanston Street) within the City North renewal area |
| 15 October 2015 | Amendment C198 implemented the City North Heritage review | |
| 10 July 2020 | Amendment C258melb – City of Melbourne Heritage Policies Review and Heritage Gradings Conversion | Converted the previous A-D grading system to a significant, contributory and non-contributory category system and revised the previous heritage policies in clauses 22.04 and 22.05. Approximately 400 C and D graded buildings were excluded from the Amendment given methodological issues |
| “ | Heritage Places Inventory February 2020 Part A | Listed the majority of heritage buildings in the municipality with their corresponding heritage categories |
| “ | Heritage Places Inventory February 2020 Part B | Retained listing for buildings yet to be converted to the new heritage system |
| “ | Updated Clause 22.04 Heritage Places in the Capital City Zone and | |

| | Clause 22.05 Heritage Places outside the Capital City Zone | |
|---|--|--|
| 11 November 2021 | Amendment C414melb, Heritage Places Inventory Correction | Corrected obvious errors in the incorporated document, Heritage Places Inventory, February 2020 Part B, by restoring the grading for the 'Richmond Cricket Ground & Pavilion' also known as Punt Road Oval which was omitted from Amendment C258melb |
| 19 November 2021 Amendment requested | Amendment C404melb, Carlton Heritage Review – Interim Controls | Provided interim Heritage Overlays (under 20(4) of the Planning and Environment Act) for 53 places while permanent controls were pursued through Amendment C405melb |
| 28 March 2022 Amendment requested | Amendment C427melb – Interim Controls for Punt Road Oval | Proposed interim controls for the Punt Road Oval, however the amendment was not pursued as an alternative approach has been taken to retain the C grading through C414melb described above |
| 30 June 2022 | Amendment C421melb – Punt Road Oval Redevelopment | Introduced a Specific Controls Overlay to facilitate the redevelopment of the Punt Road Oval, including the demolition of the Jack Dyer Stand |
| 7 July 2022 | Amendment C396melb – Heritage Grading Corrections | Finalised the conversion of the outstanding places from Amendment C258melb that required further review or were incorrectly converted. Punt Road Oval was inadvertently excluded from C396melb. The Heritage Places Inventory February 2020 Part B now only contains one entry for Punt Road Oval (listed as Richmond Cricket Ground & Pavilion). Changes now approved in Amendment C396melb were also included in the exhibited Amendment C405melb to make it clear that they had been considered and were implemented in the event that Amendment C396melb did not proceed. Changes are now required to remove duplication between the Amendments |
| 9 September 2022 | Amendment C387melb, Hoddle Grid Heritage Review | Implemented the findings of the Hoddle Grid Heritage Review 2020 on a permanent basis. Consequential |

| | | |
|-------------------|---|---|
| | | changes will be required to reflect the gazettal of Amendment C387melb |
| 21 September 2022 | Amendment C409melb, Planning Policy Framework (PPF) Translation | This translated the LPPF content into the new integrated PPF and Municipal Planning Strategy (MPS), consistent with the structure introduced by VC148 |

1.3 Procedural issues

Following the appointment of the Panel on the 18 August 2022, two late submissions were received, from:

- Queensberry Street Pty Ltd, the purchaser of the property at 148-150 Queensberry Street, Carlton.
- Australian Churches of Christ Global Missions Partners, the owner of 148-150 Queensberry Street, Carlton.

Council referred the submissions to the Panel and submissions were made by both parties at the Panel Hearing.

The letter of Authorisation for the Amendment from the Minister of Planning was subject to the following conditions:

Prior to identifying Punt Road Oval as an 'Aboriginal heritage place' in the schedule to the Heritage Overlay:

- a) Undertake further consultation with the Registered Aboriginal Party; and
- b) Determine whether the Punt Road Oval is included on the Victorian Aboriginal Heritage Register and subject to the requirement of the Aboriginal Heritage Act 2006, consistent with Clause 43.01-10 which provides 'A heritage place specified in this overlay as an Aboriginal heritage place is also subject to the requirements of the Aboriginal Heritage Act 2006'; and
- c) Make any consequential changes to the amendment in consultation with DELWP officers.

Council received advice that the Punt Road Oval is included on the Victorian Aboriginal Heritage register (VAHR 7822 – 2504).

Council wrote to the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation (the registered Aboriginal Party) seeking their feedback. Council officers advised DELWP that they were unable to properly consult with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and therefore as they could not satisfy the conditions of authorisation, they would not proceed with identifying Punt Road Oval as an Aboriginal heritage place in the schedule to the HO. They advised of their intent to consult with the Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation and if the corporation supported identifying the Punt Road Oval as a heritage place, Council would progress this as a future planning scheme amendment.

1.4 Summary of issues raised in submissions

Council received 12 submissions, of which two generally supported the Amendment and the remaining raised objections to part of the Amendment.

Issues were raised in relation to the overall methodology of the Carlton Heritage Review and concerns that there was a lack of Statements of Significance for significant building within HO1.

Issues raised in relation to individual places proposed to be included in a Heritage Overlay include:

- place did not meet the threshold for heritage protection and therefore a Heritage Overlay should not be applied
- criterion applied that was not considered applicable
- accuracy or details in the Statement of Significance

Some submitters raised concerns with the property identification / address listing in the Heritage Overlay Schedule and incorporated document.

One submitter requested that an incorporated document be applied to allow for exemptions for minor buildings and works.

Other issues raised included that there was too much heritage protection in Carlton; impact on development potential by the application of a Heritage Overlay; and the impacts of a Heritage Overlay in preventing the development of affordable or medium density housing.

1.5 Post-exhibition changes proposed by Council

Following its review of submissions, Council proposed to make the following changes to the Amendment:

- Recategorise several buildings in HO1 in the Heritage Places Inventory Part A
- Amend the Statement of Significance for the former Carlton Union Hotels Precinct to reflect the social significance of the John Curtin Hotel
- Amend the Statement of Significance for the Punt Road Oval
- Correct the Heritage Places Inventory for a number of properties.

Council also noted some of the exhibited changes in the Amendment have already been made to the Planning Scheme as part of the gazettal of Amendment C396melb. Details regarding these matters is addressed in Chapter 8.

1.6 The Panel's approach

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. 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
- Strategic justification
- General issues
- Heritage precincts
- Serial Listing – RMIT University Buildings 51, 56 and 57 (HO1398)
- Individual heritage places
- Other matters

1.7 Limitations

The Panel has not addressed submissions supporting the Amendment or issues relating to citations, as these do not form part of the Amendment documentation.

The Panel has also not addressed the new Heritage Overlay and Statement of Significance for RMIT Building 71 (33-69 Lygon Street, Carlton) or the extension of the HO35 boundary to include RMIT Building 92 (22 Cardigan Street, Carlton). While RMIT initially objected to these aspects of the Amendment, RMIT did not pursue this at the Hearing.

The Panel has not made any recommendations to update or modify the Heritage Review Background Reports, however Council may choose to do this for consistency.

2 Planning context

2.1 Planning Policy Framework

Council submitted that the Amendment is supported by various clauses in the Planning Policy Framework, which the Panel has summarised below.

Victorian planning objectives

The Amendment will implement section 4(1)(d) of the *Planning and Environment Act 1987* (the Act) 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
- balance the present and future interests of all Victorians.

Planning Policy Framework

The Amendment supports:

- **Clause 2.03-4** (Built Environment and Heritage) that seeks to protect and enhance the City's distinctive physical character and heritage and maintain the importance of identified places and precincts of heritage significance.
- **Clause 15** (Built Environment and Heritage) which provides that: Planning should protect places and sites with significant heritage, architectural, aesthetic and cultural value.
- **Clause 15.01-1R** (Urban design – Metropolitan Melbourne) which seeks to create a distinctive and liveable city with quality design and amenity.
- **Clause 15.03-1S** (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant strategies are:
 - Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - 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 where their use has become redundant.
 - Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

2.2 Other relevant planning strategies and policies

(i) Plan Melbourne

Plan Melbourne 2017-2050 sets out strategic directions to guide Melbourne's development to 2050 to ensure it becomes more sustainable, productive and liveable as its population approaches 8 million. It is accompanied by a separate implementation plan that is regularly updated and refreshed every five years.

Plan Melbourne is structured around seven Outcomes, which set out the aims of the plan. The Outcomes are supported by Directions and Policies, which outline how the Outcomes will be achieved. The following are relevant to the Amendment:

- **Principle 1, 'A Distinctive Melbourne'**: To ensure Melbourne remains distinctive, its strengths will be protected and heritage preserved while the next generation of growth is planning to complement existing communities and create attractive new neighbourhoods.
- **Outcome 4**: Melbourne is a distinctive and liveable city with quality design and amenity
 - **Direction 4.4**: Respect Melbourne's heritage as we build for the future
 - **Policy 4.4.1**: Recognise the value of heritage when managing growth and change
 - **Policy 4.4.2**: Respect and protect Melbourne's Aboriginal cultural heritage
 - **Policy 4.4.3**: Stimulate economic growth through heritage conservation
 - **Policy 4.4.4**: Protect Melbourne's heritage through telling its stories.

At Policy 4.4.1 Plan Melbourne states that there will need to be a continuous identification and review of currently unprotected heritage sites and targeted assessments of heritage sites in areas identified as likely to be subject to substantial change.

2.3 Planning scheme provisions

Heritage Overlay

The Heritage Overlay purposes are:

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To conserve and enhance heritage places of natural or cultural significance.
- To conserve and enhance those elements which contribute to the significance of heritage places.
- To ensure that development does not adversely affect the significance of heritage places.
- To conserve specifically identified heritage places by allowing a use that would otherwise be prohibited if this will demonstrably assist with the conservation of the significance of the heritage place.

The Heritage Overlay requires a planning permit to demolish, subdivide, build or carry out works. The Heritage Overlay enables its Schedule to specify additional controls for specific trees, painting previously unpainted surfaces, internal alterations and an incorporated plan (which may exempt buildings and works and other changes from requiring a planning permit). The Schedule may also identify if a place can be considered for uses that are otherwise prohibited, subject to a planning permit.

2.4 Ministerial Directions and Practice Notes

Ministerial Directions

The Explanatory Report discusses how the Amendment meets the relevant requirements of:

- Ministerial Direction 11 (Strategic Assessment of Amendments)
- Ministerial Direction (The Form and Content of Planning Schemes pursuant to section 7(5) of The Act) – referred to as Ministerial Directions 7(5) in this Report.

That discussion is not repeated here.

Planning Practice Note 1 – Applying the Heritage Overlay (August 2018)

Planning Practice Note 1 provides guidance about using the Heritage Overlay. It states that the Heritage Overlay should be applied to, among other places:

Places identified in a local heritage study, provided the significance of the place can be shown to justify the application of the overlay.

Planning Practice Note 1 specifies that documentation for each heritage place needs to include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria. It recognises the following model criteria (the Hercon criteria) that have been adopted for assessing the value of a heritage place:

- Criterion A:** Importance to the course or pattern of our cultural or natural history (historical significance).
- Criterion B:** Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).
- Criterion C:** Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).
- Criterion D:** Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).
- Criterion E:** Importance in exhibiting particular aesthetic characteristics (aesthetic significance).
- Criterion F:** Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance).
- Criterion G:** Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).
- Criterion H:** Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).

3 Strategic justification

3.1 Carlton Heritage Review November 2021

The Carlton Heritage Review, November 2021 prepared by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd provided the strategic justification for the proposed heritage places in Carlton.

The study area included the majority of the suburb of Carlton, incorporating properties and land located south of Princes Street, west of Nicholson Street; east of Swanston Street; and north of Victoria Street. The study area did not include the main Parkville campus of the University of Melbourne; the part of Carlton that was reviewed in the recent City North Heritage review; nor did it incorporate the Royal Exhibition Building and Carlton Gardens.

The study involved a review of all places in the study area, with and without existing Heritage Overlay controls, including Aboriginal heritage and places of shared values; private and public housing; public buildings and infrastructure; commercial, manufacturing, ecclesiastical, educational, artistic, cultural and recreational places; and landscapes including public squares. The study did not review places on the Victorian Heritage Register (VHR) or the Victorian Aboriginal Heritage Register (VAHR).

The study addressed the following issues:

- Are the current heritage controls comprehensive and reflective of contemporary heritage assessments and values?
- Is there a need for new individual Heritage Overlays?
- Is there a need for new heritage precincts?
- Is the boundary and extent of the large Carlton Precinct HO1 still appropriate; could it be reduced or expanded; or could the precinct be broken up into smaller precincts or sub-precincts?
- Are there places with Aboriginal values and associations?

The boundary and extent of HO992 World Heritage Environs Area Precinct was not reviewed, being the buffer zone to the World Heritage listed Royal Exhibition Building and Carlton Gardens.

The methodology included the following:

- review of previous work and studies
- community engagement including community engagement meetings and interactive map online
- research into the history of Carlton and of places within Carlton
- preparation of a Thematic Environmental History
- engagement with Traditional Owners
- fieldwork
- comparative analysis and 'thresholding' places
- preparation of citations for existing and places recommend for new heritage controls
- preparation of Statements of Significance for three existing graded places in HO1
- review and updating of the existing Statement of Significance for Carlton precinct HO1.

3.2 Carlton Heritage Review – Peer Review, Built Heritage 2021

Council commissioned a peer review of five citations for post-World War 2 places included in the Carlton Heritage Review. The *Carlton Heritage Review – Peer Review of Five Citations for Post World War 2 Places, Built Heritage Pty Ltd, June 2021* (Peer Review) was authored by Simon Reeves from Built Heritage Pty Ltd and related to:

- Cardigan House Carpark / Consulting Suites, 96 Grattan Street, Carlton
- University of Melbourne Earth Sciences Building, 253-275 Elgin Street, Carlton
- Office building, 221 Drummond Street, Carlton
- RMIT Buildings 51, 56 and 57 located at 80-92 Victoria Street, 115 Queensberry Street and 53 Lygon Street, Carlton
- RMIT Building 94, 23-27 Cardigan Street, Carlton.

The Peer Review included a review of the citations; site visit; literature review; additional historical research as deemed appropriate; additional comparative analysis as deemed appropriate and a consolidation of the findings, with a detailed response to each component of the citation to evaluate the basis for the Heritage Overlay.

The Peer Review concluded that all five places reached the threshold for local significance and are appropriate for inclusion within a Heritage Overlay. The report concluded that the citations were generally well researched and written and provide an adequate argument for significance at the local level. A few minor shortcomings were noted and the report made some recommendations in relation to the inclusion of additional or slightly different information. The Peer Review process concluded that the citations tended to understate the significance of the places, with the author considering the places having an even stronger basis for local significance.

The author of the Peer Review was not called to give evidence at the Hearing.

3.3 Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021

Council commissioned Context to carry out a heritage review of the Punt Road Oval (Richmond Cricket Ground) in June 2021.

The review was undertaken in accordance with the Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013 (the Burra Charter) and Planning Practice Note 1. 'Applying the Heritage Overlay' (DELWP, August 2018) (PPN01).

The tasks set out in the brief were:

- clarify the place name
- undertake a full heritage review of the Richmond Cricket Ground and Jack Dyer Stand
- prepare a full citation
- recommend changes if any to the Schedule to Clause 43.01 (Heritage Overlay)
- review the Statement of Significance for HO2 East Melbourne and Jolimont Precinct and review the Statement of Significance if required
- recommend a heritage category using the current significant, contributory, non-contributory system.

The review included:

- review of the East Melbourne and Jolimont Conservation Study, 1983

- historical research, using accessible primary and secondary resources
- a site inspection (external areas only)
- comparative analysis against key themes identified through the historical research
- assessment of the heritage value of the place using the recognised heritage criteria in PPN01
- preparation of a citation for the place
- review of the precinct citation for the East Melbourne and Jolimont Precinct (HO2) in Heritage Precincts Statements of Significance February 2020 (incorporated document, Schedule to Clause 72.04)
- assigning a building category and streetscape grading

3.4 Evidence and submissions

Council submitted that the Amendment was underpinned by clear strategic support for heritage protection in the Planning Scheme and by a body of detailed and rigorous work. It submitted that the Amendment is consistent with the relevant Ministerial Directions, Plan Melbourne and State Planning Policy Framework that seeks to recognise Melbourne as a distinctive city and protect places of identified heritage. It also submitted that the Amendment supported the planning policies to conserve and enhance places and precincts of identified cultural heritage significance as a defining characteristic of the municipality.

Ms Gray's evidence on behalf of Council, was that the Carlton Heritage Review had been prepared using sound methodology consistent with accepted heritage practice and the requirements of PPN01. New places recommended for inclusion within a Heritage Overlay had been assessed against relevant criteria, and the Amendment had been prepared having regard to the existing heritage policy frameworks in the Melbourne Planning Scheme.

This was supported by the Peer Review of five properties within the Carlton Heritage Review that found the citations were generally well researched and well written and provided appropriate justification for heritage significance at the local level.

RMIT submitted that the research supporting the inclusion of the RMIT buildings was not thorough, and in part not accurate, and did not consider that the buildings met the requisite threshold of significance.

Ms Riddett, giving heritage evidence on behalf of RMIT was critical of aspects of the thematic history in relation to RMIT and considered that some examples used in the comparative analysis did not have commonalities with RMIT buildings 51, 56 and 57. This is further discussed in Chapter 6.

In relation to the Punt Road Oval Heritage Review, Dr Dyson's evidence was that the methodology, analysis and assessment of significance appropriately supported the identified significance of Punt Road Oval as of local significance to the City of Melbourne. The Richmond Football Club (RFC) while supporting the continued heritage recognition of the place, objected to the criterion of aesthetic significance (Criterion E) and associative significance (Criterion H).

The Carlton Residents Association raised a number of concerns with the methodology, including the high proportion of properties given a 'contributory' status, and the lack of individual Statements of Significance for significant properties within HO1. This is discussed further in Chapter 5.

3.5 Discussion and conclusion

The Panel is satisfied that the Carlton Heritage Review and the Punt Road Oval (Richmond Cricket Ground) Heritage Review are both consistent with PPN01 and follow the principles of the Burra Charter. There has been appropriate historical research of both primary and secondary sources, comparative analysis and review of previous heritage studies. The writing of the Statements of Significance and the mapping of places have followed the protocols outlined in PPN01.

While some submitters criticised the comparative analysis in relation to particular properties, the Panel is satisfied that the requirements of PPN01 are satisfied and while other comparators may be appropriate, this assessment does not need to be exhaustive. This is discussed further in individual property chapters.

The Peer Review provided an informative and useful contribution to the preparation of the Amendment. Review of the five buildings/groups of buildings prior to exhibition was an appropriate and prudent response to the recommendations of the Carlton Heritage Review having regard to the typology of the buildings. That said, the author of the Peer Review was not called to give evidence and the report was not tested at the Hearing. On this basis, the Panel has given the Peer Review limited weight and it was not determinative in the Panel's assessment.

For the reasons set out in the following chapters, the Panel concludes that the Amendment is supported by, and implements, the relevant sections of the PPF, 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 as discussed in the following chapters.

4 General issues

This Chapter refers to issues which apply across more than one individual place or precinct. Where a submission raised only general issues, it is not referred to in subsequent chapters.

4.1 Development opportunity

(i) The issue

The issue is whether development opportunity is relevant when assessing the heritage significance of an individual place or a precinct.

(ii) Submissions

Queensberry Street Pty Ltd (Submitter 11), the purchaser of the land at 148-150 Queensberry Street (Chinese Mission Church) submitted that the Heritage Overlay would have 'an outsized' impact on the land's development potential. It highlighted that the Design and Development Overlay, Schedule 45 (DDO45) that applies to the site has a preferred maximum building height of nine storeys, and being a discretionary control and based on the heights of surrounding developments, the site may have a greater development potential, particularly if consolidated with the adjoining site.

The submission also noted that the Heritage Overlay generally does not permit full demolition, and if the building is needed to be retained, the opportunity for consolidated basement car parking is lost and any new development would be limited by being setting back to not dominate the heritage place.

The Australian Churches of Christ Global Missions Partners Ltd (Submitter 12), being the registered owners of the Chinese Mission Church, submitted that the building on the property was not the type of building that can be used for a community, given that the toilets are located outside; no works have been done on the property for a considerable period of time; and the property has no car parking.

Submitter 10 raised issues of housing affordability and the impact of heritage controls in preventing more medium-scale development that serves families. An example of the property at 47-49 Canning Street was provided, being a 1950s dwelling owned by Council. The submitter stated that the land is the size of at least six terrace houses and until recently had no heritage protection. The submitter suggests that ideally Council would build affordable housing on the site, or alternatively allow someone else to develop it.

A second example provided was 207-221 Drummond Street, Carlton. The submitter stated that this was a large site that could be developed into houses, but heritage controls will limit what is possible. The existing building is a modern office building and it was submitted that it was not something that the community values.

RMIT submitted that the RMIT buildings subject to the Amendment are large buildings on large lots in a constrained central city university campus, that is also part of the National Employment and Innovation Cluster (NEIC). It submitted that the application of a Heritage Overlay is a decision that the current values outweigh possible future values. It stated:

To impose a requirement that these large assets must be retained, as is, in perpetuity is a very significant intervention and a very weighty decision to arrive at.

Council submitted that it was incorrect to say that the Panel is being asked to make a decision that the current value of the heritage place outweighs any future value, stating that there was no evidence about what the future value of the places would be. No economic or planning assessment was provided and no information from RMIT was provided about future plans for the buildings or land. Council submitted that in any event, the proper time to engage with such assessments is at the permit stage. It stated the only task the Panel has before it is to assess whether the place has reached the threshold for local significance.

(iii) Discussion

The Panel agrees with Council that its task is to assess whether the places nominated for a Heritage Overlay have demonstrated that they meet one or more of the criteria for local significance as outlined in PPN01. It is not to make a judgement about whether or not the existing buildings value outweighs a potential future redevelopment of a site. The Panel has no information before it to make such a judgement. As concluded by many previous Panels, it is at the planning permit application stage that detailed considerations will be made about whether or not to allow part or full demolition of a building; the extent and design of new development; and the overall net community benefit of any proposed changes to the site. This will be guided by the planning policy context for the site including heritage and other policies in the Planning Scheme, the zoning of the land, other applicable overlays and planning controls, and site features.

The Panel notes that economic impacts may be considered if they translate into broader social or economic effects to the community, but this is different than financial impacts to a particular land owner or occupier. While the inclusion of a Heritage Overlay on a particular property may reduce the potential yield for future redevelopment, or limit the ability to provide for a certain development outcome, there was no evidence that the Amendment would result in unacceptable economic impacts to the community.

(iv) Conclusion

The Panel concludes that development opportunity is not relevant when assessing heritage significance or when deciding whether to apply the Heritage Overlay.

5 Heritage precincts

5.1 Carlton Precinct (HO1)

The Carlton Precinct (HO1) is an existing heritage place in the Planning Scheme. The existing Statement of Significance for the Carlton Precinct is an incorporated document to the Planning Scheme and includes background and context and the Statement of Significance, including 'What is significant?', 'How is it significant?' and 'Why is it significant?'.

The Amendment proposes to make various changes to the Statement of Significance. The changes relating to 'What is significant?', 'How is it significant?' and 'Why is it significant?' from the exhibited Statement of Significance are reproduced below.

Exhibited Statement of Significance

What is significant?

Carlton Precinct was developed from the mid-nineteenth century as part of the extension of Melbourne to its north during a period of significant population growth. Significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates. ~~Some places of heritage value may also be outside this date range.~~ Some individual places of heritage value are also outside this date range. ~~The precinct is mainly residential, with some commercial streetscapes and commercial buildings scattered throughout; institutional development; and limited small scale former manufacturing and industrial development, mostly dating from the early twentieth century.~~

The precinct is mainly residential, with some commercial streetscapes and buildings scattered throughout. There is some institutional development, and some small scale former manufacturing and industrial development. Various parks, gardens and squares, and mature street plantings and rows, are also components of significant development in the precinct.

There are areas in the precinct which display different built form characteristics. For example, commercial/retail development on Lygon and Elgin streets differs to the nearby fine-grained residential cottages and smaller terrace rows, and these in turn differ to the grander Boom style terraces and villas in the south of the suburb. It is also difficult to put clear boundaries around these different historic character areas, as the beginning and end of such development is not always evident. This is due to different periods and forms of development occurring in geographical proximity in the precinct. The different development is also historically integrated and related, and all part of the large and diverse Carlton Precinct.

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

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
 - Hipped roof forms with chimneys and parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity incorporating modest and larger buildings.
- Streets of consistent historic character, contrasting with those of more diverse character.
- ~~Streets which are predominantly residential and others which are predominantly commercial; with historic shops and hotels including corner hotels distributed across the precinct.~~

- [Streets which are predominantly residential and others which are predominantly commercial.](#)
- [Historic shops and hotels distributed across the precinct, including prominently located corner hotels in residential streets.](#)
- Importance of Lygon Street, one of inner Melbourne's most iconic commercial streets.
- Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.
- Buildings which diverge from the norm in their form and siting, constructed to irregular street intersections with sharp corners, and on asymmetrical allotments.
- ~~Early twentieth century small scale manufacturing and industry in some residential streets.~~
- [Nineteenth and early twentieth small-scale workshops in some residential streets, and to the rears of streets and accessed via ROWs.](#)
- [Limited in number but larger manufacturing buildings dating from the nineteenth through to the early twentieth century.](#)
- 'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, [Jewish and](#) Italian immigrants, and students of the 1960s and 1970s.
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and lanes.
 - Generally regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of lanes.
 - Pattern of finer grain allotment sizes to residential streets, with coarser grain to principal streets and roads.
 - Lanes which provide access to rears of properties and act as important minor thoroughfares.
 - Distinctive small public squares, influenced by London-style development, [including Macarthur Square, Murchison Square, Argyle Square, Lincoln Square and University Square.](#)
- Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.
- [Mature street plantings and tree rows.](#)
- Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by later central medians and street tree plantings.
- Views of the Royal Exhibition Building and Carlton Gardens from the west on Queensberry Street, and from other streets west of Rathdowne Street and south of Grattan Street.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation which is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

How is it significant?

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

Why is it significant?

Carlton Precinct is of **historical significance**, as a predominantly Victorian-era precinct which reflects the early establishment and development of Carlton, on the northern fringe of the city. It was planned on the basis of early 1850s surveys undertaken during Robert Hoddle's tenure as Surveyor General, with the first residential allotments located to the north of Victoria Street. The precinct retains a comparatively high level of intactness, and a very high proportion of pre-1900 buildings, including terrace (row) housing, complemented by historic shops, [former mainly small scale manufacturing and industrial buildings](#), institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including University Square, Macarthur [Square](#), Murchison Square, [Lincoln Square](#) and Argyle Square, also provide evidence of early planning. Princes Park is of historical significance, having been reserved in the 1840s by Superintendent of the Port Phillip District, Charles La Trobe. This visionary action resulted in a ring of parks and gardens surrounding inner Melbourne, of which Princes Park is a

stand out example. Part of the park, and later specifically Princes Oval, has been the home of the Carlton Football Club since the late 1870s. By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. Modest cottages and terrace rows on small allotments were more typical of the north, reflecting the historic working class demographic of this area of Carlton. The suburb is also home to a number of important institutions, namely Trades Hall, the first Royal Children's Hospital and the Queen Elizabeth Maternal Health centre. In the south, the proximity to the city and, notably, the prestige associated with the Royal Exhibition Building (REB) and Carlton Gardens, and the International Exhibitions of the 1880s was reflected in grander residential development. The World Heritage Listing of the REB and Carlton Gardens in 2004 was in recognition of the outstanding universal values associated with this site and its role in the international exhibition movement of the nineteenth and early twentieth centuries. [In the later twentieth century, Carlton was the focus of early conservation activism and campaigns to save historic buildings and streetscapes, many of which survive in the precinct but were being impacted by the Housing Commission of Victoria's slum clearance work and public housing construction programme. The precinct is also significant for its historical and ongoing association with the Woiwurrung \(Wurundjeri\) and Boonwurrung groups of the Kulin Nation, the Traditional Owners of the land, as well as other Aboriginal groups whose members have links to the area. Former generations of Aboriginal people inhabited the precinct area in the pre-contact period, while later generations continue to live, meet and re-connect in Carlton as part of the continuing 'internal migration' of Aboriginal people across Australia.](#)

Carlton Precinct is of **historical and social significance** for its later 'layers' of history and culture, including an ongoing connection with migrant groups. The arrival of people from Eastern Europe in the early twentieth century, followed by Italian immigrants, wrought significant change to the precinct. Lygon Street evolved into an iconic inner Melbourne commercial strip, [historically](#) valued by Melburnians for its Italian culture and colour. In the 1960s and 1970s, students also moved into Carlton in great numbers, with the suburb becoming synonymous with new and alternative social and artistic movements. This cultural awakening had wider ranging impacts on Australian arts, including literature and theatre. Carlton, in turn, has been well documented in popular culture, and featured in film and television. Princes Park is also of social significance, being highly valued by the community for providing opportunities for passive recreation and more formal sporting activities; and as the home of the Carlton Football Club.

The **aesthetic/architectural significance** of the Carlton Precinct [predominantly largely](#) rests in its Victorian-era development, including terrace and row housing, [commercial and manufacturing buildings](#), complemented by more limited Edwardian and interwar development. [There are also some notable modern developments by contemporary architects.](#) The pattern of nineteenth century subdivisions and land uses is reflected in the dense residential streetscapes, with commercial buildings in principal streets and sections of streets, and historic shops and hotels to residential street corners. Nineteenth century planning is also evident in the regular grid of wide, straight and long north-south and east-west streets, with secondary streets and a network of connecting lanes. The latter are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties, as well as performing the important role of minor thoroughfares through dense residential blocks. This reinforces the 'permeable' character and pedestrian nature of the precinct. Residential development in the precinct is also significant for its diversity, with a variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Streetscapes can have consistent heritage character, or more diverse character, reflecting stop-start bursts of building activity, changing styles and dwelling preferences, and later re-subdivision. Aesthetically, the principal streets are distinguished by central medians and tree plantings, with a sense of openness due to their width, and vistas available along their length. The parks and smaller squares, influenced by London-style development, also enhance the aesthetic significance.

(i) The issues

The Carlton Precinct covers a large part of Carlton. The current Statement of Significance for the precinct forms part of an incorporated document '*Heritage Precincts of Significance, February 2020*'. This document includes Statements of Significance for multiple heritage precincts in the City of Melbourne.

The Amendment proposes to:

- remove the Carlton Precinct Statement of Significance from the incorporated document *Heritage Precincts Statement of Significance February 2020*
- introduce a revised Statement of Significance for the Carlton Precinct as a new incorporated document *HO1 Carlton Precinct Statement of Significance*
- amend the extent of HO1
- update the *Heritage Places Inventory February 2020 Part A, (Amended November 2021¹)* (Heritage Places Inventory) regarding the categorisation of various properties within the Carlton Precinct.

The issues are whether:

- the extent of the Carlton Precinct (HO1) is appropriate or whether it should be broken into small precincts
- the Statement of Significance is appropriate
- there should be multiple Statements of Significance for the precinct and whether they should be Incorporated or Background documents
- the categorisation of significant, contributory and non-contributory buildings in the Heritage Places Inventory are appropriate.

(ii) Evidence and submissions

Boundary and extent of HO1

Council submitted that the Carlton Heritage Review considered whether the current boundary and extent of HO1 is appropriate or whether it should be reduced, expanded or broken up into smaller precincts or sub-precincts. It concluded that the large Carlton Precinct was best understood as a single heritage place and the patterns of development, built form character and significance were not sufficiently divergent in the precinct to warrant amending the boundaries or formally separating HO1 into smaller precincts.

Ms Kate Gray, giving heritage evidence on behalf of Council agreed with this assessment and said while there are differences in the built form in the north and south of HO1, there was no clear boundary between these areas which supported its division into smaller precincts. Additionally, she considered that such a change would undermine an appreciation of the significance of Carlton.

The Carlton Heritage Review recommended the inclusion of three additional properties within HO1:

- 245-249 Cardigan Street (deleted from HO34)
- 251-257 Cardigan Street
- Lincoln Square.

The Carlton Residents Association (CRA) submitted that HO1 was too large and should be segmented into smaller precincts. It submitted the current size of HO1 meant the Statement of Significance for the precinct was very broad in scope and this would make it difficult to use when assessing applications for demolition, alterations and new buildings for a particular property. The CRA submitted by segmenting HO1 into smaller precincts, it would enable the Statements of Significance for each precinct to be more specific to a smaller group of places.

¹ At the Hearing, Council advised this document had been updated by other amendments since the exhibition of Amendment C405melb and was now '(Amended August 2022)'

For example, the CRA submitted there should be a serial listing of the 'Carlton squares' (Argyle Square, Macarthur Square, Murchison Square, Lincoln Square and University Square) which would enable a Statement of Significance that is directed specifically to these places.

In response, Ms Gray's evidence was that the Carlton squares are a key structural and landscape element within HO1 and reflect early urban planning ideas for the area. She said these attributes are acknowledged in the exhibited Statement of Significance for HO1 and further detail on the squares is included in a stand-alone Statement of Significance in the Carlton Heritage Review. This separate Statement of Significance is proposed to have Background Document status.

Council supported the recommendations of the Carlton Heritage Review and the evidence of Ms Gray. It considered the large Carlton Precinct is best understood as a single heritage place.

Statement of Significance

Council submitted the changes to the existing HO1 Carlton Precinct Statement of Significance reflect the research and findings of the Carlton Heritage Review. It said the changes are an 'update' to the existing Statement of Significance rather than a full re-write.

Council said the excision of the Carlton Precinct Statement of Significance from the incorporated document *Heritage Precincts Statements of Significance, February 2020* was based on advice from DELWP. The new version of the Statement of Significance is a 'stand-alone' incorporated document.

No party objected to the specific content of the exhibited Statement of Significance.

The CRA expressed concern that no Statements of Significance were provided for places on the VHR, World Heritage Environs Area or significant and contributory places within HO1. It was also concerned that Statements of Significance for new significant heritage places within HO1 were not incorporated documents.

In response, Council said during the preparation of the Amendment, DELWP advised that Statements of Significance cannot be incorporated for significant places within a precinct unless a Statement of Significance is provided for every significant place. Council submitted that HO1 comprises approximately 580 significant places and it was not within the resources available for the Carlton Heritage Review to undertake that task.

Council noted that Statements of Significance were prepared for a small number of places within HO1 – the Carlton squares, the Clyde Hotel, 64-68 Drummond Street and the San Marco Social Club as part of this Amendment but those Statements of Significance are not proposed to be incorporated documents within the Scheme. Only the Statement of Significance for HO1 is proposed to be an incorporated document. The four additional Statements of Significance are proposed to be included in the Carlton Heritage Review as a Background document. Council submitted the four supplementary Statements of Significance are intended to provide additional information to the Statement of Significance for HO1.

In response to the issues raised by the CRA, Ms Gray's evidence was that:

- the study excluded State, national and world heritage listed places because these places are subject to other controls under the *Heritage Act 2017* and the *Environment Protection and Biodiversity Conservation Act 1999*
- the Royal Exhibition Building and Carlton Gardens (which are included in the World and National heritage lists) and its Management Plan documentation (including the Strategy

Plan) is subject to separate review processes (including processes that are currently in progress)

- Statements of Significance were generally not prepared for significant or contributory heritage places within the Carlton Precinct (or any other precincts) because this was outside the scope of the study
- appreciation of the heritage values of significant and contributory places within the precinct is supported by the relevant updated Statement of Significance for the Carlton Precinct.

Ms Gray said the additional Statements of Significant for the four select places in HO1 are all significant places. She noted section 3.9 of the Carlton Heritage Review states:

The purpose of the statements is to provide additional information on places where the heritage values may not be as easily understood or may require further explanation, and are intended to be read in conjunction with (in addition to) the HO1 precinct statement of significance. The statements have more limited information than is included in the citations for individual Heritage Overlay places but include some historical and descriptive detail, and a statement in the 'What? How? Why?' format.

In her evidence statement, Ms Gray concluded:

The revised Statement of Significance for HO1 identifies key attributes which describe the built form characteristics which support the assessed significance of HO1. While individual heritage places within the precinct are not described/assessed in detail in the statement there is sufficient detail to understand the heritage value of significant and contributory places.

Categorisation of places in the Heritage Places Inventory

The CRA raised a number of concerns with respect to the categorisation of heritage places in the Carlton Precinct in the Heritage Places Inventory including:

- the gradings conversion process completed as part of Amendment C258melb
- the need for a more detailed review of the significance of each property
- the high percentage of places that are categorised as contributory rather than significant
- the categorising of places as contributory will afford less heritage protection.

The CRA identified a number of specific examples where it considered properties should be re-categorised. For example:

- 153-157 Drummond Street – categorised as non-contributory (153 Drummond) and contributory (155-157 Drummond) but all should be categorised as significant
- 38 Dorrit Street – categorised as non-contributory but should be categorised as at least contributory
- 138 Queensberry Street – categorised as contributory but should be categorised as significant
- various properties in Charles, David and Dorrit Streets – categorised as contributory but should be significant.

The CRA also identified a number of properties listed on the Victorian Heritage Register (VHR) that should be more clearly described in the Heritage Places Inventory.

Submission 10 queried the categorisation of 47-49 Canning Street as contributory, stating there was no justification for this categorisation and that it had similar characteristics to 89-91 Kay Street, which is non-contributory. On this basis, it submitted 47-49 Canning Street should be non-contributory. The property is owned by Council.

In response to the general issues of the categories applied to places in the Carlton Precinct, Ms Gray noted:

- the scope of the Carlton Heritage Review did not include a first principles assessment of significant, contributory and non-contributory listings in the Heritage Places Inventory
- confirmation of the categories in the Heritage Places Inventory had been a key focus of Amendment C258melb (completed and gazetted on 10 July 2020) and the conversion from the earlier alphabetical grading systems to the significant, contributory and non-contributory system occurred in that amendment
- no change is proposed to the significant, contributory and non-contributory system implemented under Amendment C258melb
- the place categories in the study area were reviewed in the Carlton Heritage Review, but the approach was to check and confirm the existing categories during fieldwork and identify any anomalies for further review
- as a consequence of anomalies identified in the fieldwork, some changes were recommended to the Heritage Places Inventory
- there were also other category reviews undertaken and changes recommended in response to specific queries referred by the City of Melbourne
- changes to the category of a place have been detailed in the study documentation
- the vast majority of places have retained their significant or contributory categories and additional heritage places are identified and recommended for heritage protection
- contributory and significant heritage places are acknowledged (whether collectively or individually) in precinct or individual Statements of Significance, in the Heritage Places Inventory and in the supporting citations
- the identification of significant and contributory heritage places is not based on achieving a particular proportion of these categories within the study area or a particular heritage precinct
- along with the significant heritage places, contributory heritage places make a fundamental contribution to the values for which the precincts are recognised
- significant and contributory places are subject to the relevant heritage provisions and policies included in the Planning Scheme
- there will be no reduction in heritage protection in the study area as a result of the Carlton Heritage Review.

Ms Gray reviewed each of the specific properties referred to by the CRA and submitter 10. A detailed response to each property was provided in her evidence statement and she concluded:

- 153 Drummond Street should be re-categorised as contributory as there was an error in the documentation arising from a mis-numbering of the property address
- 38 Dorrit Street should be re-categorised as contributory due to recent sympathetic alterations to the façade of the dwelling that have improved the presentation and its contribution to the heritage character of the precinct
- properties on the VHR were beyond the scope of the Amendment and are matters for Heritage Victoria
- no further changes to the categorisation of the other specified properties were warranted.

At the Hearing, the CRA accepted the further research completed by Ms Gray with respect to 46-48 Dorrit Street and acknowledged that these dwellings appear to have replaced an earlier residential pair at this address.

Council agreed with the conclusions of Ms Gray. It noted this advice was provided to Council by Lovell Chen as part of its consideration of submissions. On 23 June 2020, Council issued an informal notice to the property owners of 153 Drummond Street and 38 Dorrit Street advising of the intention to recategorise both of these properties and gave them an opportunity to make a submission regarding these changes. No submissions were received from the owners or occupiers of these properties.

Addresses in the Heritage Places Inventory

The CRA noted that 81-109 Grattan Street is categorised as significant, however the property includes multiple buildings and some of these are non-contributory. It said the Heritage Places Inventory should be modified to make it clearer which buildings are significant and which are non-contributory.

Ms Gray confirmed that 81-109 Grattan Street combines a series of buildings which were previously graded and listed separately. She said the site includes a mix of significant late nineteenth century buildings as well as non-contributory late twentieth century buildings and it was appropriate for these to be more clearly expressed in the Heritage Places Inventory.

Council supported these changes.

As the Heritage Places Inventory only identifies significant and contributory buildings (not non-contributory places), Council proposed to amend the Heritage Places Inventory to show the following significant places as part of 81-109 Grattan Street:

- 101-103 Grattan Street
- 105 Grattan Street
- 107-109 Grattan Street (including 40-44 Grattan Place).

The CRA made similar observations regarding 374-386 Cardigan Street (Australian College of Optometry), which is identified in the Heritage Places Inventory as contributory but includes some non-contributory buildings.

Ms Gray and Council agreed the Heritage Places Inventory should be modified to more clearly identify the contributory buildings at 374-386 Cardigan Street as including:

- 378 Cardigan Street
- 380 Cardigan Street
- 382 Cardigan Street
- 242 Palmerston Street
- 21 Waterloo Street
- 23 Waterloo Street.

Twelfth Red Tape Pty Ltd (TRT) are the owners of 1-13 Elgin Street and 16 Barkly Street, Carlton. The properties adjoin each other but are on separate titles (1-13 Elgin St, Lot 1 Plan TP 539942 and 16-18 Barkly Street, Lot 1 Plan TP 566772). There are separate but adjoining buildings on each title. The building at 1-13 Elgin Street is an industrial building/motor garage. The building at 16 Barkly Street is a nineteenth century cottage.

The properties have however been combined into one holding and a property search under either 1-13 Elgin Street, Carlton or 16-18 Barkly Street, Carlton reveals the same land. Council also submitted its property data base records both properties as a single address (1-13 Elgin Street).

Figure 3 Property Report 16-18 Barkly Street, Carlton



The Carlton Heritage Review states:

Contributory grading applies to the single storey C19 cottage at this address which faces Barkly Street and not the adjoining industrial building/motor garage which appears to be part of this address.²

As exhibited, the Heritage Places Inventory shows the following.

Table 2 Exhibited Heritage Places Inventory extract, 1-3 Elgin Street, Carlton

| Street | Number | Building Category | Significant Streetscape |
|--------------|--------------------|-------------------|-------------------------|
| Elgin Street | 1-13, includes: | Contributory | - |
| | • 16 Barkly Street | Contributory | - |

TRT submitted the properties were identified in Amendment C396melb as 1-13 Elgin Street, with the sub-address of 16 Barkly Street having a category of contributory. The exhibited Amendment proposes 1-13 Elgin Street as contributory, effectively upgrading the classification of the building from its current classification of non-contributory.

Council and Ms Gray accepted that the motor garage building at 1-13 Elgin Street is non-contributory and the entry referring to it as contributory is an error. They said only the building at 16 Barkly Street should be categorised as contributory.

Council submitted the Heritage Places Inventory should state:

² Carlton Heritage Review, Attachment F

Table 3 Council Preferred Heritage places Inventory extract, 1-3 Elgin Street, Carlton

| Street | Number | Building Category | Significant Streetscape |
|--------------|--------------------|-------------------------|-------------------------|
| Elgin Street | 1-13, includes: | Contributory | - |
| | • 16 Barkly Street | Contributory | - |

Council submitted the Heritage Places Inventory introduced through Amendment C396melb properly reflects that the contributory building category applies to 16 Barkly Street within 1-13 Elgin Street but does not apply to the whole of 1-13 Elgin Street. It said no further change was needed to this entry because this change has already been made as a result of the approval of Amendment C396melb.

At the Hearing, TRT sought clarification in relation to how the Amendment affected their property, and suggested the matter remained unresolved despite the recent gazettal of Amendment C396melb.

Council submitted that Amendment C396melb has appropriately addressed the submitter's concern. It said there was no further work for Amendment C405melb to do in respect to this matter and the change to the Heritage Places Inventory in the exhibited version of C405melb, which includes the error described above, should be removed from the Amendment.

The Panel questioned Council regarding the potential to delete reference to 1-13 Elgin Street in the Heritage Places Inventory and only refer to 16 Barkly Street given that it is only the property fronting Barkly Street that has heritage significance. In response, Council said the format of the entry shown in the Council preferred version (above) is used throughout the inventory to designate specific heritage buildings within a property. In this case, the property is identified in Council's property database as 1-13 Elgin Street and the specific heritage building is 16 Barkly Street. Council submitted it was appropriate to retain the Inventory listing as introduced through Amendment C396melb because it uses the standardised format used throughout the Inventory. It noted the format is based on the approach outlined at the panel hearing for Amendment C258melb.

(iii) Discussion

Boundary and extent of HO1

The Panel accepts the findings of the Carlton Heritage Review and the evidence of Ms Gray that the Carlton Precinct should remain as a single precinct. The Statement of Significance and the associated documentation is sufficiently detailed to understand the significance of the place and this will assist in the application of heritage controls and policies when considering permit applications in accordance with the Heritage Overlay.

Although it may have been possible to identify some smaller precincts within HO1, on balance, the approach proposed by Council is acceptable in the circumstances.

The Panel supports the three modifications to the extent of HO1, noting that no submissions objected to these changes.

Statement of Significance

The Panel considers the updated Statement of Significance is appropriate. It is based on the findings of the Carlton Heritage Review and improves the clarity of various parts of the document. The Panel agrees with Ms Gray that the Statement of Significance identifies the key attributes and

built form characteristics that support the heritage significance of the place and there is sufficient detail to understand the heritage value of identified significant and contributory places.

The Panel accepts the rationale for excising the Carlton Precinct Statement of Significance from the *Heritage Precincts Statements of Significance* document and supports this approach. A stand-alone Statement of Significance is generally more 'user-friendly' and facilitates any further updates more efficiently.

The format of the Statement of Significance is generally acceptable and includes content that is consistent with PPN01. The Panel notes, however, it also includes some content beyond the scope of contemporary practice and PPN01, such as the History and Description.

It is acknowledged the proposed Statement of Significance reflects an editing of an existing version already incorporated in the Planning Scheme. In this context, the proposed version is an update rather than a new Statement of Significance and on this basis the Panel accepts the additional content as reasonable. In the circumstances of such a large precinct, the additional content also assists to provide useful background and context. The Panel notes there were no submissions objecting to the format of the Statement of Significance or its content.

Having concluded that a single precinct is appropriate, it follows it is appropriate for a single Statement of Significance for the Carlton Precinct to be incorporated into the Planning Scheme. The Panel accepts it is unrealistic to prepare hundreds of separate Statements of Significance for each significant building or place within HO1. Further, it is not necessary to produce Statements of Significance for places included on the VHR as these places have separate Statements of Significance administered by Heritage Victoria.

As there were no submissions regarding the content of the additional Statements of Significance for the Carlton squares, the Clyde Hotel, 64-68 Drummond Street and the San Marco Social Club the Panel has not reviewed these documents in detail, however they are appropriate to form part of the Carlton Heritage Review as a Background document.

Categorisation of places in the Heritage Places Inventory

The Panel accepts that the Carlton Heritage Review was not a first principles assessment of all significant, contributory and non-contributory listings in the Heritage Places Inventory. Conversion from the previous alphabetical grading system has been completed though other amendments.

It is not necessary for a heritage precinct to include a particular proportion of significant versus contributory properties. The ultimate ratio of significant to contributory (and non-contributory) places should be based on the circumstances of each precinct.

The Carlton Heritage Review identified anomalies and inconsistencies and recommended changes to the categories of a number of heritage places based on research and appropriate heritage considerations. While there is always potential to complete more detailed research into some properties, the Panel accepts the extent of investigations to substantiate the categorisation for each property is satisfactory.

The Panel does not accept the Amendment will reduce heritage protection within the Carlton Precinct. It agrees with Ms Gray that both significant and contributory places play important roles in identifying the heritage values of the precinct and the heritage provisions and policies in the Planning Scheme control both significant and contributory places.

The Panel accepts the recommendations of Ms Gray and Council that 153 Drummond Street and 38 Dorrit Street should be re-categorised from non-contributory to contributory. These are sensible changes based on new information and correct a minor error. The Panel notes no submissions were received from the owners of these properties following informal notice regarding the proposed changes.

The Panel considers there is no compelling justification to change the categories of any other properties identified by the CRA or submitter 10. The analysis of these properties by Ms Gray was thorough and comprehensive and the Panel supports her recommendations to retain the exhibited categories for all other properties.

Addresses in the Heritage Places Inventory

The Panel accepts the Council proposed changes to the exhibited Heritage Places Inventory for properties at:

- 81-109 Grattan Street
- 374-376 Cardigan Street
- 1-13 Elgin Street.

These changes are necessary to clearly indicate which buildings at these addresses are significant, contributory or non-contributory. The changes are administrative and do not alter the findings of the Carlton Heritage Review.

The Panel considers the current Council property data base descriptions in the Heritage Places Inventory has the potential to cause confusion and misunderstanding. It has reluctantly accepted the format proposed by Council on the basis that this format has been applied in other recent amendments to the Heritage Places Inventory. The Panel acknowledges the adoption of a different format for only these three properties has potential to cause additional confusion and has therefore accepted the current format to ensure a consistent approach. The Panel however encourages Council to consider a more holistic review of the format of the Heritage Places Inventory as part of a separate process.

The Panel accepts Amendment C396melb has already 'corrected' the issue with respect to 1-13 Elgin Street. The Panel is, however, required to make recommendations having regard to the exhibited Amendment. For completeness, it is necessary for the Panel to make a recommendation with respect to this address, otherwise the exhibited (incorrect) categorisation in the Amendment could inadvertently be applied.

Council has asked the Panel to recommend removing reference to 1-13 Elgin Street in the Amendment because Amendment C396melb has already done this work. The Panel agrees with this approach and recommendations to this effect are included in Chapter 8 among a range of similar matters.

(iv) Conclusions and recommendations

The Panel concludes:

- The boundary and extent of the Carlton Precinct (HO1) is appropriate.
- The updated Statement of Significance for the Carlton Precinct is based on the findings of the Carlton Heritage Review, identifies the key attributes and built form characteristics that support the heritage significance of the place and provides sufficient detail to understand the heritage value of identified significant and contributory places.

- The format of the Statement of Significance is acceptable.
- It is not necessary to prepare separate Statements of Significance as Incorporated documents for each significant building or place or for places included on the VHR.
- It is acceptable for the additional Statements of Significance for the Carlton squares, the Clyde Hotel, 64-68 Drummond Street and the San Marco Social Club to form part of the Carlton Heritage Review as a Background document.
- The Carlton Heritage Review identified anomalies and inconsistencies and recommended changes to the categories of a number of heritage places in the Carlton Precinct based on thorough research and appropriate heritage considerations.
- The Amendment will not reduce heritage protection within the Carlton Precinct.
- Significant and contributory places play important roles in identifying the heritage values of the Carlton Precinct.
- 153 Drummond Street and 38 Dorrit Street should be re-categorised from non-contributory to contributory in the Heritage Places Inventory.
- At 1-13 Elgin Street only the building at 16 Barkly Street is contributory.
- The Heritage Places Inventory should be modified to designate the 'Building category' for:
 - 374-386 Cardigan Street to show only the buildings at 378, 380 and 382 Cardigan Street, 242 Palmerston Street, 21 and 23 Waterloo Street are contributory
 - 81-109 Grattan Street to show only the buildings at 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Place) are significant.

The Panel recommends:

- 1. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for:**
 - a) 38 Dorrit Street, Carlton and 153 Drummond Street, Carlton as 'contributory'**
 - b) 374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242 Palmerston Street and 21 and 23 Waterloo Street as 'contributory'**
 - c) 89-109 Grattan Street, Carlton including only 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Street) as 'significant'.**

5.2 Former Carlton Union Hotels Precinct (HO64)

Exhibited Statement of Significance



What is significant?

The Carlton Union Hotels Precinct (HO64), 1-31 Lygon Street is significant. Within the precinct, the significance categories are as follows (Figure 15):

- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant

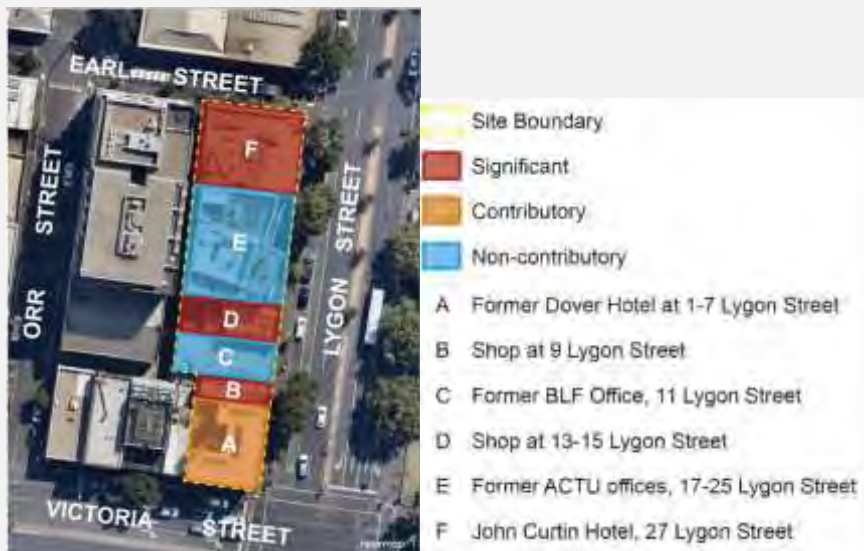


Figure 15 Significance categories in Carlton Union Hotels Precinct Source: Nearmap (basemap)

How is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical and aesthetic significance.

Why is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of ‘corner pubs’ in the

suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

The Carlton Union Hotels Precinct (HO64) is also of aesthetic significance (Criterion E). While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct. Buildings of note include the two-storey shop at 9 Lygon Street, constructed to a design by architect George de Lacey Evans in 1892; and notable for its flamboyant facade illustrating the extravagance of Boom period architecture. The two-storey shop at 13-15 Lygon Street was constructed in 1896 to a design by architects as Reed, Smart & Tappin. It is distinguished by its unusual, often curving, ornament to its rendered facade at ground and first floor levels, with the design suggesting the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s. The John Curtin Hotel, constructed in 1915 to a design by Billing Peck & Kempster, replaced the earlier Lygon Hotel of c. 1859-60. While a competent Arts and Crafts design, the hotel is distinguished by its history including its long association with the trade union and labour movement, emphasised by its renaming as the John Curtin Hotel in c. 1970.

(i) The issues

The Former Carlton Union Hotels Precinct is an existing heritage place (HO64). The Amendment updates the name of the precinct, incorporates a new Statement of Significance and changes the categories for some properties in the Heritage Places Inventory Part A. No change is proposed to the boundary of existing HO64.

Submissions related only to the John Curtin Hotel at 27 Lygon Street, Carlton, which was identified in the Carlton Heritage Review as significant.

The issues are whether:

- it is appropriate for the John Curtin Hotel to form part of a precinct or whether it should be an individual heritage place
- the Statement of Significance for HO64 should include additional heritage criteria for the John Curtin Hotel.

(ii) Evidence and submissions

The National Trust supported the proposed Former Carlton Union Hotels Precinct and said it was *"an important cultural landscape which embodies the history of the labour movement in Victoria"*.

It agreed the John Curtin Hotel (the former Lygon Hotel) is a significant building within the precinct and submitted it should have its own Statement of Significance incorporated in the Planning Scheme.

The National Trust nominated the John Curtin Hotel to the VHR under Criteria A (historical significance), G (social significance), and H (associative significance), for its significance to the course of Victorian history, strong association with the labour movement, its continuing role as a music venue and its special association with numerous significant people in Victorian history, including the Australian Labor Party's longest serving Prime Minister, Bob Hawke.

The National Trust submitted its research found the John Curtin Hotel satisfied Criterion G at the State level and it should also be recognised under Criterion G in the Statement of Significance for HO64. It also advocated for the John Curtin Hotel's social significance as a live music venue to be recognised.

Music Victoria submitted HO64 failed to appropriately acknowledge the cultural, social and economic significance of the John Curtin Hotel as an historical and contemporary live music venue. It said the John Curtin Hotel is significant for its role as a live music venue from the late twentieth century to the present day and was also significant for its associations with Victoria's First Peoples, as an important venue for Aboriginal and Torres Strait Islander musicians and communities from at least the 1970s to the 1990s, at a time when First Peoples were routinely excluded from pubs, bars and music venues on the basis of race.

Music Victoria submitted the Statement of Significance should recognise:

- an association with live music under Criterion A
- rarity under Criterion B
- association with Melbourne's live music fans and artists, in particular Aboriginal people, under Criterion G.

The CRA supported the categorisation of the John Curtin Hotel as significant in the Heritage Places Inventory and agreed it was of social significance. It said the hotel should be recognised as an individually significant place and have its own Statement of Significance.

Council and Ms Gray said the individual buildings within the precinct are better understood as a group with shared values that are interrelated and reinforced by the group designation. On this basis, they said the precinct designation was appropriate.

In response to submissions regarding the social significance of the John Curtin Hotel, Council proposed to modify the Statement of Significance by:

- under 'How is it significant?' including an additional sentence that states "*Within this precinct, the John Curtin Hotel is also of social value*".
- under the heading 'Why is it significant?' adding an additional paragraph at the end of this section that states:

While no detailed investigation of contemporary social value has been undertaken as part of this assessment, the John Curtin Hotel's enduring association with the labour movement, including the trade union movement and the Australian Labor Party, together with the ongoing hotel operation and more recent use as a live music venue, suggests the hotel is also of social value (Criterion G). The intensity of the John Curtin's connection to the labour movement is distinctive and of particular note.

In response to questions from the Panel, Ms Gray said this additional text was provided to Council by Lovell Chen. She said no detailed assessment of the local social significance of the John Curtin Hotel had been completed as part of the Carlton Heritage Review and she agreed the heritage citation for the precinct did not provide justification to include Criterion G at the local level. Ms Gray said the inclusion of Criterion G was in response to the public submissions rather than the result of a formal analysis of 'social value'. In her opinion the revised text regarding Criterion G was acceptable.

Ms Gray said historical significance (Criterion A) was already addressed in the Statement of Significance and she did not consider Criterion B to be relevant.

On 23 June 2022, Council issued an informal notice to the owners and occupiers of the John Curtin Hotel advising of its intention to include Criterion G in the Statement of Significance for the site

and provided an opportunity to make a submission regarding this change. No submissions were received from the owner or occupier of the John Curtin Hotel.

At the Hearing, the National Trust supported the proposed changes to the exhibited Statement of Significance.

Council submitted the John Curtin Hotel is subject to a recommendation (published 22 July 2022) by the Executive Director, Heritage Victoria to include the property in the Victorian Heritage Register. This recommendation found the John Curtin Hotel is of State historical and social significance. Council advised the Panel at the end of the Hearing that no decision had been made by Heritage Victoria regarding the recommendation of the Executive Director or whether submissions will be considered at a Heritage Council hearing.

(iii) Discussion

The Panel considers the extent of the precinct is reasonable and justified based on relevant and comprehensive research in the Carlton Heritage Review, including the heritage citation for the precinct. The Panel notes the boundary of existing HO64 is not proposed to be modified by the Amendment.

The Panel agrees with Council and Ms Gray that heritage significance of the John Curtin Hotel is best understood within the context of other buildings within the Former Carlton Union Hotels Precinct. The Statement of Significance adequately distinguishes between the other buildings within the precinct and identifies the John Curtin Hotel as significant. Half of the properties in the precinct are categorised as significant and other buildings are categorised as contributory and non-contributory.

Although the precinct does not demonstrate an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of architectural distinction. The hotels at the northern and southern end of the precinct are important 'bookends' and help in understanding the historical significance of the area, particularly the relationship of different factions in the union movement to each hotel. Within this context, it is appropriate for the John Curtin Hotel to form part of the Former Carlton Union Hotels Precinct rather than a stand-alone individual heritage place.

The Panel accepts the precinct is of historical and aesthetic significance, however considers there is insufficient evidence to warrant the addition of Criterion G (social significance) for the John Curtin Hotel as part of this Amendment. That is not to say the John Curtin Hotel does not have social significance, only that at this stage there has not been sufficient justification to substantiate that claim at the local level. Further research and analysis may provide appropriate justification for the addition of Criterion G.

In addition, the Panel has a number of concerns with the wording of the additional paragraph in the Statement of Significance regarding social value proposed by Lovell Chen and supported by Council, which states:

While no detailed investigation of contemporary social value has been undertaken as part of this assessment, the John Curtin Hotel's enduring association with ... suggests the hotel is also of social value (Criterion G)."

First, it is inappropriate to conclude that a place is of local social significance without a detailed investigation of whether the place has local social significance. The justification for inclusion of Criterion G should be subject to analysis and consideration of PPN01. The Panel acknowledges

that some research has been completed by various parties since the exhibition of the Amendment regarding the potential social significance of the hotel at the State level. This has yet to be tested and relates to State significance rather than local significance and so is of limited utility to the Panel. No research has been completed by Council or its consultants as part of this Amendment to substantiate local social significance for the hotel.

Second, the Statement of Significance states that even though no detailed investigation has been completed, the hotel's association with a range of groups *suggests* the hotel is also of social value. The Panel considers the bar for the application of this criterion should be higher than a *suggestion* of social significance. The Statement of Significance should clearly express why the place has social significance rather than an expression of possible significance.

For these reasons, the Panel considers it is premature to apply Criterion G to the John Curtin Hotel as part of the Amendment. If Council wishes to pursue Criterion G for the John Curtin Hotel then it should complete additional research to justify the local social significance of the place as part of a separate amendment process. This work should include revised wording to the Statement of Significance to provide a more appropriate explanation of why the John Curtin Hotel is of social significance.

The Panel agrees with Ms Gray and Council that there is no justification for the application of Criterion B (rarity) to the John Curtin Hotel.

Finally, the Panel notes the name of the precinct is used inconsistently in various Amendment documents. This issue is discussed more broadly in Chapter 8.

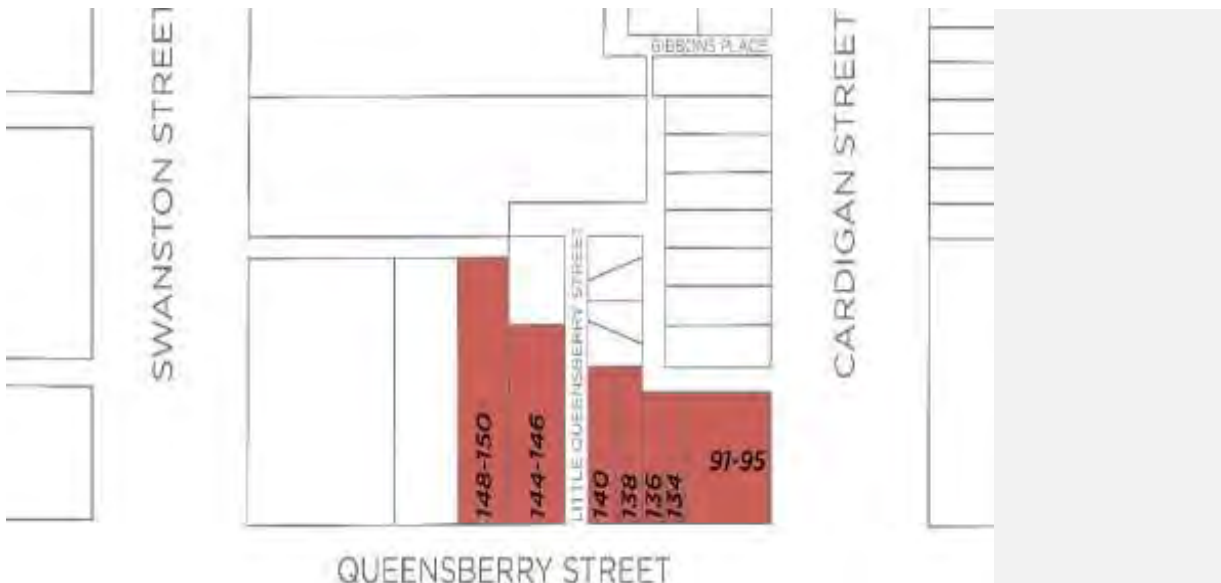
(iv) Conclusions

The Panel concludes:

- The extent of the Former Carlton Union Hotels Precinct (HO64) is appropriate and is based on relevant and comprehensive research in the Carlton Heritage Review, including the heritage citation for the precinct.
- It is appropriate for the John Curtin Hotel to form part of the Former Carlton Union Hotels Precinct because the significance of the hotel is understood within the context of the other buildings within the precinct.
- The Panel accepts the precinct is of historical and aesthetic significance, however it considers there is insufficient evidence to warrant the addition of Criterion G (social significance) for the John Curtin Hotel as part of this Amendment.
- The exhibited Statement of Significance for the precinct is adequate.
- Further work is needed to justify the application of Criterion G to the John Curtin Hotel at the local level.

5.3 Lincoln Hotel and Environs Precinct (HO97)

Exhibited Statement of Significance



What is significant?

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

Within this group, the significance categories are as follows (Figure 31):

- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant






-  Site Boundary
-  Significant
-  Contributory
- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct Source: Nearmap (basemap)

How is it significant?

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

Why is it significant?

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same

name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low scale development of the suburb from the mid- nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated

Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

(i) The issues

The Hotel Lincoln and Environs Precinct (HO97) combines two existing heritage places at 128-140 Queensberry Street, Carlton (HO97) and 144-146 Queensberry Street, Carlton (HO807). It also includes a new property at 148-150 Queensberry Street known as the Chinese Mission Church.

The Amendment deletes HO807, updates the name of the precinct, incorporates a new Statement of Significance, changes the categories for some properties in the Heritage Places Inventory Part A and includes some minor mapping changes to the boundary of 138 and 140 Queensberry Street.

This small precinct is a mixed, non-residential streetscape with buildings dating from the nineteenth and twentieth centuries. Heritage values apply to the precinct as a whole and to specific elements within the precinct.

Submissions related only to the Chinese Mission Church at 148-150 Queensberry Street. This building was constructed in 1905 and was identified in the Carlton Heritage Review as significant. As well as having precinct-wide historical and representative values, the Chinese Mission Church was specifically identified having historical (Criterion A) and social (Criterion G) significance.

The issues are whether:

- it is appropriate to apply HO97 to the Chinese Mission Church
- the heritage values given to the Chinese Mission Church in the Statement of Significance for HO97 are appropriate.

(ii) Evidence and submissions

The Chinese Mission Church is owned by Australian Churches of Christ Global Missions Partners Ltd (Churches of Christ). It objected to the application of HO97 to the Chinese Mission Church and submitted:

- the property is in the process of being sold and the new owners do not intend to use the building as a church
- the current congregation using the church has a lease that expires in July 2023 and at that point it will cease to function as a church
- the original congregation left the building approximately 15 years ago and the current congregation has no historical connection to the building
- the current congregation is very small (approximately 70 people), come from the eastern suburbs and plan to relocate its place of worship to that region

- the property is not of significance to the Chinese Christian community and is not a sacred building to the Churches of Christ
- the building is in poor condition, has no car parking and is unsuitable for its current use.

The Churches of Christ said it was inappropriate to attribute social significance to the Chinese Mission Church because:

- it is factually incorrect to say the building maintains its original historical use and function
- the current congregation are not local residents and have no association with the original users of the church
- when the current congregation vacate the premises, the building will not serve any church community
- the building does not maintain its historical use and function of any missionary work.

Queensberry Street Pty Ltd (Queensberry) is the purchaser of the Chinese Mission Church and it objected to the application of the Heritage Overlay and the proposed Statement of Significance. Queensberry own an adjoining vacant parcel of land to the west of the Chinese Mission Church at 152-154 Queensberry Street and intends to consolidate the sites. It has a planning permit for a 13 storey development at 152-154 Queensberry Street.

Queensberry supported the submission of the Churches of Christ and said:

- the building is a modest example, does not contain any notable features and is not of architectural distinction
- there is so little heritage fabric that it is difficult to understand the building was used as a church
- there are superior examples of other Chinese churches elsewhere and the comparative analysis does not properly consider the merit of the building
- the place was not the first of its kind and it does not form part of a cohesive collection of churches
- not every Chinese mission building is important in demonstrating missionary activities to convert the Chinese community to Christianity in Melbourne
- the suite of Chinese mission buildings on Little Bourke Street adequately represent the historical significance of Chinese missionary activities
- application of the Heritage Overlay would have “*an outsized impact*” on the development potential of the land
- the place is not valued by the community
- the building is not significant
- the legibility of the precinct would not be diminished with the deletion of the Chinese Mission Church from HO97.

Queensberry submitted that the land was recognised in the 1984 Carlton, North Carlton and Princess Hill Conservation Study as a C graded building in a Level 3 streetscape, but was not included within a Heritage Overlay. In 2020, Amendment C258melb removed the site from the Heritage Places Inventory.

In response to this issue, Council stated:

- it agreed the Chinese Mission Church was recognised in the Carlton, North Carlton and Princess Hill Conservation Study 1984 as a C graded building

- in what may have been an error, the place was included in the City of Melbourne Conservation Schedule 1991 but was not mapped as part of the Heritage Overlay when the new format Planning Scheme was introduced in 1999
- the City of Melbourne Conservation Schedule 1991 was converted into the Heritage Places Inventory through Amendment C19 in the early 2000s and 148-150 Queensberry Street was included in the Heritage Places Inventory (but was still not mapped in a Heritage Overlay)
- 148-150 Queensberry Street remained in the Heritage Places Inventory until the gazettal of Amendment C258melb in July 2020
- Amendment C258melb was not a heritage review, it was a gradings conversion exercise and except for some properties in West Melbourne, no new places were considered for protection in the Heritage Overlay
- the Amendment C258melb process identified that 148-150 Queensberry Street was included in the Heritage Places Inventory without application of a Heritage Overlay and it was removed from the Inventory.
- the place was not removed from the Inventory because a heritage assessment concluded the place was not of heritage significance.

Council also submitted:

- the heritage citation and Statement of Significance does not claim the Chinese Mission Church is of aesthetic significance and so it is irrelevant the building is not of architectural distinction
- the fabric of the building does communicate the place was used as a church but, in any case, historical association of a place may be evident in the physical fabric or contained within documentary resources
- PPN01 states that Criterion A requires the place be of importance to the course or pattern of our cultural or natural history – it doesn't require the full history of the place be immediately apparent from building fabric alone
- modest buildings can be of heritage value
- the fact the place was not the first of its kind has no relevance to the threshold of local significance, and would set the threshold too high
- the Carlton Heritage Review involved appropriate comparative analysis
- the assertion 'there are other superior examples' relate to architectural merit – which has no relationship with historical significance
- the definition of 'Significant heritage place' in Clause 22.04 does not act as a qualifier for a place to be identified as having local heritage significance
- the development potential of the site is irrelevant in determining whether the place is of heritage significance.

Council said it was incorrect to say the place is not valued by the community. It tabled a letter from the Museum of Chinese Australian History³ to the Future Melbourne Committee dated 12 November 2021 (before the exhibition of the Amendment) regarding 148 Queensberry Street. The letter stated:

³ Document 19

The Museum of Chinese Australian History makes this submission on behalf of a large number of the Chinese population and their descendants who have lived in Carlton with their families from the late 1800s through to the mid-1900s.

The Carlton environs is inextricably linked to Melbourne's Chinatown, North Melbourne's Victoria Market and the neighbourhood of North Melbourne where Chinese people also resided. These four locations are the neighbourhoods where the Chinese Community lived and worked and became the nucleus of Melbourne's post-gold rush Chinese Community for the better part of a century.

Built in the 1900s, the Chinese Church of Christ building is, to our knowledge, the only purpose-built city building remaining that was built for the Chinese Community outside Chinatown.

As a Church serving the community for over 120 years, the location and the community congregation was central to the social fabric of Melbourne's Chinese Community spanning over four generations and still remains in the community's living memory of this ... era.

We implore that the City of Melbourne recognises this building's significance and built form so that it continues to provide the tangible recognition of the City's 170-year continuous history of the Chinese Community in Melbourne.

The National Trust supported the inclusion of the Chinese Mission Church in the precinct.

In response to submissions from the Churches of Christ and Queensberry noting the discontinuance of use as a church and the impact on the social significance of the place, Ms Gray stated:

Social value and a social attachment to place is dynamic and prone to change. It can ebb and flow and it can become obsolete. While it was not unreasonable to assume social value based on the history of the place, the longevity of its operation, and its continuing use, in the context of the sale of the site, the impending discontinuation of use and submissions made on behalf of the church community, it is accepted that this connection has been or will be lost. Essentially, if they exist, those values may become historical in nature.

There may be families with connections to the church over generations, but this has not been investigated. In any event this may not constitute a community or cultural group for the purpose of assessment against the criteria.

On this basis it is recommended that the citation and Statement of Significance for the Hotel Lincoln and Environs Precinct be revised to remove reference to social value.

Ms Gray said discontinuation of the use of the building as a church would not impact on identified historical values. She said there are many examples of places with heritage value where significance is related to a particular use, and where the use has changed or been discontinued. In these circumstances the historical values and associations of the building remain in the documentary record and in the building fabric.

Council agreed with the evidence of Ms Gray and supported the removal of reference to social value in the Statement of Significance. It provided amended versions of the Statement of Significance for HO97 reflecting the changes.⁴

The National Trust supported the proposal to remove reference to Criterion G but submitted the place still reached the threshold for Criterion A at a local level. It stated:

... we note that a full assessment of social value has not been undertaken and recognise that there may be enduring social values associated with the place with the current congregation and other community members which have not been documented.

⁴ Documents 27 and 43

(iii) Discussion

The Carlton Heritage Review provides suitable justification for the Hotel Lincoln and Environs Precinct including the Chinese Mission Church within the precinct. The Panel considers it is appropriate to apply HO97 to the Chinese Mission Church.

The Panel notes the explanation from Council regarding the unusual history of heritage listings for 148-150 Queensberry Street.

The history of this matter was not determinative in the Panel's consideration of whether to apply the Heritage Overlay to the Chinese Mission Church. It has assessed the significance of the place based on the exhibited Amendment, submissions and extensive documentation and evidence presented at the Hearing.

The Panel accepts the Chinese Mission Church is of historical significance and meets the threshold for Criterion A. The Chinese community has had a long and important connection to the Chinese Mission Church and the surrounding area and this is reflected in the research documented in the heritage citation and the Statement of Significance. It is also supported by the letter from the Museum of Chinese Australian History to the Future Melbourne Committee.

The Chinese Mission Church is a purpose-built building and provides evidence of the history of outreach or mission activities in the community, relates to earlier and more elaborate examples in Little Bourke Street and provides a historical reference to the presence of a Chinese Australian community in the area, outside Chinatown. The Panel considers the place has been important to the course and pattern of the cultural history of the area.

The Panel is satisfied that:

- it is not necessary for the place to have elaborate architectural features for historical significance to be substantiated
- the historical significance of the place is evident in the physical fabric of the building and contained within documentary resources
- the Statement of Significance is not claiming the Chinese Mission Church is of aesthetic significance
- acceptable comparative assessment has been completed
- a place need not be the first of its kind to meet the threshold of local significance
- the historical significance of the place is not diminished by the current or future use.

The impact of the application of a Heritage Overlay on the future development potential of a site is discussed in Chapter 4 and is not repeated here.

The Panel agrees with all parties and the evidence of Ms Gray that the Chinese Mission Church is not of social significance. While the Chinese Mission Church may have once had social value, it is clear this is no longer the case. The Panel considers the lack of social value does not diminish the historical significance of the place.

The Statement of Significance should be amended as follows:

- under the heading 'How is it significant?' state:
The Hotel Lincoln and Environs Precinct is of local historical, representative, ~~and~~ aesthetic ~~and social~~ significance at a local level to the City of Melbourne.
- under the heading 'why is it significant?':
 - modify the last sentence of the third paragraph to state:
As with the other mission buildings, it was also purpose-built, ~~and maintains its original historical use and function.~~

- delete the last paragraph:

~~The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).~~

These changes are consistent with the final version of the Statement of Significance presented by Council in Document 43.

While the Panel accepts that the place is of local historical value, it considers the Chinese Mission Church should be re-categorised from significant to contributory. Having regard to the extensive material presented at the Hearing, a detailed site inspection, the fabric of the building, the heritage citation and the final version of the Statement of Significance, the Panel considers the place is more appropriately categorised as a contributory building.

The re-categorisation of the Chinese Mission Church to contributory will have no material impact on the balance of the precinct. Contributory buildings adjoin the Chinese Mission Church to the east (144-146 Queensberry Street) and on the east side of Little Queensberry Street (138-140 Queensberry Street). The properties at 91-95 Cardigan Street and 134-136 Queensberry Street should remain as significant.

Under the heading 'what is significant?' the Statement of Significance should be modified to state:

The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is ~~significant~~ contributory

The graphic in this section should also be amended to reflect the change from significant to contributory.

The Heritage Places Inventory February 2020 Part A should also be amended to change the 'Building category' for 148-150 Queensberry Street from significant to contributory.

(iv) Conclusions and recommendations

The Panel concludes:

- The Carlton Heritage Review provides suitable justification for the Hotel Lincoln and Environs Precinct and for including the Chinese Mission Church within the precinct.
- It is appropriate to apply HO97 to the Chinese Mission Church.
- The Chinese Mission Church is of historical significance (Criterion A) but is not of social significance (Criterion G).
- The Chinese Mission Church (148-150 Queensberry Street, Carlton) should be re-categorised from significant to contributory.

The Panel recommends:

- 2. Amend the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97), as shown in Appendix E1, to:**
 - a) Delete all references to the Chinese Mission Church at 148-150 Queensberry Street, Carlton having social significance (Criterion G)**
 - b) Recategorise the Chinese Mission Church at 148-150 Queensberry Street, Carlton from significant to contributory.**
- 3. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for 148-150 Queensberry Street, Carlton as 'contributory'.**

6 Serial Listing – RMIT University Buildings 51, 56 and 57 (HO1398)

Exhibited Statement of Significance



What is significant?

The three RMIT buildings, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

- Building 51 at 80-92 Victoria Street (1972)
- Building 56 at 33-89 Lygon Street also known as 115 Queensberry Street (1976)
- Building 57 at 33-89 Lygon Street also known as 53 Lygon Street (1983)

How is it significant?

RMIT Buildings 51, 56 and 57, located in a block bounded by Queensberry, Lygon, Victoria and Cardigan Streets, Carlton, are of local historical and aesthetic significance.

Why is it significant?

Royal Melbourne Institute of Technology (RMIT) Buildings 51, 56 and 57 are of historical significance (Criterion A). The buildings were constructed between 1972 and 1983 to designs by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings. RMIT embarked on its Carlton building plan from 1970, after the Victorian government set aside properties for the institute's development at the southern end of the suburb. The block in which the subject buildings are located was situated immediately to the north of the city campus, and also in close proximity to Trades Hall with which the institute, originally the Working Men's College founded in 1887, had long had an association.

RMIT Buildings 51, 56 and 57 are also of aesthetic significance (Criterion E). The architects, Demaine, are a highly regarded Melbourne-based architectural practice, with a comprehensive and diverse portfolio of work including hospital, institutional, corporate and educational projects. Although their master plan for the Carlton campus was never fully realised, the three subject

buildings, and their tertiary uses, were largely anticipated in the plan. This included their substantial footprints and overall massing, and notably their distinctive and monumental brick service shafts to the rear elevations. Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes; huge expanses of plain redbrick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish; and the striking service shafts with their corbelled forms.

While they are of a group, the three buildings are also individually distinguished, with each demonstrating different architectural references and specific influences, including some Brutalist influences. Building 51 shares commonalities with other Demaine tertiary buildings of the general period, including the rough surfaced pebble-textured window panels bracketed between brick end walls and service towers; and the 'cellular' form of the window grilles which recalls Le Corbusier's earlier work. Building 56 on its north façade employs a thick red brick rectangular frame, reflective of the 'solidity' which marked Demaine projects from the 1960s onwards, which was in turn a reaction to the earlier predominance of curtain walling. Building 56 is also distinguished by its incorporation of a basement level and lightwell to the north side, which is largely concealed from Queensberry Street; and by its innovative continuous window framing system. Building 57 is the more overtly Brutalist of the three, seen in the angled ('jagged') form of the east façade to Lygon Street, and its sudden central break which reveals a 'scooped' vertical window bay. The tiered concrete form and concrete entrance ramp of the south elevation also draw strongly on Brutalist influences.

More broadly, the buildings are of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb. The three buildings are also significant as large and robust forms, which dominate their contexts, and draw attention to RMIT's presence in this area of Carlton.

(i) The issue

The issue is whether the Heritage Overlay (HO1398) should be applied to RMIT Buildings 51, 56 and 57 at 80-92 Victoria Street and 33-89 Lygon Street, Carlton.

(ii) Serial listing

PPN01 states:

Places that share a common history and/or significance, but which do not adjoin each other or form a geographical grouping may be considered for treatment as a single heritage place. Each place that forms part of the group might share a common statement of significance; a single entry in the Heritage Overlay Schedule and a single Heritage Overlay number

HO1398 is a serial listing and includes three separate but related properties within a single heritage place and share a common Statement of Significance.

(iii) Evidence and submissions

RMIT University (RMIT) objected to the application of the Heritage Overlay on all three buildings. It relied on the evidence of Ms Riddett, who criticised the depth of research associated with the heritage citation and the Statement of Significance. Her evidence was that:

- the association between RMIT, Trades Hall and the union movement expressed in the citation and the Statement of Significance appears to be based on geographic proximity rather than a strong working relationship and this is insufficient to justify any heritage significance
- only three of the seven buildings in the Demaine Partnership masterplan were constructed and there was no clear explanation why the masterplan was not fully executed

- it is questionable as to whether a masterplan in which less than half the proposed buildings were constructed is of any heritage significance
- the expansion of RMIT was “*utterly obvious*” but is not of heritage significance to Carlton
- the Statement of Significance does not adequately explain why the buildings are of historical significance
- aesthetic significance is based on a series of facts and there is no analysis of why these matters are significant
- the comparative analysis:
 - refers to some buildings that do not appear to have any commonalities with Buildings 51, 56 and 57
 - includes some buildings that are considered precedents rather than comparators
 - does not include some buildings that are more appropriate comparators
 - does not include illustrations of all comparators
 - fails to make a convincing case for significance.

Ms Riddett accepted the buildings are “*...significant as large and robust forms, which dominate their context, and draw attention to RMIT’s presence in this area of Carlton*”. She said in considering whether the heritage criteria had been met at the local level she used the Heritage Council of Victoria publication *Assessing the Cultural Heritage Significance of Places and Objects for Possible State Heritage Listing: The Victorian Heritage Register Criteria and Threshold Guidelines* (the VHR guidelines) as a guide. This was because PPN01 only states:

The thresholds to be applied in the assessment of significance shall be ‘State Significance’ and ‘Local Significance’. ‘Local Significance’ includes those places that are important to a particular community or locality.

Ms Riddett said the VHR guidelines are “*more explanatory*” and applied them with respect to the assessment of Criteria A (historical significance) and concluded:

In respect of Criterion A, the establishment of the Working Men’s College as an institution was a significant event in the course of Melbourne’s, even Victoria’s, cultural history. Such a claim has not been made in the Statement of Significance. Instead claims for significance in relation to Criterion A are based on the master plan, Demaine’s and Dominic Kelly’s input and the site’s proximity to Trades Hall. These claims are variously incorrect or in the above discussion have been found not to be significant. In my opinion Criterion A has not been met in respect of Buildings 51, 56 and 57.

Ms Riddett referred to the VHR guidelines ‘Reference Tool E: What is meant by aesthetic characteristics?’, which states:

Aesthetic characteristics are the visual qualities of a place or object that invite judgement against the ideals of beauty, picturesqueness, evocativeness, expressiveness, grotesqueness, sublimeness and other descriptors of aesthetic judgement. The visual qualities of a place or object lie in the form, scale, setting, unity, contrast, colour, texture and material of the fabric of a place or object.

When applied to the assessment of Criterion E (aesthetic significance) for the RMIT buildings, she concluded:

Buildings 51, 56 and 57 are distinctive. To date the aesthetic qualities of these buildings have only received limited recognition, possibly in part due to the fact that heritage studies are moving forward in time and places previously not included by virtue of age are now being included in heritage studies. The aesthetic characteristics of Buildings 51, 56 and 57 have not changed in any appreciable or major way since they were constructed. The aesthetic characteristics that is Brutalist style executed in red brick have been clearly defined. While these buildings cannot be excluded based on the above guidelines they equally cannot be included on the basis of beauty. The Statement of Significance advances the following:

Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes, huge expanses of plain red brick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish, and the striking service shafts with their corbelled forms.

The above is a statement of fact and while this accords with “The visual qualities of a place or object lie in the form, scale, setting, unity, contrast, colour, texture and material of the fabric of a place or object” in my opinion this does not elevate the facts to a level of significance which might be acceptable or justified.

RMIT submitted:

- the three large buildings are on large sites and are strategically important to the university campus, which forms part of the NEIC
- application of the Heritage Overlay to the RMIT buildings is a “*significant legal intervention*” and the level of justification required should be commensurate with the significance of the intervention
- the buildings should not have been included within the Carlton Heritage Review
- the research supporting the inclusions is not thorough and, in part, not accurate
- the grounds of significance do not reach the requisite threshold of value for individually significant heritage places
- aesthetic significance (Criterion E) is not adequately explained or justified in the Statement of Significance
- the 1970s Demaine Partnership masterplan is not significant in its own right, was not fully implemented and is not legible on the ground
- there is almost no useful comparative analysis in the Heritage Review and little engagement with the concept of ‘value’
- cultural significance should be objectively present and embody value for the community “*rather than merely subjective interest or appreciation for a limited range of architectural aficionados or closely interested persons*”
- the expansion of RMIT into Carlton was happening before the 1970s masterplan and the Carlton Heritage Review provides little analysis to explain its significance on the development of Carlton
- none of the buildings are connected to Trades Hall and the Statement of Significance overstates the association between RMIT generally (and the three buildings in particular), Trades Hall and the union movement
- if historical significance (Criterion A) is accepted then the Statement of Significance should be re-written to more clearly express the ‘northern expansion’, the relationship to the Demaine Partnership masterplan and the association with Trades Hall.

Ms Gray gave evidence on behalf of Council that:

- the heritage citation provides a sound basis to justify the application of heritage Criteria A and E
- it is appropriate to apply a serial listing to the three buildings because they are all linked by common historical and aesthetic values
- the buildings are “*strong and powerful*” and contrast to the character and scale of the surrounding area
- the VHR guidelines need to be used with caution as they are for matters of State significance and are not intended to be used to assess local significance.

Ms Gray said the connection with Trades Hall is not a weak association but is nuanced. She agreed the buildings do not have a functional relationship with the union movement, however historically Trades Hall had some members on the original board of what was then the Working Men's College.

With respect to the Demaine Partnership masterplan, she said:

- despite not being fully realised, it was clearly expressed in the construction of the three buildings and is evident even within the context of other eclectic development in the block
- it was an important moment for Carlton because it signalled a strong push into the area by RMIT, although accepting that it had established some presence in the area before the masterplan
- it was not a "*famous*" plan but was "*of its time*" and represented a design philosophy that was different to what had preceded it and what came after it
- agreed that the expression in the Statement of Significance could be refined to clarify some aspects of Criterion A with respect to the masterplan and the association of RMIT with Trades Hall.

Ms Gray said the comparative analysis was completed in accordance with acceptable practice and referred to the explanation in the Carlton Heritage review which states:

Comparative analysis was a key part of the assessment methodology. It assisted in identifying whether a place met the threshold for an individual Heritage Overlay control, or a group of places met the threshold for a precinct or serial listing. As per the VPP Practice Note:

To apply a threshold, some comparative analysis will be required to substantiate the significance of each place. The comparative analysis should draw on other similar places within the study area, including those previously included in a heritage register or overlay. Places identified to be of potential state significance should undergo analysis on a broader (statewide) comparative basis.

In undertaking the comparative analysis for this study, similar places were referred to in order to better understand how the place under review compared. Questions asked when comparing similar places included:

- Does the subject place have a more significant history or historical associations?
- Is the subject place more highly valued and regarded by a community?
- Is the subject place more intact?
- Is the subject place more architecturally or aesthetically distinguished?
- Is the subject place typical or does it stand out within the comparative group?

For example, if the place under review is an interwar manufacturing building which is being assessed for an individual HO control, then the analysis examined other generally comparable interwar manufacturing buildings, including those which already have an individual control or are identified as significant. This typically included buildings in the study area, or municipality, but may go beyond these geographical confines if the analysis assisted with understanding the relative significance or importance of the place...

Comparative analysis also assisted in identifying places of lesser significance or heritage value, which are not recommended for a heritage control...

The comparative analysis also assisted in the assessment of later twentieth century places and developments (from the 1960s through to the 1990s) of potential heritage value in the study area.

These places generally did not have comparable places with existing heritage controls in the study area, largely due to their later dates of construction and the focus of previous heritage studies, including of Carlton, on the Victorian through to the interwar periods. However, in

this case, the comparative analysis examined a broader range of similar places, from mostly outside the study area. It also identified the architectural influences and precedents for some of these places, many of which derived from international examples.

It is also noted that places from the later twentieth century are increasingly being identified for heritage controls, through other studies, including places located elsewhere in the City of Melbourne.

Ms Gray said Brutalist buildings were not common in Melbourne so it was necessary to consider examples more broadly. She acknowledged that more comparative analysis could be completed and that other examples could have been researched, however she said that was the case for comparative analysis associated with any heritage review. She concluded that the comparative analysis was acceptable and appropriate in the circumstances.

Council referred to the *Carlton Heritage Review Peer Review of Five Citations for Post-WW Places, 25 June 2021* (the Peer Review) prepared for Melbourne City Council by Simon Reeves of Built Heritage Pty Ltd. The Peer Review considered RMIT Buildings 51, 56 and 57 and concluded all three buildings met the threshold of local significance and supported application of the Heritage Overlay.

The Peer Review included extensive additional research and made a number of recommendations regarding further detail to be added to the citation, additional comparative analysis and minor corrections to the construction dates – Building 51 (1971-72), Building 56 (1973-74) and Building 57 (1980-82).

The Peer Review concluded with respect to Criterion A:

The citation is considered to provide a firm basis for historical significance to be ascribed under Criterion A, for associations with RMIT's significant phase of expansion after 1970, and specifically in accordance with the ambitious (if only partially realised) masterplan of 1971.

The report agreed the buildings were of aesthetic significance and recommended discussion in the Statement of Significance regarding Criterion E should specifically describe buildings as a sub-type of Brutalism associated with the work of James Stirling. It noted the final paragraph of the Statement of Significance is a generic observation.

Ms Gray accepted the dates of construction should be modified in accordance with the recommendations in the Peer Review. She said although some aspects of the citation could be amended to reflect the additional research in the Peer Review, the reference and acknowledgement of James Stirling in the citation is sufficient and there was no need to include further detail in the Statement of Significance.

Ms Gray said the final paragraph in the Statement of Significance (Criterion E) reflects on the dramatic contrast of new design in the Carlton context in the later phase of the twentieth century and the imposing scale, form and visual presence of the buildings as a marker for RMIT's occupation of this part of Carlton.

Ms Riddett made no comment about the Peer Review in her evidence statement or evidence-in-chief. In response to questions from the Panel, she said she had not reviewed the document before the preparation of her evidence, but she read it before the Hearing. Ms Riddett said it included "*some information of interest*" and was "*useful and informative*" but disagreed with the conclusions.

RMIT did not comment on the Peer Review.

In response to submissions, evidence and the Peer Review, Council submitted:

- it was appropriate for the scope of the Carlton Heritage Review to include RMIT Buildings 51, 56 and 57
- the Carlton Heritage Review accords with best practice heritage review
- the only relevant assessment is related to whether the heritage places reach the threshold for local significance
- the Statement of Significance references the masterplan and RMIT's expansion into Carlton as an element of historical significance, but the historical significance of the place is related to Buildings 51, 56 and 57 and not the masterplan itself
- although Ms Riddett and the Peer Review identified additional research and information, this does not demonstrate that the Carlton Heritage Review was not sufficiently comprehensive
- Ms Riddett's evidence:
 - asserted a number of facts were implied in the citation and Statement of Significance that are not supported by the text of either document, for example, that:
 - the Working Men's College was governed by Francis Ormond and the unions only
 - Trades Hall and the unions were the only two parties involved in the establishment of the Working Men's College
 - accepted in cross-examination that all elements noted in the citation and Statement of Significance in relation to Criterion E were valid
 - contained an analysis of a number of factors that do not dictate the threshold of the local heritage significance of the place and inappropriately elevated the threshold of local significance by using the VHR guidelines for State significance
 - demonstrated a lack of clarity with regard to application of the VHR guidelines and failed to temper their use in the context of the consideration of local significance.
 - acknowledged in cross-examination that the approach to comparative analysis in the Carlton Heritage Review was reasonable
- it was appropriate to amend the construction dates of the buildings in accordance with the recommendations of the Peer Review
- it did not support any other changes to the Statement of Significance in response to the Peer Review, although some minor changes to the citation could be made.

Council provided an updated version of the Statement of Significance (Document 32) including the changes it supported. These changes include:

What is significant?

The three RMIT buildings, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

Building 51 at 80-92 Victoria Street (~~1972~~ [1971-1972](#))

Building 56 at 33-89 Lygon Street also known as 115 Queensberry Street (~~1976~~ [1973-1974](#))

Building 57 at 33-89 Lygon Street also known as 53 Lygon Street (~~1983~~ [c. 1982-1983](#))

...

Why is it significant?

Royal Melbourne Institute of Technology (RMIT) Buildings 51, 56 and 57 are of historical significance (Criterion A), [for their association with and the ability to demonstrate the significant expansion of RMIT into Carlton from 1970](#). The buildings were constructed between 1972 and 1983 to designs by the architectural practice of Demaine Russell Trundle

Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings, [and Buildings 51, 56 & 57 are significant in demonstrating the partial implementation of that master plan.](#) RMIT embarked on its Carlton building plan [in earnest](#) from 1970, after the Victorian government set aside properties for the institute's development at the southern end of the suburb. The block in which the subject buildings are located was situated ~~immediately to the north of the city campus, and also~~ in close proximity to Trades Hall; [of interest, when the Working Men's College was established in 1887 at the impetus of Melbourne philanthropist and grazier, Francis Ormond, the trade unions \(amongst others\) made a significant contribution to fundraising, with which the institute, originally the Working Men's College had long had an association.](#)

....

(iv) Discussion

The Panel considers it is appropriate for Buildings 51, 56 and 57 to have been included in the Carlton Heritage Review. It accepts the buildings are not typical of the many heritage properties in Carlton, but post-World War 2 buildings in general are becoming the focus of many heritage studies in Victoria. Brutalist buildings are uncommon in Melbourne and even less common in Carlton. This is not a reason to exclude their heritage assessment – it can be a factor in their significance.

It is appropriate for Buildings 51, 56 and 57 to be identified with a single Heritage Overlay number and a single entry in the Heritage Overlay Schedule with each place in the group sharing a common Statement of Significance. The buildings share common features, were designed by the same architectural firm and formed part of a masterplan for RMIT and the Statement of Significance identifies historical and aesthetic significance to all three buildings.

The Panel accepts the sites are of strategic importance to RMIT and that RMIT plays an important part in the 'knowledge economy' in Victoria. The Amendment does not seek to change the role and function of RMIT or the NEIC. The focus of the Amendment is the consideration of the heritage values of the properties and the focus for the Panel is whether these buildings reach the threshold for local significance. The threshold for local significance should be no greater (or lesser) for these buildings than other buildings with less strategic importance.

The depth of research and analysis in the Carlton Heritage Review is acceptable and it provides a generally sound foundation and strong justification for the application of a Heritage Overlay to the three buildings. Research associated with the Peer Review and the evidence of Ms Riddett showed that further investigations can reveal additional information. Although some of this additional information is of interest, the Panel considers the original research is satisfactory and demonstrates the rigour required to justify heritage significance.

The comparative analysis in the Carlton Heritage Review is generally acceptable. Brutalist buildings of this type present some challenges with respect to comparable places of heritage significance in Melbourne. PPN01 states that some comparative analysis is required to substantiate the significance of each place but it is not prescriptive. It is always possible to find different comparators, however it is not necessary to research every comparator to demonstrate sufficient comparative analysis. The approach adopted in the Carlton Heritage Review is an appropriate response in the circumstances.

The Panel accepts the recommendations in the Peer Review regarding revised construction dates for the buildings but agrees with Council that the further changes to the Statement of Significance specified in the report are not necessary.

The Panel notes the construction date for 'Building 57 at 33-89 Lygon Street also known as 53 Lygon Street' in Council's modified version of the Statement of Significance (Document 32) is stated as '(c. 1982-1983)'. The Peer Review stated this date should be '(1980-1982)⁵. Ms Gray accepted "*it is appropriate to update the construction dates of the buildings as suggested in the Peer Review...*"⁶, however she then went on to state the construction date for Building 57 should be '(c.1982-3)'. The Panel considers this is a typographical slip from Ms Gray which has unfortunately been transferred into Document 32. The Panel has assumed the correct date should be '(1980-1982)' in accordance with the dates specified in the Peer Review.

The Panel has concerns with the use of the VHR guidelines by Ms Riddett in her assessment of local heritage significance. The VHR guidelines are intended to apply to the assessment of places of State significance and any use of them to assess local significance needs to be measured and carefully applied. The Panel considers Ms Riddett did not demonstrate she had utilised the VHR guidelines with sufficient care and this inappropriately raised the threshold of local significance.

The Panel accepts the buildings are important to the course or pattern of Carlton's cultural history and are of historical significance (Criterion A). The buildings demonstrate partial implementation of a masterplan that heralded the significant expansion of RMIT into Carlton from 1970. Although the masterplan was not fully implemented, Buildings 51, 56 and 57 represent striking examples of its intent that are clearly evident. As a manifestation of the masterplan, the buildings are of historical significance, not the masterplan itself. In this context, it is not necessary for the masterplan to have been fully implemented.

The Panel agrees the wording in the Statement of Significance regarding the association between the buildings and the masterplan should be modified to improve the clarity and intent of the expression. The changes proposed by Council to the Statement of Significance regarding the masterplan (Document 32) are supported.

The Panel considers the association of RMIT and Trades Hall to be interesting, but with respect to the three buildings, it is not of historical significance. The text in the exhibited and modified Statement of Significance (Document 32) does not explain why Trades Hall is significant to Buildings 51, 56 and 57. It more generally refers to the block in which the buildings are located is in close proximity to Trades Hall and, *of interest*, when RMIT was established in 1887 the trade unions (amongst others) made a significant contribution to fundraising. This historical association applies to RMIT in general and is not directly relevant to Buildings 51, 56 and 57. Reference to the historical association between RMIT and Trades Hall is *of interest* and is appropriately discussed in the heritage citation. The Panel considers references to Trades Hall in the Statement of Significance with respect to Criterion A should be deleted.

The Panel accepts the buildings are of importance in demonstrating particular aesthetic characteristics and are of aesthetic significance (Criterion E). The Statement of Significance clearly describes the aesthetic significance of the buildings and they represent highly intact examples of an important design period. The Panel acknowledges the buildings display confronting designs

⁵ Document 5, Attachment 1, Page 27

⁶ Document 6, paragraph 260

that are not readily appreciated in the same way as Victorian heritage architecture in Carlton. Aesthetic significance is not the same as 'beauty' and the application of Criterion E does not indicate that a building is 'beautiful'. The Panel is satisfied that sufficient research and documentation, including appropriate comparative analysis, has been completed to justify the application of Criterion E.

(v) Conclusions and recommendations

The Panel concludes:

- It is appropriate for Buildings 51, 56 and 57 to have been included in the Carlton Heritage Review.
- There is sufficient justification for the application of a Heritage Overlay to Buildings 51, 56 and 57 and it is appropriate to apply a serial listing to the buildings.
- Although the sites containing the buildings are of strategic importance to RMIT and to Melbourne more broadly as part of the NEIC, the threshold for local heritage significance is no greater than other buildings with less strategic importance in planning terms.
- The comparative analysis in the Carlton Heritage Review is generally acceptable and the approach is appropriate having regard to the typology of the buildings.
- The construction dates for the buildings in the Statement of Significance should be amended in accordance with the recommendations in the Peer Review.
- The buildings are important to the course or pattern of Carlton's cultural history and are of historical significance (Criterion A).
- The text regarding Criterion A in the Statement of Significance should be modified in accordance with the wording provided by Council in Document 32 to improve the clarity and intent of the association between the buildings with the masterplan.
- References to Trades Hall in the Statement of Significance with respect to Criterion A should be deleted.
- The buildings are of aesthetic significance (Criterion E).

The Panel recommends:

4. **Amend the Statement of Significance for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398), as shown in Appendix E2, as follows:**
 - a) **Under the heading 'What is significant?' amend the construction dates of the buildings**
 - b) **Under the heading 'Why is it significant?' in the discussion regarding Criterion A:**
 - **Amend the text to clarify the association of the buildings with the masterplan**
 - **Delete reference to the association of RMIT with Trades Hall.**

7 Individual heritage places

7.1 RMIT University Building 94, 23-37 Cardigan Street, Carlton (HO1390)

Exhibited Statement of Significance



What is significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, constructed in 1994-6, is significant.

How is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of local aesthetic significance.

Why is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of aesthetic significance (Criterion E). The building was designed by architect Allan Powell in association with Pels Innes Nielson Kosloff, and was constructed in 1994- 96 to accommodate RMIT's School of Design. It was one of the first wave of new and architecturally distinguished buildings commissioned by the (then) Dean of Architecture at RMIT, Leon Van Schaik. The Dean, in the early 1990s, was influential in the appointment of architects for new buildings at RMIT, and particularly championed progressive architects whose projects, and award-winning buildings, helped to transform the institute's campuses. Building 94 was one such building, winning the Royal Australian Institute of Architects Victorian Chapter Merit Award in the Institutional Buildings (New) category in 1996.

The building is significant for its compositionally diverse façade, and for Powell's skilful use of striking materials and colour and deft treatment of the four principal masses of the building which front Cardigan Street. The latter include the 'hovering' mosaic tiled forms, separated by the intersecting stair which rises up into the building; the bold blue-green cube at the southern end, elegantly poised on a single cylindrical column; the angling northern bay, supported by tilted black glass columns; and the blue-green glass main horizontal volume bisected by long strip windows and concrete sun visors. Powell's fondness for mass, colour and shadow is clearly on display in Building 94, a project which allowed the architect to explore these interests at a large scale.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

(i) The issue

The issue is whether the Heritage Overlay (HO94) should be applied to RMIT Building 94 at 23-37 Cardigan Street, Carlton.

(ii) Evidence and submissions

RMIT University (RMIT) objected to the application of the Heritage Overlay to Building 94. It relied on the evidence of Ms Riddett, who criticised the depth of research associated with the heritage citation and the Statement of Significance. Her evidence was that:

- the documentation associated with the Amendment *“raises some fundamental questions, throws up inconsistencies and is silent on some aspects which I would consider to be fundamental to know in order to make a critical judgement about any heritage merits which Building 94 might have”*
- further research needs to be completed to *“fill in the blanks and to sort out inconsistencies in the information”*
- the comparative analysis is inadequate and not in accordance with PPN01
- Leo Von Schaik’s program of commissioning progressive architects to design RMIT’s buildings is not justification for the application of a Heritage Overlay
- Building 94 was the work of Allan Powell in association with Pels Innes Neilson Kosloff, however there is no information as to the roles which they played and this should be researched and clarified
- although the building won a RIAA Victorian Chapter Award of Merit in 1996, there is some doubt about how objective award juries have been and winning an award does not automatically signify that a building is of heritage significance
- in her opinion the design composition of the building is unresolved, however this should be clarified with further research – noting the RIAA award citation refers to *“contemporary impossibility of an architecture of resolution”* and clever resolution, but other authors state the design was intentionally unresolved
- in 2002 the building was not nominated in the list of the 30 (finally 35) best buildings in Victoria
- the building has not been widely written up or studied in depth and not enough is known to objectively claim any level of significance
- the building was constructed only 24–26 years ago and *“it is generally accepted that approximately 50 years is the minimum effluxion of time in order to make an objective assessment of the heritage significance of a place”*.

Ms Riddett concluded:

...no case has been made to include Building 94 in a Heritage Overlay at this time.

RMIT made submissions for Building 94 that were similar to the general objections to inclusion of Buildings 51, 56 and 57 in a Heritage Overlay, discussed in Chapter 6. These issues are not repeated here. It also submitted:

- the key question is whether the aesthetics of this building are of sufficient value to the community to warrant regulatory intervention
- the documented objective basis of recognition in the heritage citation is a 1996 RIAA merit award within the institutional category and this does not provide strong evidence of heritage value
- published references to Building 94 are by persons associated with Powel and RMIT and not wider scholarship
- attributing aesthetic significance to Building 94 on the basis that it reflects built form changes in Carlton is an indirect way of characterising the subject building as individually significant.

Ms Gray on behalf of Council gave evidence that:

- the heritage citation provides a very sound basis to justify the application of heritage Criteria E
- the building is a unique structure that includes complex massing and use of materials to produce a style that is difficult to categorise and in her opinion the design of the building is intentionally unresolved
- the unique qualities of the building make it difficult to apply conventional comparative analysis, however the approach adopted in the Carlton Heritage Review is acceptable and appropriate in the circumstances
- the building is recognised in a variety of publications and is extensively cited
- the VHR guidelines state that a generation or 25-30 years is a reasonable timeframe before a place should be considered of heritage value rather than 50 years as stated by Ms Riddett
- the RAI Award is not the basis for the application of Criterion E, however it does demonstrate design merit
- the Statement of Significance explains the heritage significance of the place in sufficient detail, noting the middle paragraph under the heading 'Why is it significant?' is most important.

The Peer Review considered Building 94 and concluded it met the threshold of local significance and supported application of the Heritage Overlay. It included extensive additional research and made a number of recommendations regarding further information that could be added to the heritage citation, such as:

- reference to the name of the builder
- detail in relation to scholarly attention
- further detail regarding RMIT's building program
- additional comparisons from University of Melbourne and Allan Powell's broader oeuvre.

The Peer Review supported the application of Criterion E and noted the Statement of Significance *"should make more explicit reference to the architect's theoretical position, referred to as 'Facture', to underpin the 'particular aesthetic qualities' inherent in the building's exuberant expression of contrasting forms and finishes"*.

The Peer Review concluded there was also a case to apply Criterion F (technical significance) and H (associative significance):

Criterion F

It is considered the Criterion F should also be invoked in the Statement of Significance. The building, which won a major architectural award and has otherwise been subject to discussion and/or illustration in a range of books and articles (including overseas publication in at least one British journal) is demonstrably testament to "a high degree of creative achievement".

Criterion H

The building can be considered as a highly significant breakthrough project for leading Melbourne architect Allan Powell, who was previously highly regarded for relatively small scale residential work and restaurant fit-outs. Completion of this project, evidently his first large-scale commission, paved the way for a number of subsequent high-profile projects of similar scale. As such, it occupies a highly significant place in the architect's body of work.⁷

⁷ Document 5, Attachment 1, page 38

Ms Gray accepted some minor changes could be made to the heritage citation, such as the addition of the builder's name. She considered the comparative analysis suitable to support the assessment of significance and the issues relevant to Criterion F and H (professional and peer recognition including awards and the association with Powell and relevance to his design ethos and interests) are both addressed appropriately under Criterion E. As a result, Ms Gray did not see the need to make any changes to the Statement of Significance.

Ms Riddett made no comment about the Peer Review in her evidence statement or evidence-in-chief. RMIT did not comment on the Peer Review.

In response to submissions, evidence and the Peer Review, Council submitted:

- the aesthetics of Building 94 are of sufficient value to warrant application of a Heritage Overlay
- the evidence of Ms Riddett should not be accepted because:
 - she inappropriately focused on the reference in the citation and Statement of Significance to the fact the building has won an award, without appropriately conceding this was not claimed to be an element of significance
 - her personal views about the objectivity of architectural awards generally were unrelated to the award won by Building 94
 - she agreed in response to questions asked in cross-examination that critical recognition can be an appropriate indicator of significance
 - whether the composition of the building is resolved or unresolved is unrelated to the threshold of local significance pursuant to Criterion E
 - assertions that Building 94 had not been widely written up or studied were made in the absence of knowledge of a number of instances in which the building had been noted or discussed in relevant publications (such as provided in Documents 22-26 and referred to in the Peer Review)
 - reference to the 2002 Best Buildings in Victoria has no relevance to the threshold of local significance (or indeed State significance)
 - her assertion that 50 years is the minimum effluxion of time for a place to be included in the Heritage Overlay was made without any ability to reference an appropriate source for that time threshold, other than it was her understanding it was 'common practice'
 - the VHR guidelines note a time period of 25-30 years is an acceptable time period
- for the reasons expressed by Ms Gray, it did not seek to include Criteria F or H in the Statement of Significance
- no changes to the Statement of Significance were necessary.

(iii) Discussion

The Panel is satisfied that the depth of research and analysis in the Carlton Heritage Review is acceptable and provides a sound foundation and strong justification for the application of the Heritage Overlay to Building 94. As noted with regard to Buildings 51, 56 and 57, research associated with the Peer Review and some of the evidence of Ms Riddett showed that further investigations can reveal additional information, however the Panel considers the original research is satisfactory and demonstrates the rigour required to justify heritage significance.

The Panel agrees with RMIT the key question is whether the aesthetics of this building are of sufficient heritage value to warrant application of the Heritage Overlay. Again the test is aesthetic

significance, rather than beauty or universal affection for a building, and the Panel accepts that there will be differing views. This is common with varying styles of architecture, and affection for certain buildings or periods of architecture often varies across time. However, the Panel considers that the research demonstrates that Building 94 is a significant building of the late twentieth century, for its massing, diverse façade, use of materials and colour that justify application of Criterion E and is therefore of heritage significance.

The building is widely cited in various publications and demonstrates a high level of design achievement. The RAIA award is an indicator of peer regard, although is not of itself determinative of aesthetic significance. Furthermore, it is not necessary for buildings to win an award to substantiate heritage significance and most places in a Heritage Overlay in Victoria have not won awards. The Panel also considers it is irrelevant to the consideration of local heritage significance that the building was not in a list of the top buildings in Victoria. Inclusion on such a list would elevate the bar for local heritage consideration to an inappropriate level and the Panel notes that some buildings of State heritage significance would fail to meet this benchmark.

The comparative analysis in the Carlton Heritage Review is generally acceptable. The Panel agrees with Ms Gray that the unique qualities of the building presented some challenges with respect to comparable places of heritage significance in Melbourne. As previously noted, PPN01 states that some comparative analysis is required to substantiate the significance of each place but it is not prescriptive. It is always possible to find different comparators, however it is not necessary to research every comparator to demonstrate sufficient comparative analysis. The approach adopted in the Carlton Heritage Review is an appropriate response in the circumstances.

The Panel accepts that the Statement of Significance includes sufficient explanation regarding professional and peer recognition including awards, and the association with Powell and his design ethos and interests within the context of Criterion E. Further work would be needed to justify Criteria F and H.

Although the building is relatively young, it is within the time period generally accepted appropriate for heritage consideration and consistent with the VHR guidelines. The Panel does not accept that a period of 50 years is necessary before a place may have heritage significance.

(iv) Conclusions

The Panel concludes:

- There is sufficient justification for the application of a Heritage Overlay to Building 94.
- The building demonstrates massing, use of materials and colour that elevate the design qualities of the building to justify application of Criterion E.
- The building is widely cited in various publications and demonstrates a high level of design achievement.
- The comparative analysis is generally acceptable and the approach is appropriate having regard to the unique qualities of the building.
- The Statement of Significance includes sufficient explanation regarding professional and peer recognition including awards, and the association with Powell and his design ethos and interests within the context of Criterion E.
- Further work would be needed to justify technical significance (Criterion F) and associative significance (Criterion H).
- The building is within the time period generally accepted appropriate for heritage consideration and consistent with the VHR guidelines.

7.2 Royal Women’s Hospital Carpark, 96 Grattan Street, Carlton (HO1391)

Exhibited Statement of Significance



What is significant?

The Cardigan House Carpark, formerly the Royal Women’s Hospital Carpark, constructed in 1974 and located at the corner of Grattan and Cardigan streets, Carlton, is significant.

How is it significant?

The Cardigan House Carpark constructed in 1974 and located at the corner of Grattan and Cardigan streets, Carlton, is of local aesthetic significance and of representative value.

Why is it significant?

The Cardigan House Carpark, formerly the Royal Women’s Hospital Carpark, is of aesthetic significance (Criterion E). It was constructed in 1974 to a design by noted architects Mockridge, Stahle and Mitchell, in the Brutalist style. The architectural practice were highly regarded for their comprehensive body of work, which ranged across ecclesiastical, institutional, educational, commercial and residential projects. The carpark was constructed at a time when the Royal Women’s Hospital was significantly expanding its local services and facilities in response to the post-war population boom. The subject building, a substantial steel-framed brick and concrete building of seven carpark levels with an additional office level, remains highly externally intact to its 1970s design. It is distinguished by the heavy off-form concrete balustrades to the angled carpark ramps, as expressed to the two long west and east elevations. The ramps act as a visual counterfoil to the building’s solid brick service block volumes at either end of the facades, and read as spans ‘slung’ between brick ‘pylons’. Stylistically, the building draws on a number of mostly earlier international and local examples of both Brutalist buildings, and the carpark typology. As a carpark, it is striking, robust and bold, with a powerful presence to its Grattan and Cardigan streets corner. Mockridge, Stahle and Mitchell also achieved with this building, as they did with others of their broadly contemporary designs, a monumental building which is both strong and simple in its form and expression.

The Cardigan House Carpark is also of representative value (Criterion D). It demonstrates some of the principal characteristics of a multi-storey carpark, as evolved internationally from the 1920s, and as seen in earlier examples in Melbourne. These include the clearly expressed open carpark levels or ramped decks with balustrades, in this case of heavy off-form concrete with a curved form; the ground floor vehicle entry and exits; and the integrated commercial/office spaces, here located to the top of the building.

(i) The issue

The issue is whether the Heritage Overlay (HO1391) should be applied to the Cardigan House Carpark (formerly the Royal Women’s Hospital Carpark) at 96 Grattan Street, Carlton.

(ii) Evidence and submissions

The CRA submitted the former Royal Women's Hospital Carpark is surrounded by fine grain heritage properties in Dorrit Street to the east and Grattan Street to the south. It said although the multilevel carpark building was constructed well before key heritage and built form controls were introduced, *"it is difficult to comprehend how any striking, robust and bold architecture, which is so disrespectful of its immediate heritage context, should now be accorded heritage significance"*. The CRA said application of the Heritage Overlay to the carpark would *"set a most unfortunate precedent for any valued heritage environment"*.

Submitter 10 said *"it is a struggle to understand how we can heritage-protect a modern car park"* and noted the building:

- is not valued by the community
- encourages car usage which contributes to pollution
- is not adaptable and heritage protection will restrict its future development for more sustainable land uses
- has a *"terrible street interface"*.

No objections were submitted from the owners of 96 Grattan Street.

Ms Gray noted the assessment and recognition of places from the post-World War 2 period is now an accepted part of heritage practice and said the building:

- was designed by architects Mockridge, Stahle and Mitchell in the Brutalist style and is a substantial steel-framed brick and concrete structure of seven carpark levels with an additional office level
- draws on a number of mostly earlier international and local examples of Brutalist buildings and evolving carpark typology
- contrasts in scale, form and design when compared with traditional nineteenth and early twentieth century building stock in Carlton
- has aesthetic and representative significance unrelated to the values of the surrounding HO1, other than for the historical connection with the former hospital site opposite
- satisfies Criteria D and E and the proposed individual Heritage Overlay is warranted and supported.

The Peer Review considered the former Royal Women's Hospital Carpark and concluded it met the threshold of local significance and supported application of the Heritage Overlay. It included extensive additional research and made a number of recommendations regarding further information that could be added to the heritage citation, such as:

- reference to the name of the builder
- the 'date of the building' should be more correctly identified as 1971-1974, noting that it was designed at time when the Brutalist style was *"somewhat nascent"* in Melbourne
- additional historical content on the Royal Women's Hospital's development of residential accommodation in addition to the carpark and consulting suites should be included
- descriptive content, additional analysis of remnant landscaping and consideration of whether these relate to an original scheme by Beryl Mann should be provided
- the comparative analysis could be expanded.

With respect to Criterion D (representativeness) the Peer Review concluded:

While the subject building may well demonstrate the principal characteristics of a class of cultural places (that is, multi-storey carpark), it should really be considered as an outstanding

example rather than merely a representative one. The additional research and comparative analysis undertaken for this peer review demonstrates that the subject building is an exceptional example of its type:

- as one of the last manifestations of the initial post-WW2 boom of multi-storey city carparks from the mid-1950s to the early 1970s
- as one of the first of a subsequent generation of multi-storey carparks provided specifically for specific facilities such as hospitals, which continued from the early 1970s onwards
- as a seven-storey building with parking space for 600 cars, it was one of the largest multi-storey carparks yet erected in Melbourne
- as one of the first multi-storey carparks built outside the Melbourne CBD, and the first to be expressed as a wholly freestanding building (with three street frontages)
- as the most architecturally distinguished multi-storey carpark building to have been erected in Melbourne since Total House in Russell Street (1962-65)

As such it is considered that Criterion F, for demonstration of creative and technical achievement, should therefore be invoked, rather than Criterion D, for representativeness.

The Peer Review supported application of Criterion E and noted:

The discussion of aesthetic significance under Criterion E should clarify that the building is an outstanding exemplar of Japanese Brutalism, rather than Brutalism in a general sense. Attention should be drawn to the fact that the building makes explicit allusions to the work of a specific Japanese architect, Kunio Mayekawa, whose leitmotif of overscaled bulging beam-like elements culminated in his design for the Kinokuniya Bookstore in Tokyo (1964), the most likely precedent for the subject building. While a number of buildings in Melbourne of the later 1960s and '70s display the pervasive influence of Japanese Brutalism, these specific allusions to Mayekawa's work are rare and exceptional (and perhaps unique) at the local level, and probably on a broader scale. As such, they need to be acknowledged for their "particular aesthetic significance" (Criterion E).

The Peer Review also considered the place meets Criterion H (special associations with the life or works of a person, or group of persons of importance in our history) for its association with Mockridge Stahle and Mitchell.

In response to the Peer Review, Ms Gray stated:

- it would be appropriate to recognise the date of the design (1971-1972) as well as that of construction (1973-1974)
- the name of the builder, the Lewis Construction Company, should be added to the citation
- the development of flats by the hospital is already noted in the citation and no change is necessary
- the remnants of the original landscaping scheme on site do not warrant recognition and no tree controls are recommended
- while the expanded comparative analysis and additional information in the Peer Review is of interest, the analysis in the Carlton Heritage Review is considered appropriate and sufficient to establish local significance.

Ms Gray said the place meets Criteria D (representative) and E (aesthetic) significance and there is no requirement to reference the additional Criteria F (high degree of creative or technical achievement at a particular period) or H (associational significance). She concluded:

Essentially, the difference is one of emphasis and how the values are recognised in the statement and citation. The high design qualities of the building and the skill and achievement of the architects, Mockridge Stahle and Mitchell in executing this design are recognised in the response against Criterion E in the statement of significance and there is no need to reference Criteria F or H. Similarly, the building clearly does demonstrate the key characteristics of the typology and is a fine example, satisfying Criterion E.

Council supported the recommendations of Ms Gray and submitted no further changes to the Statement of Significance were necessary except for the change of date of construction from '1974' to '1971-1974', as shown in Document 28.

(iii) Discussion

The Panel acknowledges the former Royal Women's Hospital Carpark is different in scale and typology to the surrounding fine grain heritage places, however, this is not a reason to disqualify it from heritage assessment. While car parking structures of this form and scale may not accord with contemporary planning and urban design principles, they are representative of a period in Melbourne's history. It is legitimate to consider whether a Brutalist building of this type has heritage significance and, as Ms Gray noted, the assessment and recognition of places from the post-World War 2 period is now an accepted part of heritage practice.

The Amendment seeks to apply the Heritage Overlay to the carpark as an individually significant place and is separate to the surrounding heritage values expressed in HO1. This is an appropriate approach and distinguishes the unique heritage values of the carpark from the surrounding area.

The research and analysis in the Carlton Heritage Review is acceptable and it provides a sound foundation and strong justification for the application of a Heritage Overlay to the place. The research associated with the Peer Review considered that the Statement of Significance could be further expanded to include additional information. Although this additional information is of interest, the Panel considers the original research is satisfactory and demonstrates the rigour required to justify heritage significance.

The comparative analysis in the Carlton Heritage Review is generally acceptable and the Peer Review provided further comparative assessment. The Panel accepts that the extent of analysis completed as part of the Amendment is appropriate.

The content of the Statement of Significance is generally acceptable and the Panel agrees with Ms Gray that the building is of aesthetic significance (Criterion E) and is of representative value (Criterion D). The additional recommendations in the Peer Review are not considered necessary as the essence of these matters are included within the explanation of Criterion E and the heritage citation. Further work would be needed to justify Criteria F and H.

The Panel agrees the date of construction should be amended. The Statement of Significance should also differentiate the design and the construction periods. It is incorrect to say the building was constructed between 1971-1974. The design of the building occurred between 1971-1972 and construction occurred between 1973-1974. The Panel considers it unnecessary to repeat the design and construction dates under all three headings in the Statement of Significance and this information is best located under the heading 'Why is it significant?'.

The title of the Statement of Significance for the place should also be amended from 'Royal Women's Hospital Carpark, 96 Grattan Street, Carlton ...' to 'Cardigan House Carpark (former Royal Women's Hospital Carpark) ...' to be consistent with the references throughout the Statement of Significance. This change should be reflected in the corresponding places in the Schedule to Clause 43.01 (Heritage Overlay) with respect to HO1391 and the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme).

(iv) Conclusions and recommendations

The Panel concludes:

- The assessment and recognition of places from the post-World War 2 period is now an accepted part of heritage practice and it is legitimate to consider whether a Brutalist building of this type has heritage significance.
- There is sufficient justification for the application of a Heritage Overlay (HO1391) to 96 Grattan Street, Carlton.
- The comparative analysis is generally acceptable.
- HO1391 distinguishes the unique heritage values of the carpark from the surrounding area.
- The building is of aesthetic significance (Criterion E) and is of representative value (Criterion D).
- Further work would be needed to justify technical significance (Criterion F) and associative significance (Criterion H).
- The content of the Statement of Significance is generally acceptable but the date of construction should be amended.
- The Statement of Significance should differentiate the design period (1971-1972) and the construction period (1973-1974).
- The title of the Statement of Significance should be amended to be consistent with the references throughout the Statement of Significance.

The Panel recommends:

- 5. Amend the Statement of Significance for 96 Grattan Street, Carlton (HO1391), as shown in Appendix E3, as follows:**
 - a) Under the heading 'What is significant?' and 'How is it significant?' delete the words 'constructed in 1974 and'**
 - b) Under the heading 'Why is it significant?' modify the second sentence to state the building was designed in 1971-1972 and constructed in 1973-1974**
 - c) Amend the title of the Statement of Significance to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.**
- 6. Amend the name of the heritage place in the Schedule to Clause 43.01 (HO1391) and the Schedule to Clause 72.04 to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'.**

7.3 University of Melbourne Earth Sciences Building (HO1392)

Exhibited Statement of Significance



What is significant?

The University of Melbourne's Earth Sciences Building at 253-283 Elgin Street, Carlton was constructed in 1975-77 and is significant.

How is it significant?

The University of Melbourne's Earth Sciences Building at 253-283 Elgin Street, Carlton, is of local aesthetic significance.

Why is it significant?

The University of Melbourne's Earth Sciences Building, also known as the McCoy Building after Sir Frederick McCoy the university's first Professor of Geology, is of aesthetic significance (Criterion E). It was constructed in 1975-77 to a design by architects Eggleston, Macdonald and Secomb (EMS), which was heavily influenced by Brutalism. EMS commenced their design work for the University of Melbourne with the much celebrated Beaurepaire Swimming Centre, of 1954-57, and following its success went on to design numerous buildings for the University and for other tertiary institutions in Victoria and elsewhere, over a thirty year period. The commission for the subject building also occurred at a time when the University was expanding beyond its original campus landholding, and in the context of a 1970 campus masterplan by architects Ancher Mortlock Murray and Woolley. The subject building is highly externally intact to its 1970s design, with Brutalist influences evident in the extensive use of off-form concrete, in this instance accentuated by using sandblasted timber plank formwork to highlight the grain and heighten the textural effect; in the visually arresting arrangement on the north side of the building of long concrete pedestrian ramp set within the double-height colonnaded loggia, concrete stairs at the west end, and concrete pedestrian bridge over Swanston Street which all converge on the entrance landing at second floor level; and the large mass of the building which is seen to visually rest on narrow concrete columns to Elgin Street.

Aesthetically, the subject building is on a design trajectory which was followed by EMS in the 1960s through to the 1970s, whereby they increasingly used subdued colour and concrete in their work, including earlier work for the University of Melbourne. It also follows other slightly earlier Brutalist buildings for the University, by other architects. The subject building is additionally a robust building with a powerful presence to its Elgin and Swanston streets corner, and is particularly distinguished to Elgin Street through the exhaustive use of off-form concrete, and the double-height loggia which contains the interacting concrete 'entry' elements (ramp, stairs, east end of pedestrian bridge).

(i) The issues

The issues are:

- Whether the Statement of Significance for the Earth Sciences Building is appropriate

- Whether it is appropriate for an incorporated document to provide permit exemptions for particular works to the building, and if so, what should be included in the incorporated document.

(ii) Relevant policies, strategies and studies

253-283 Elgin Street, Carlton, known as the Earth Sciences Building within the University of Melbourne, was identified as significant within the Carlton Heritage Review, which recommended a Heritage Overlay on the basis of its aesthetic significance (Criterion E).

The Peer Review suggested some additional changes be made to the citation for the Earth Sciences Building:

- update the date to 1973-77 rather than 1975-77 to recognise that the design was resolved in 1973
- reference a relief sculpture by the Czech sculptor George Friml, provided as a gift to the Australian people by the Australian Polish community, located on the Swanston Street wall of the building (albeit largely concealed by vegetation)
- recognise the place as being of historical significance (Criterion A) for its association with the planned post-war expansion of the university beyond its campus, and in association with a 1970 masterplan.

(iii) Evidence and submissions

Ms Gray agreed the construction date in the Statement of Significance should be changed in accordance with the recommendations in the Peer Review. She also supported making reference to the relief sculpture under the 'Site description' in the citation, noting that it did not contribute to the aesthetic values for which the place is recommended for heritage listing.

Ms Gray also highlighted that a recent site inspection revealed a sequence of geological specimens in chronological order with associated plaques along the Elgin Street frontage, being of interest in reflecting the buildings associations with the School of Earth Sciences. She supported reference to this geological installation in the site description of the citation.

Ms Gray did not however support the additional criteria of local historical significance (Criterion A). While she considered that the relationship of the building with the 1970s masterplan is of interest, she noted that the masterplan for the block to the east of Swanston Street was not implemented in any meaningful way, and in that context, did not meet Criterion A.

Hansen Partnership on behalf of the University of Melbourne made a submission to the Amendment (Submissions 1 and 1a). The University submitted that following a review by a heritage expert engaged by the University, that it did not oppose the inclusion of the Earth Sciences Building within an individual Heritage Overlay (HO1392).

The University of Melbourne submitted that while the Statement of Significance was generally clear, robust and well researched, that a number of changes should be made. The requested changes were to add a statement that the elevated pedestrian bridge from the Earth Sciences Building across Swanston Street and the adjoining Thomas Cherry building are not significant. Council agreed to this request and provided an updated Statement of Significance with this change.

The University of Melbourne also submitted that to allow for the ongoing management of the Earth Sciences Building, that an incorporated document that exempts certain works from requiring

a planning permit should be implemented into the Planning Scheme as part of the Amendment. This would relate to matters such as:

- the ability to install external lighting
- security system
- construct or display signage connected to university purposes provided each sign did not exceed 1.5 square metres and is not located above the building
- install a solar energy facility not visible from the intersection of Swanston and Elgin Streets
- install mechanical equipment
- install fire safety equipment
- construct a rainwater tank of no more than 10,000 litres that is not visible from the opposite side of Swanston or Elgin Street
- replace glazing to a similar tint
- carry out soft landscaping and paving works etc.

The University of Melbourne submitted that the implementation of an Incorporated Plan would not represent a transformation of the Amendment, despite not forming part of the exhibited material. Council agreed that the inclusion of an incorporated document was not transformative and would not warrant re-exhibition. Council noted that the potential heritage value of the Earth Sciences Building was subject of extensive notice, and a person of interest would have viewed the University of Melbourne's submission, including the request for an incorporated document. Council also noted other circumstances where Panels considering heritage amendments have accepted incorporated documents to exempt minor buildings and works where the proposed document was not exhibited as part of the process, citing Amendments C207melb and C258melb.

At the Hearing a draft version of the incorporated document prepared by the University of Melbourne was provided together with preliminary comments from Council. Council's preliminary comments sought to delete any exemptions for signage and extend the test of visibility of roof structures from anywhere along Elgin Street, rather than just from the intersection with Swanston Street. They also added a qualifier to the ability to carry out soft landscaping and paving works to exclude the removal of the exposed aggregate paving adjacent to the Earth Sciences Building.

The University of Melbourne submitted that some signage should be exempt from requiring a permit, if it was associated with the university purposes and limited to no more than 1.5 square metres in area. They also submitted that Elgin Street is a very long street and visibility at a long distance away should be accepted.

In its Part C submission Council provided an October 2022 version of the incorporated document that accepted all parts of the document with the exception of the following:

- Construct or display a **direction** signage. ~~connected to university purposes, including but not limited to directional signage or signage that identifies the University, provided that no individual sign exceeds 1.5m² in area, and is not located above the building.~~
- Erect a roof top solar energy facility that is not visible from ~~the intersection of Swanston Street and~~ Elgin Street **up to the intersection of Elgin and Lygon Streets.**
- Install services normal to the building including chimneys, fume cupboard extracts, flues and mechanical (heating, cooling and ventilation) systems **that are not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.**

- Construct a rainwater tank with a capacity not exceeding 10,000 litres, that is not visible from the opposite side of Swanston Street or ~~opposite side of~~ Elgin Street [up to the intersection of Elgin and Lygon Streets](#).

These changes sought to limit the signage exemptions to direction signage only, consistent with the current exemptions under the zone. Council also amended the criteria of visibility for various roof top works from Elgon Street, to the intersection of Elgin Street and Lygon Street.

Council accepted that soft landscaping and paving works could be exempt from requiring a permit and this would include the removal of the original exposed aggregate concrete paving adjacent to the building, on the basis that it was not readily visible from the public realm.

(iv) Discussion

The University of Melbourne's Earth Sciences Building is highly externally intact to its 1970s design, with Brutalist influences, including extensive use of off-form concrete. The Heritage Overlay will recognise the aesthetic heritage significance of this building at the intersection of Elgin and Swanston Streets.

The Panel accepts the evidence of Ms Gray that Criteria A should not be applied. The Panel also accepts the inclusion of words to recognise that the pedestrian bridge and Thomas Cherry building are not significant.

On this basis, the Panel supports the amended Statement of Significance.

The Panel agrees with the University of Melbourne and Council that the inclusion of the incorporated document to allow exemptions for minor works will not transform the Amendment. It will allow for the continued exemption for a number of minor works that are currently provided for at Clause 62.02-1 of the Planning Scheme, that would otherwise require a permit under the Heritage Overlay. The use of an incorporated document to provide permit exemptions where a Heritage Overlay is applied is a tool that is used elsewhere for sites within the Melbourne Planning Scheme and elsewhere across Melbourne, and reduces the administrative burden for Council for minor matters and allows for the efficient operational needs of the University.

The Panel considers that the final version of the incorporated document as provided for in Council's Part C submission, dated October 2022 strikes the right balance in allowing for some exemptions while still requiring a permit where there may be implications for the heritage significance of the building. The test of whether works such as solar systems or water tanks are visible from Elgin Street at the intersection with Lygon Street provides a sensible compromise between views anywhere along Elgin Street and restricted to just the intersection with Swanston Street. Allowing for direction signage is consistent with the current exemptions that apply to the site and other parts of the university.

(v) Conclusions and recommendations

The Panel concludes:

- That the University of Melbourne's Earth Sciences Building at 253-283 Elgin Street, Carlton is of local aesthetic significance and HO1392 is appropriate.
- That the updated Statement of Significance dated October 2022 should be adopted.
- That the incorporated document allowing for exemptions for minor works is appropriate and that Council's Part C version should be adopted.

The Panel recommends:

7. **Amend the Statement of Significance for the Earth Sciences Building (HO1392), as shown in Appendix E4.**
8. **Adopt the Incorporated document shown in Appendix F and make reference to this Incorporated document at the Schedule to Clause 43.01 for HO1392 and in the Schedule at Clause 72.04 of the Melbourne Planning Scheme.**

7.4 207-221 Drummond Street, Carlton (HO1395)

Exhibited Statement of Significance



What is significant?

The office building at 207-221 Drummond Street, Carlton, constructed in 1986-7 to a design by architects Steve Ashton and Howard Raggatt, is significant.

How is it significant?

The office building at 207-221 Drummond Street, Carlton, is of local aesthetic significance.

Why is it significant?

The office building at 207-221 Drummond Street, Carlton is of aesthetic significance (Criterion E). It was designed by architects Steve Ashton and Howard Raggatt (soon to be Ashton Raggatt McDougall Pty Ltd, or ARM) for the Church of England and constructed by PDA Projects in 1986-7. The design was shaped by budgetary constraints and the Church's wish for easily rentable spaces and financial returns. It is aesthetically significant, as a substantially externally intact early work of Ashton and Raggatt, just before Ian McDougall joined the partnership, and although relatively modest in scale, it was a precursor to their later and often grander celebrated work. ARM, in the period following completion of 207-221 Drummond Street, went on to become one of Australia's premier architectural practices.

Prominently located to the corner of Drummond and Grattan streets, the exterior of the building, with its contrasting façade treatments, is noted for its panels of overlapping yet commonplace materials (brickwork, concrete panels with exposed aggregate, rendered panels, aluminium framed openings) cleverly arranged so as to suggest the various components are in transition and breaking or sliding apart. At the centre of the composition – the corner to Drummond and Grattan streets – the brick and contrasting panels cleverly part to reveal an inner skin of glass, while also angling up in height to emphasise the corner. Added to this is the elevated entrance to Drummond Street, which appears to sit behind another break in the façade; and the cross bracing and steel tie plates to the same façade which (visually if not structurally) suggest a counter to the expansion of the building and bring it into a tense equilibrium.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

(i) The issue

The issue is whether the Heritage Overlay (HO1395) should be applied to the office building at 207-221 Drummond Street, Carlton.

(ii) Evidence and submissions

Submitter 10 objected to the application of a Heritage Overlay (HO1395) to 207-221 Drummond Street and noted:

- the building is a modern office and is not valued by the community
- heritage merit seems to be based on what architects like, not Carlton residents
- consultants *“have designated their pet projects as pieces in a modern museum”* – but streets should not become *“exhibits for outsiders”*
- the building is on a huge site that could be developed for homes in the future, but heritage protection will severely limit what is possible and the building is not adaptable for future uses post-Covid.

No objections were submitted from the owners of 207-221 Drummond Street.

Ms Gray gave evidence that the building:

- is a two-storey office building constructed in 1986-7
- satisfies Criterion E (aesthetic significance)
- is significant as a substantially externally intact early work of Ashton and Raggatt, for its clever composition with contrasting facade treatments, and more broadly for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which challenged the typical building form and character of the suburb.

The Peer Review considered the building and concluded it met the threshold of local significance and supported application of the Heritage Overlay. It included extensive additional research and made a number of recommendations regarding further information that could be added to the heritage citation and the Statement of Significance, such as:

- amending the date of construction and likely year of design to 1986 rather than 1986-87
- including discussion of conservation guidelines and heritage advisors in the planning process as a key influence on the design of the building
- adding more detail around the evolution of the design
- adding detail on the ‘flurry of publicity and prizes’ associated with the building
- reference to the tilt slab concrete construction in the descriptive material
- correcting the date for the Housing Commission Victoria Holland Court development (should be 1992 not 1988)
- potential to expand the comparative analysis.

The Peer Review agreed the building was of aesthetic significance and said the Statement of Significance should be expanded to refer more explicitly to the theoretical underpinnings of its design (fragmentation and collage). It also considered additional criteria is met, including Criterion F (technical significance) based on the high degree of creative achievement and Criterion H (associative significance) based on its status as an early ‘breakout’ project for Ashton and Raggatt (later ARM).

In response to the Peer review, Ms Gray said the citation and Statement of Significance were generally sound and consistent with the level of assessment under PPN01. She said although

further work and analysis could be undertaken, this was not required for an assessment of local heritage significance and to define the relevant values.

Ms Gray acknowledged the heritage citation could be updated to include additional information about the context of urban conservation controls and heritage advisory services. She said the citation and Statement of Significance could be amended to:

- clarify of the construction date (1986 rather than 1986-87)
- include additional detail of journal coverage and awards
- include reference to the tilt slab construction.

Ms Gray said the description of Criterion E in the Statement of Significance adequately addresses the key values, including the association with the early phase of Ashton and Raggatt as a precursor to the later success of ARM, the building's distinctive design characteristics, and the design response to the Carlton context. She did not consider the building to meet Criterion H given the wide and celebrated body of work produced by ARM over the life of that practice and said the association is appropriately recognised in the response under Criterion E.

Council supported the recommendations of Ms Gray and submitted a revised version of the Statement of Significance (Document 28) that varied the date of construction to 1986 and modified 'Why is it significant?' to state:

The office building at 207-221 Drummond Street, Carlton is of aesthetic significance (Criterion E). It was designed by architects Steve Ashton and Howard Raggatt (soon to be Ashton Raggatt McDougall Pty Ltd, or ARM) for the Church of England and constructed by PDA Projects in 1986-7. The design was shaped by budgetary constraints and the Church's wish for easily rentable spaces and financial returns. It is aesthetically significant, as a substantially externally intact early work of Ashton and Raggatt, just before Ian McDougall joined the partnership, and although relatively modest in scale, it was a precursor to their later and often grander celebrated work. ARM, in the period following completion of 207-221 Drummond Street, went on to become one of Australia's premier architectural practices. [Following its completion, the building received attention in both the architectural and mainstream press and was the recipient of at least two architectural awards.](#)

Prominently located to the corner of Drummond and Grattan streets, the [building is constructed of 150mm load bearing concrete tilt slabs which are variously left exposed or 'dressed' to achieve a layered effect, some plain, some with an exposed aggregate finish, others with brick cladding or concrete blockwork. The design also features banks of aluminium framed windows, steel and metal details, and expressed steel framing.](#) The exterior of the building, with its contrasting façade treatments, is noted for ~~its~~ [these](#) panels of overlapping yet commonplace materials (brickwork, concrete panels with exposed aggregate, rendered panels, aluminium framed openings) cleverly arranged so as to suggest the various components are in transition and breaking or sliding apart. ...

....

(iii) Discussion

The Carlton Heritage Review has appropriately and objectively considered the heritage significance of 207-221 Drummond Street, Carlton. The Panel does not agree with submissions that the heritage assessment was based on 'what architects like'. Detailed analysis completed by qualified and experienced heritage experts has clearly established the heritage significance of the place.

The impact of the application of a Heritage Overlay on future development potential is discussed in Chapter 4 and is not repeated here.

Based on the information in the heritage citation and the Statement of Significance, the Panel accepts the building is of aesthetic significance (Criterion E). It considers the revised Statement of

Significance presented by Council (Document 31) improves understanding of the significance of the place and addresses relevant deficiencies identified in the Peer Review. The description of Criterion E in the revised Statement of Significance adequately addresses the key heritage values. Additional detail is included in the heritage citation, which provides helpful context and background information. Further work would be required to apply technical significance (Criterion F) and associative significance (Criterion H).

(iv) Conclusions and recommendations

The Panel concludes:

- There is sufficient justification for the application of a Heritage Overlay (HO1395) to 207-221 Drummond Street, Carlton.
- The building is of aesthetic significance (Criterion E).
- Further work would be needed to justify technical significance (Criterion F) and associative significance (Criterion H).
- The content of the Statement of Significance is acceptable subject to the changes suggested by Council (in Document 31).

The Panel recommends:

- 9. Amend the Statement of Significance for 'Office building, 207-221 Drummond Street, Carlton' (HO1395), as shown in Appendix E5, as follows:**
 - a) Under the heading 'What is significant?' and 'Why is it significant?' amend the date of construction to '1986'**
 - b) Under the heading 'Why is it significant?' include additional references to citations in publications, awards and concrete tilt slab construction features.**

7.5 Punt Road Oval, Richmond (HO1400)

(i) What the amendment proposes

The Amendment seeks to remove the Punt Road Oval from the East Melbourne and Jolimont Precinct (HO2) and apply a new site-specific Heritage listing (HO1400). It also seeks to provide a Statement of Significance to be an Incorporated document at Clause 72.04 and for the Punt Road Oval (Richmond Cricket Ground) Heritage Review 2021 to be a policy reference at Clause 22.05- Heritage Places Outside the Capital City Zone.

The exhibited Statement of Significance is as follows:

Exhibited Statement of Significance



What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a cricket ground in November 1856, is significant.

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

- the oval
- grassed embankments on the south and east sides and at the southeast corner of the ground
- the restriction of built form to the west and north boundaries of the ground
- open sides to the ground and transparent perimeter fencing on the east (Punt Road)
- south (Brunton Avenue and railway line) boundaries
- the landmark qualities of Punt Road Oval
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of
- architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form
- the pattern and size of original fenestration
- slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze;
- and
- other decorative details.

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of recent landscaping such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, and

the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

How is it significant?

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

Why is it significant?

The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woivurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, ngarrga and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a ngarrga and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

The brick Edwardian era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and ngarrga and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club; residents of Richmond; and Melburnians more broadly. This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond through much of the twentieth century. This was heavily anchored in local working class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area. The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain-coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858-59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as ‘Australian rules’, this was the first game of football in the world to be formally codified. (Criterion H)

Primary source

Punt Road Oval (Richmond Cricket Ground) Heritage Review (Context, 2021)

(ii) The issues

The issues are:

- whether the Punt Road Oval should be removed from HO1 and listed individually
- whether the extent of the Heritage Overlay boundary is appropriate
- whether the Statement of Significance should be changed.

(iii) Relevant background, amendment and studies

The land formerly known as the ‘Richmond Cricket Ground and Pavilion’ has historically been included in Council’s heritage inventory and graded C in the East Melbourne and Jolimont Precinct (HO2). Amendment C258melb sought to convert heritage gradings from the previous A to D system to a contemporary Significant, Contributory and Non-Contributory category system. The Richmond Cricket Ground and Pavilion was recommended to be identified as ‘significant’. However, as a result of an error, the conversion did not occur.

A follow up Amendment, C396melb Finalisation of the Heritage Places Inventory, again omitted to include the Richmond Cricket Ground and Pavilion in error. The C grading was restored in Amendment C414melb (gazetted 11 Nov 21).

The Punt Road Oval (Richmond Cricket Ground) Heritage Review, 27 October 2021 (Heritage Review), prepared by Context (now GML Heritage) undertook a full heritage review of the Richmond Cricket Ground and Pavilion and formed the basis of the Amendment. This included the name change to the Punt Road Oval (Richmond Cricket Ground).

In addition to the heritage amendments, Planning Scheme Amendment C421melb (gazetted 30 Jun 2022) introduced the Specific Controls Overlay to the Punt Road Oval to facilitate the redevelopment and refurbishment of the facility. This included allowing for the demolition of the existing Jack Dyer Stand and replacement with a new grandstand; expansion and realignment of the existing oval; and the construction of a new facility to foster community and cultural organisations.

(iv) Evidence and submissions

Dr Christina Dyson, gave heritage evidence on behalf of Council. Dr Dyson was one of the authors of the Heritage Review.

Dr Dyson supported the Heritage Review's findings that Punt Road Oval (Richmond Cricket Ground) had historical (Criterion A), representative (Criterion D), aesthetic (Criterion E), social (Criterion G) and associative significance (Criterion H) to the City of Melbourne.

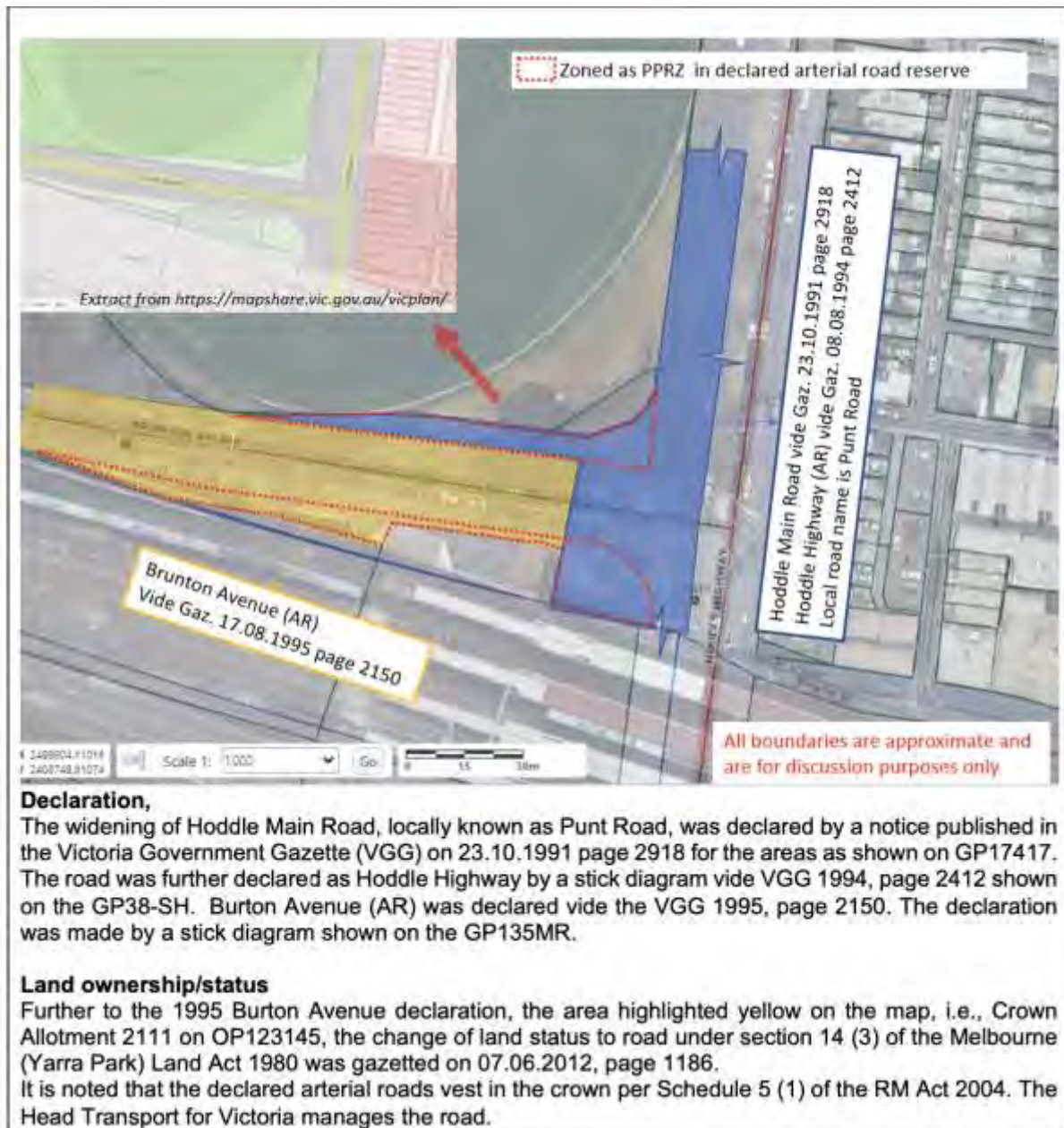
Dr Dyson's evidence was that the Punt Road Oval could have appropriately remained in the HO2 given the historical connections with Yarra Park. However, DELWP advised that the place would not be able to have its own Statement of Significance, because that would not be consistent with other significant places within HO2. Accordingly, Dr Dyson supported the removal of the Punt Road Oval from HO2, and be made an individual listing in the Heritage Overlay.

The Heritage Review recommended that the extent of the Heritage Overlay should extend to the Punt Road 'property boundary', including some small areas in the southeast corner currently not included within the HO2, on the basis that it provides appropriate curtilage to the heritage place. It considered that this would ensure that its landmark qualities are retained and protected. Dr Dyson noted that given Yarra Park is included in HO194 and registered on the VHR (H2251), the curtilage did not extend into Yarra Park.

The Department of Transport (Submission 9) submitted that the proposed extent of the overlay now includes land currently declared as an arterial road, but incorrectly zoned on the Planning Scheme map as Public Park and Recreation Zone (PPRZ). See Figure 4 below.

The submission requested that the Planning Scheme maps be amended to show the land as a Transport Zone 2. While noting that this rezoning did not form part of the exhibited Amendment, it submitted that it would be consistent with direction 22 in Ministerial Direction – The Form and Content of Planning Schemes that requires a road which is declared as an arterial road under the Road Management Act to be shown as Transport 2 Zone and that this Amendment would be an efficient time to correct this anomaly.

Figure 4 Extent of declared arterial road reserve, Department of Transport submission



Despite the above, the Department of Transport supported the Amendment and was prepared to accept the proposed Heritage Overlay modifications given that there are planning permit exemptions to certain uses, buildings and works at Clauses 36.04, 43.01, 62.01 and 62.02 of the Planning Scheme.

Council's Part C submission noted it had sought clarification from its GIS team in relation to the site boundary. The boundary that the proposed overlay is to be applied to is the 'Building Boundary' or lease boundary, that defines the occupation by the Richmond Football Club rather than a property boundary. It follows the outer fencing line on the southern and eastern sides of Punt Road Oval. Council's final position was that there should be no change to the extent of the overlay as exhibited, however that the Heritage Review should reference 'building boundary' rather than property boundary.

Council submitted that the rezoning of the land as requested by the Department of Transport is not within the scope of the Amendment.

The Richmond Football Club (RFC) (Submission 5) made a submission to the Amendment in relation to changes to the Punt Road Oval heritage controls.

The RFC have used the Punt Road Oval facility as their training and administrative facility since the Club's establishment in 1885. RFC supported the continued recognition of Punt Road Oval as a place of local heritage significance, however submitted that the Statement of Significance should be amended to more appropriately reflect the heritage of the site. The club raised the following issues:

- Concerns with the citation referring to Richmond Cricket Ground, given that the Richmond Cricket Club now plays in Glen Waverley, although accepting the historical relationship of cricket in this location.
- Under What is Significant?
 - Queried the reference to the significance of the oval given that the fabric and configuration has varied over time.
 - Lack of detail to why the grassed embankments on the south and east sides of the ground are given significance.
 - Insufficient detail of the significance of the lack of built form to the west and north boundaries of the site, considering this to be a way the site has evolved rather than an element or physical feature.
 - Lack of clarity with reference to open sides to the ground and transparent fencing on the east (Punt Road) and south (Brunton Avenue and railway line) boundaries. The cyclone wire fencing is elsewhere identified as not being significant.
 - Lack of clarity around what 'landmark qualities' of the Punt Road Oval mean.
 - Lack of detail around 'other decorative details' of the Jack Dyer Stand (1913-14) and the 1927 west wing addition.
- Disagreed that the site has associative significance. While agreeing that Jack Dyer was a champion of the club and his status has been recognised in the naming of the grandstand, questioned whether an individual player is appropriate criterion for associational significance. Also questioned the attribution of local significance for an association with Thomas Wills.
- Accepts that the site is of social significance, however considered the reference to 'Melbournians more broadly' too strong and should be removed.
- Questioned why the heritage place is being given aesthetic significance, noting that while it may be visible from a range of locations, that does not necessarily equate with landmark status or aesthetic significance.

The National Trust (Submission 7) strongly supported the proposed upgrading of the significance of Punt Road Oval, for its historically significant long-standing associations with the Richmond Cricket Club and Richmond Football Club, and the assessment of significance under Criteria A, D, G and H.

In response to Submissions 5, 7 and 9, Dr Dyson's evidence was as follows:

- The Citation reference to Richmond Cricket Club recognises its early use and is the place name recorded in historical records, including the Public Building file held at the Public Records Office of Victoria. Dr Dyson stated that it is appropriate and common practice to include an original and long historical use of a place in the citation. However she

considered that the Statement of Significance should be updated to reference that cricket stopped being played at the ground in 2011.

- Agreed that elements of long-standing do not necessarily make an element significant, however that the approach in determining significance was based on the Burra Charter, and were determined because of their ability to demonstrate the history of a place, the historic and long-standing activities associated with the place or for their particular aesthetic qualities.
- The restriction of built form contributes to the landmark quality of the place, and PPN01 recognises that an absence of built form can be the basis for heritage significance.
- That landmark generally refers to a feature that becomes a reference point in a landscape. The oval is a large visual reference point along Punt Road and adjacent to the railway. It is a social and cultural reference point, and this justification should be added to the citation.
- Clarified that the *“slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze, gable end details, and vents”* are the decorative elements that are significant in the Jack Dyer Stand.
- Agreed that the reference to social values in the Statement of Significance could be amended to refer to *“members and supporters of the Richmond Football Club; past and present players coaches and staff of the Richmond football Club”*, and the reference to landmark qualities could refer to *“for residents of Richmond and Melbournians more broadly”*.
- Considered that the aesthetic criterion was appropriate, noting that the Burra Charter requires consideration of *“is the space distinctive within the setting or prominent visual landmark?”* in assessing aesthetic significance.
- Considered that Criterion H was appropriate given that the association with Jack Dyer was direct and enduring, however agreed that the connection with Thomas Wills was possibly not sufficiently sustained to warrant Criterion H. Therefore recommends reference to Thomas Wills be removed.

A post-exhibition version of the Statement of Significance was provided reflecting the above changes.

The RFC supported the changes proposed in the evidence of Dr Dyson and the post-exhibition version of the Statement of Significance, however considered that they did not go far enough. The submission stated that it would be appropriate for the City of Melbourne to commit to a revised Statement of Significance after the demolition of the existing Jack Dyer stand (expected to be early in 2023) associated with the redevelopment of the site.

The submission was that the social and associated sporting significance of the Punt Road Oval is more important than the built form aspects of the facility.

In relation to the post-exhibition changes to the Statement of Significance, RFC advised:

- It supported the qualifier words that the fabric and configuration of the oval are not significant
- Did not agree that the grassed embankments on the south and east sides of the ground are significant, and although the amended version confirms that the fabric and configuration is not of significance, still consider that this element should be removed
- Consider that the revised words referencing the open sides to the ground and transparent perimeter fencing on the east (Punt Road) and south (Brunton Avenue and

railway line) boundaries to be a description rather than something of significance and remain confusing

- Questions the views into the ground from the public domain as being something of significance
- Questions whether Punt Road Oval as separate to Yarra Park is a landmark
- Considers that references to the Jack Dyer stand will need to be removed once demolition has occurred and mentions the red bricks that are elements that are being re-purposed with the construction of the new stand
- Requested that the Panel recommend that the Heritage Review be updated to be consistent with the revised Statement of Significance.

Council did not agree with suggestions that the Statement of Significance should remove references to the Jack Dyer Stand on the basis that demolition has been approved, given that existing permissions may not be acted on. In that circumstance, future planning decisions should have regard to the present heritage values. Council did however agree that if the stand is removed, that a further amendment could be undertaken to review the heritage significance of the site.

During the evidence of Dr Dyson, the Panel asked several questions relating to:

- the views into the ground, noting that from its site inspection, there were no views to the oval from Brunton Avenue given the mounding, vegetation and level changes
- whether the mounding in the south/east corner of the site itself was significant, or whether it had changed over time
- highlighted the confusion with references to fencing not being significant, yet stating that transparent perimeter fencing is significant
- questioned whether the paint controls were intended to relate to the entire site (including newer buildings) or just the existing Jack Dyer stand.

As a result of these discussions, Council circulated an Updated Statement of Significance dated October 2022, in addition to the post-exhibition changes in response to submissions.

(v) Discussion

There was general agreement among parties that the Punt Road Oval has heritage significance and at least criteria A (historical), D (representative), and G (social) should apply. The RFC questioned whether Criterion E (aesthetic) and Criterion H (associative) were applicable, and the National Trust did not mention Criterion E in their supporting submission.

Generally the Panel is satisfied that the changes in the Updated Statement of Significance dated October 2022 are appropriate and address the inconsistencies identified and make further clarification where needed. These together with the post post-exhibition changes also address a number of the RFC submissions.

In relation to Criterion E the Statement of Significance includes limited discussion around aesthetic significance, grouping this with a paragraph on social significance. While the RFC did not consider the site being aesthetically significant beyond being part of Yarra Park, the Panel accepts that it is a landmark of Melbourne, sited at a visually prominent position at the intersection of Punt Road and Brunton Avenue, opposite the Richmond train station. This has been a long-standing part of Melbourne's urban fabric with the oval itself visible from the key transport corridors. On this basis, the Panel accepts Criteria E should apply.

The Panel also accepts that Criteria H is appropriate, with Jack Dyer being a prominent Richmond footballer. While there is no doubt many other 'greats' of the game, he is a significant associative figure in the places history.

Council confirmed that the schedule to HO1400 should note that external paint controls apply to the Jack Dyer Stand only, rather than more broadly across the site. The Panel also notes that on advice that the proposed new stand to is also to be called the Jack Dyer stand, it may be prudent to reference the dates 1913-14 and 1927 in the external paint control.

In relation to the boundary line of the proposed Heritage Overlay, the Panel considers it somewhat unusual that Council is pursuing the overlay on land that is a declared arterial road, and that has a different extent to the recently approved Specific Controls Overlay that applies to the site. It also does not consider that the additional land beyond the current extent of the Heritage Overlay would provide further meaningful curtilage to the Punt Road Oval, this seeming to be the basis for the boundary alignment. However, on the basis that Dr Dyson supported this boundary alignment; that DoT were content with the exemptions in the Planning Scheme for roadworks; and that the RFC did not object, the Panel does not make any recommendations to amend the alignment from what was exhibited. It is noted however, that with any amendment to rezone this land to the Transport 2 Zone, it may be appropriate to also realign the Heritage Overlay.

Finally, the Panel questioned why the Statement of Significance did not include the word 'former' Richmond Cricket Ground in its title, given that it ceased operating as this use over 10 years ago. While Dr Dyson stated that it was common to use the historic name, the Panel notes that there are many other instances of where the words 'former' are used in Statements of Significance within the Melbourne Planning Scheme, such as the Former Coles and Garret Building (HO1306); Former Exhibition Towers (HO1333); Former AMP Building (HO1321).

(vi) Conclusions and recommendations

The Panel concludes:

- That the Punt Road Oval has historical (Criterion A), representative (Criterion D), aesthetic (Criterion E), social (Criterion G) and associative significance (Criterion H) to the City of Melbourne.
- That it is appropriate that the Punt Road Oval be taken out of HO2 and included in its own Heritage Overlay listing.
- That the updated Statement of Significance dated October 2022, incorporating post-exhibition and other changes made during the Panel Hearing should be adopted.
- That the paint controls in the schedule to the overlay should identify that external paint controls only apply to the Jack Dyer Stand 1913-14 and 1927.

The Panel recommends:

- 10. Amend the Statement of Significance for the Punt Road Oval (HO1400), as shown in Appendix E6 to:**
 - a) Update the elements that contribute to the significance of the place under 'What is Significant'**
 - b) Update the discussion in 'Why is it significant?' to reference that cricket ceased being played at the ground in 2011; and clarify its social and aesthetic significance**
 - c) Remove reference to significance in association with Thomas Wentworth Wills**

- 11. Amend the Heritage Overlay Schedule 1400 to provide for external paint controls only for the Jack Dyer Stand 1913-14 and 1927 wing.**

8 Other matters

8.1 Amendment C396melb

Council submitted a number of proposed changes in the Amendment have already been made through the finalisation of Amendment C396melb, that was a Heritage Grading Corrections Amendment, gazetted on 7 July 2022. Amendment C396melb finalised the conversion of places that required further review or had been incorrectly graded as part of Amendment C258melb. This included changes to 32 properties within the Carlton Heritage Review study area, converting heritage gradings from the previous A-D system to significant/contributory/non-contributory.

This Amendment included some of the changes now approved through Amendment C396melb, in the event that C396melb did not proceed, and also to include the corrections as part of the Carlton Heritage Review.

Council submitted the following changes to the Amendment are now required as a consequence of the gazettal of Amendment C396melb, to remove duplication between the amendments.

Table 4 Changes to the Amendment as a consequence of Gazettal of Amendment C396melb

| Heritage Overlay Number | Proposed change | Affected parts of the Planning Scheme |
|-------------------------|---|---------------------------------------|
| HO70 | Remove the proposed deletion of HO70 from 16-22 Orr Street, Carlton (due to demolition) | Schedule to 43.01 Map 8HO |
| HO96 | Remove the proposed deletion of HO96 from 106-108 Queensberry Street, Carlton (due to demolition) | Schedule to 43.01 Map 5HO |
| HO117 | Remove the proposed deletion of HO117 from 784-786 Swanston Street and 253-275 Elgin Street, Carlton (due to demolition) | Schedule to 43.01 Map 5HO |
| HO90 | Remove the proposed amendment to the address for HO90 – 59 Queensberry Street, Carlton to 53-63 Queensberry Street, Carlton in Schedule to Clause 43.01 The Amendment will retain: <ul style="list-style-type: none"> the proposed inclusion of the place name for HO90 ‘Former Catholic Apostolic Church’ in the Schedule to Clause 43.01 the proposed Statement of Significance for this place listed in the Schedule to Clause 43.01 and the Schedule to Clause 72.04 | Schedule to 43.01 |
| HO57 | Remove the proposed amendment to the address for HO57 – Kathleen Syme Education Centre (former Primary School Number 112) 251 Faraday Street, Carlton to Kathleen Syme Education Centre (former Primary School Number 112) 249-263 Faraday Street, Carlton | Schedule to 43.01 |

| | | |
|---------|---|-----------------------|
| HO68 | Remove the proposed amendment to the address for HO68 – from Trades Hall 2 Lygon Street and 172 Victoria Street, Carlton to Trades Hall 2-40 Lygon Street, Carlton | Schedule to 43.01 |
| HO809 | Remove proposed mapping change to: <ul style="list-style-type: none"> • apply HO809 (29-31 Rathdowne Street, Carlton) to 29-31 Rathdowne Street, Carlton and remove HO992 (World Heritage Environs Area Precinct) • remove HO809 from 35 Rathdowne Street and apply HO992 | Map 8HO |
| HO35 | Remove the changes to the Planning Scheme maps to extend HO35 to include 22 Cardigan Street, Carlton | Map 8HO |
| HO57 | Remove proposed change to delete HO57 from 112 Faraday Street, Carlton and apply HO1 | Map 5HO |
| Various | Remove the proposed changes to the heritage category in the Heritage Places Inventory Part A for the following properties: <ul style="list-style-type: none"> • 18 Cardigan Street (HO35) • 20 Cardigan Street (HO35) • 22 Cardigan Street (HO35) • 92-94 Drummond Street (HO1) • 96 Drummond Street (HO1) • 334-344 Drummond Street (HO45) • 16 Barkly Street within 1-13 Elgin Street (HO1) • 249-263 Faraday Street (HO57) • 2-40 Lygon Street (HO68) • 98-126 Lygon Street (HO66) • 320 Lygon Street (HO1) • 331-335 Lygon Street (HO1) • 414-422 Lygon Street (HO1) • 180 Palmerston Street and 180A-204 Palmerston Street within 178-204 Palmerston Street (HO976/HO1) • 221-239 Palmerston Street (HO65) • 144-146 Queensberry Street (HO807/HO97) • 19 Queensberry Street (HO87) • 21 Queensberry Street (HO88) • 23 Queensberry Street (HO89) • 53-63 Queensberry Street (HO90) • 29-31 Rathdowne Street (HO809) • 97-105 Rathdowne Street (HO105) • 107 Rathdowne Street and 109 Rathdowne Street within 107-123 Rathdowne Street (HO992) • Victorian Art Statue Store, 25 Victoria Place (HO1) | Incorporated document |

| | | |
|---------|--|-----------------------|
| Various | Remove the proposed changes to remove entries in the Heritage Places Inventory Part B for properties that have already had their heritage grade converted from the A-D grading system to the Significant/Contributory/Non-contributory category system | Incorporated document |
|---------|--|-----------------------|

Source: Document 5 – Council Part A submission, Attachment 5

The Panel agrees that proposed changes to the Planning Scheme in the Amendment that have already been implemented in Amendment C396melb should be deleted from the Amendment (but not the Planning Scheme). Council should carefully check that all of the places listed by Council in Document 5 (Attachment 5) have been amended correctly by Amendment C396melb.

The Panel recommends:

- 12. Delete proposals in Amendment C405melb that have been implemented in Amendment C396melb.**

8.2 Minor corrections

At the Hearing, Council identified two minor corrections to the Amendment documentation.

First, in the Schedule to Clause 43.01 the address for HO27 should be changed from ‘Terrace Row, George’s Terrace and Clare House 51-65 Cardigan Street, Carlton’ to ‘Terrace Row, George’s Terrace and Clare House 51-71 Cardigan Street, Carlton’.

Second, the title of the Statement of Significance for HO1393 should read: ‘Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) (November 2022)’. Although the property has a Lygon Street address in the Council data base, its frontage and ‘practical address’ is Cardigan Street. The proposed change helps this understanding. Council submitted similar modifications should be made to other instances in the Statement of Significance where the address is referenced.

The Panel supports these changes.

The Panel recommends:

- 13. Amend the address for HO27 in the schedule to Clause 43.01 to state ‘Terrace Row, George’s Terrace and Clare House 51-71 Cardigan Street, Carlton’.**
- 14. Amend the title of the Statement of Significance for HO1393 to ‘Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) (November 2022) and make similar changes to other instances in the Statement of Significance where the address is referenced.**

8.3 Consistency check

The Panel notes there are minor inconsistencies in references to some heritage places in the Amendment documentation.

For example, the exhibited title of the Statement of Significance for HO64 is ‘Former Carlton United Hotels Precinct ...’, however in the body of the Statement of Significance the word ‘former’ is deleted and the word ‘united’ is changed to ‘union’ (‘Carlton Union Hotels Precinct’).

The Schedules to Clause 43.01 (HO64) and 72.04 refer to the ‘Former Carlton Union Hotels Precinct’, which is a further variation on the place name.

The Panel has not reviewed the name and address of every heritage place in all of the Amendment documentation. That is a matter for Council.

The finalisation of the Amendment documentation should ensure the names and addresses of heritage places are consistently applied, where relevant, in:

- Statements of Significance (title and body)
- the Schedule to Clause 43.01 (Heritage Overlay)
- the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme)
- the Heritage Places Inventory Part A.

Further, where changes to the exhibited versions of Statements of Significance are proposed, Council should ensure the changes (including the date) are also made to the title of the Statement of Significance in the Schedules to Clause 43.01 (Heritage Overlay) and Clause 72.04 (Documents incorporated in this Planning Scheme). This includes the Panel preferred versions of the Statements of Significance.

The Panel recommends:

- 15. Review the names and addresses of all heritage places in the Amendment to ensure they are applied consistently, where relevant, in the Statement of Significance, Schedule to Clause 43.01, Schedule to Clause 72.04 and the Heritage Places Inventory Part A.**

Appendix A Submitters to the Amendment

| No. | Submitter |
|-----|---|
| 1 | University of Melbourne |
| 2 | Royal Melbourne Institute of Technology University |
| 3 | Carlton Residents Association |
| 4 | Music Victoria |
| 5 | Richmond Football Club |
| 6 | Twelfth Red Tape Pty Ltd |
| 7 | National Trust |
| 8 | Jonathan Nolan |
| 9 | Department of Transport |
| 10 | Katie Roberts |
| 11 | Queensberry Street Pty Ltd |
| 12 | Australian Churches of Christ Global Missions Partners Ltd (Churches of Christ) |

Appendix B Parties to the Panel Hearing

| Submitter | Represented by |
|---|---|
| Melbourne City Council | Carly Robertson of Counsel instructed by Ann-Maree Drakos, City of Melbourne, who called expert evidence on: <ul style="list-style-type: none"> - Heritage (Carlton Heritage Review) from Kate Gray of Lovell Chen - Heritage (Punt Road Oval) from Christina Dyson of GML Heritage |
| University of Melbourne | David Barnes, Hansen Partnership |
| RMIT University | Sean McArdle of Counsel instructed by Matt Hughes of Hall & Wilcox, who called the following expert evidence: <ul style="list-style-type: none"> - Heritage from Robyn Riddett, Anthemion Group Pty Ltd |
| Carlton Residents Association | Ewan Ogilvy |
| National Trust of Australia (Victoria) | Felicity Watson |
| Katie Roberts | |
| Twelfth Red Tape Pty Ltd | Pippa Sampson of GE Lawyers |
| Queensberry Street Pty Ltd | Matthew Townsend of Counsel, instructed by Alex Gelber of HWL Ebsworth Lawyers |
| Australian Churches of Christ Global Missions | Rutendo Muchinguri of Counsel instructed by Rob Oxley of Tisher Liner FC Law |
| Richmond Football Club | Laura Thomas of Urbis |

Appendix C Document list

| No. | Date | Description | Provided by |
|-----|---------|---|--------------------------------|
| 1 | 26/8/22 | Letter – from Panel to submitters advising of Directions Hearing | Planning Panels Victoria (PPV) |
| 2 | 29/8/22 | Letter – updated version of Document 1 | “ |
| 3 | 9/9/22 | Email – from Council to Panel referring late submissions regarding 148-150 Queensberry Street, Carlton: <ul style="list-style-type: none"> a) from HWL Ebsworth Lawyers on behalf of Queensberry Street Pty Ltd (Submission 11) b) from Tisher Liner FC Law on behalf of Australian Churches of Christ Global Missions Partners Ltd (Submission 12) | Council |
| 4 | 12/9/22 | Letter – from Panel to parties regarding Directions, Distribution list and Hearing Timetable (version 1) | PPV |
| 5 | 26/9/22 | Council Part A submission, including Attachments: <ul style="list-style-type: none"> 1 – Carlton Heritage Review – Peer Review, Built Heritage, 25 June 2021 2 – Authorisation documentation 3 – Chronology of events 4 – Table of places and precincts where the Heritage Overlay is proposed 5 – Table of proposed changes to Amendment C405melb 6 – Proposed Amendment C405melb documents in response to submissions 7 – Exhibited HO1 Statement of Significance with tracked changes | Council |
| 6 | “ | Expert evidence statement – Kate Gray (Carlton Heritage Review) | “ |
| 7 | “ | Expert evidence statement – Christina Dyson (Punt Road Oval Heritage Review) | “ |
| 8 | 27/9/22 | Expert evidence statement – Robyn Riddett | Hall and Wilcox |
| 9 | 28/9/22 | Email – from PPV to all parties including version 2 of Document List and Timetable | PPV |
| 10 | 30/9/22 | Council Part B submission, including Appendices: <ul style="list-style-type: none"> A – List of planning permits for Amendment submitter sites B – Planning Policy Framework translation (Amendment C409melb) of relevant heritage related provisions C – Council preferred version of University of Melbourne Incorporated Plan – Earth Sciences Building D – Notice of recommendation for VHR for John Curtin Hotel, letter from Heritage Victoria dated 18 July 2022 | Council |

| No. | Date | Description | Provided by |
|-----|---------|---|---------------------|
| | | E – Council submission to Heritage Victoria regarding Notice of recommendation for VHR for John Curtin Hotel, letter from City of Melbourne dated 20 September 2022 | |
| 11 | “ | PowerPoint presentation – Kate Gray | “ |
| 12 | “ | PowerPoint presentation – Christina Dyson | “ |
| 13 | 4/10/22 | Submission – RMIT University | Hall and Wilcox |
| 14 | “ | Extract from ‘Argus’, 17 May 1882 regarding ‘The proposed Working Men’s College’ | “ |
| 15 | “ | Extract from ‘A skilled hand and cultivated mind, A guide to the architecture and art of RMIT University’, Edquist and Grierson, Second edition | “ |
| 16 | “ | Submission – University of Melbourne | Hansen Partnership |
| 17 | “ | Submission – Carlton Residents Association | Ewan Ogilvy |
| 18 | “ | Email – advising of counsel representing Australian Churches of Christ Global Missions Partners Ltd | Tisher Liner FC Law |
| 19 | 5/10/22 | Submission from Chinese Museum to Future Melbourne Committee (Melbourne City Council), 16/11/2021 | Council |
| 20 | “ | Submission – National Trust of Australia (Victoria) | Felicity Watson |
| 21 | “ | Submission – Queensberry Street Pty Ltd | HWL Ebsworth |
| 22 | 6/10/22 | Extract from ‘Australian Architecture Now’, page 40 | Council |
| 23 | “ | Extract from ‘Design City Melbourne’, pages 228-229 | “ |
| 24 | “ | Extract from ‘Poetics in Architecture’, pages 50-51 | “ |
| 25 | “ | Extract from ‘Mastering Architecture’, page 145 | “ |
| 26 | “ | Extract from ‘Architecture AU’, Allan Powell Valley, 5/4/2022 | “ |
| 27 | “ | Updated Statement of Significance – HO97 – Lincoln Hotel and Environs Precinct, October 2022 | “ |
| 28 | “ | Updated Statement of Significance – HO1391 – Royal Women’s Hospital Carpark, October 2022 | “ |
| 29 | “ | Updated Statement of Significance – HO1392 – Earth Sciences Building (McCoy Building), October 2022 | “ |
| 30 | “ | Updated Statement of Significance – HO1393 – RMIT Building 71, October 2022 | “ |
| 31 | “ | Updated Statement of Significance – HO1395 – Office Building 207-221 Drummond Street, October 2022 | “ |
| 32 | “ | Updated Statement of Significance – HO1398 – RMIT Buildings 51, 56 and 57, October 2022 | “ |

| No. | Date | Description | Provided by |
|-----|----------|--|---------------|
| 33 | “ | Updated Statement of Significance – HO1400 – Punt Road Oval (Richmond Cricket Ground), October 2022 | “ |
| 34 | “ | PowerPoint presentation – Katie Roberts | Katie Roberts |
| 35 | “ | Submission – Richmond Football Club | Urbis |
| 36 | “ | PowerPoint presentation – Richmond Football Club | “ |
| 37 | 7/10/22 | Letter – from Panel regarding Directions for comments on updated Statements of Significance | PPV |
| 38 | “ | PowerPoint presentation – Richmond Football Club, version 2 | Urbis |
| 39 | “ | Council Part C Submission including attachments: A – Memorandum tabled at Amendment C258melb Panel hearing regarding proposed approach to Inventory listings B – Part C version of University of Melbourne Earth Sciences Building Incorporated Document C – Part A Council submission to Amendment C396melb Panel hearing D – Part C Council submission to Amendment C387melb Panel hearing | Council |
| 40 | “ | Email from Council regarding correct versions of Documents 27-33 on OneDrive (versions loaded at 4.20pm 6/10/22) | Council |
| 41 | 11/10/22 | Letter on behalf of Queensberry Street Pty Ltd in response to Part C updated HO97 Statement of Significance (Document 27) | HWL Ebsworth |
| 42 | 14/10/22 | Letter from Council in response to Document 41 | Council |
| 43 | “ | Updated version of Document 27 (Statement of Significance for HO97) in response to Document 41 | “ |

Appendix D Panel preferred version of the Heritage Places Inventory

Extract of Panel preferred version of Heritage Places Inventory February 2020 Part A (Amended November ~~2020~~ 2022) for:

- 374-386 Cardigan Street
- 38 Dorrit Street
- 153 Drummond Street
- 81-109 Grattan Street
- 148-150 Queensberry Street

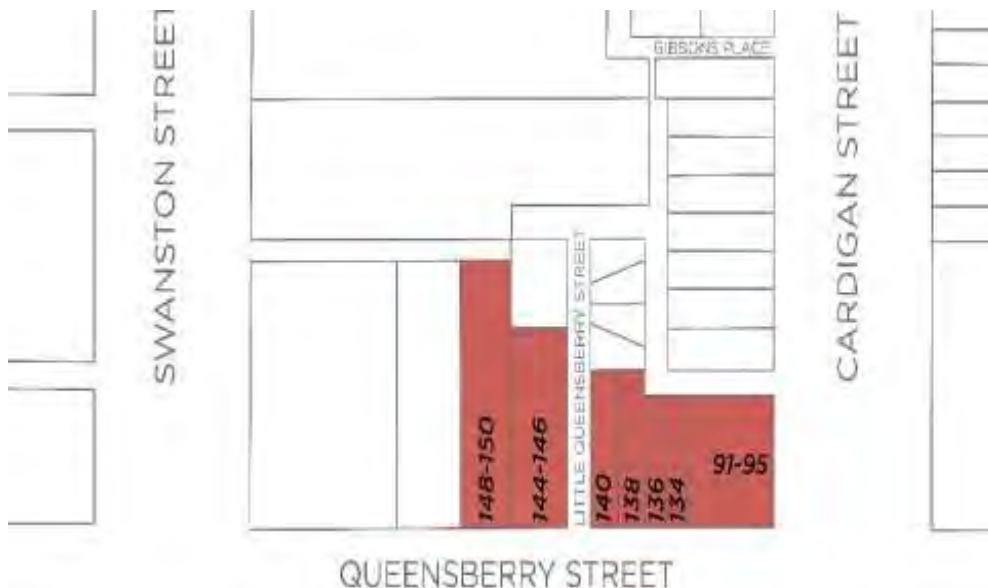
| Street | Number | Building Category | Significant Streetscape |
|--------------------|--|--|----------------------------|
| Cardigan Street | 374-386, <u>includes:</u> | Contributory | - |
| | <ul style="list-style-type: none"> • 378 Cardigan Street • 380 Cardigan Street • 382 Cardigan Street • 242 Palmerston Street • 21 Waterloo Street • 23 Waterloo Street | Contributory Contributory Contributory Contributory Contributory Contributory | - - - - - - |
| Dorrit Street | 38 | -Contributory | Significant |
| Drummond Street | 153 | -Contributory | Significant |
| Grattan Street | 81-109, <u>includes:</u> | Significant | - |
| | <ul style="list-style-type: none"> • 101-103 Grattan Street • 105 Grattan Street • 107-109 Grattan Street (including 40-44 Grattan Place) | Significant Significant Significant | - - - |
| Queensberry Street | 148-150 | Contributory Significant | - |

Appendix E Panel preferred version of the Statements of Significance

E1 HO97 – Hotel Lincoln and Environs Precinct

Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November, 2024²)

| | | | |
|------------------------|-------------------------------------|-------------------|------|
| Heritage Place: | Hotel Lincoln and Environs Precinct | PS ref no: | HO97 |
|------------------------|-------------------------------------|-------------------|------|




What is significant?

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

Within this group, the significance categories are as follows (Figure 31):

- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is ~~significant~~ contributory



 Site Boundary

 Significant

 Contributory

- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct Source: Nearmap (basemap)

How is it significant?

The Hotel Lincoln and Environs Precinct is of local historical, representative, ~~and~~ aesthetic ~~and social~~ significance at a local level to the City of Melbourne.

Why is it significant?

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in

residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built ~~and maintains its original historical use and function.~~

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid- nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later

pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

~~The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).~~

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

E2 HO1398 Buildings 51, 56 and 57 Royal Melbourne Institute of Technology

Statement of Significance: RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (November, 2024²)

| | | | |
|------------------------|-----------------------------|-------------------|--------|
| Heritage Place: | RMIT Buildings 51,56 and 57 | PS ref no: | HO1398 |
|------------------------|-----------------------------|-------------------|--------|



What is significant?

The three RMIT buildings, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

- Building 51 at 80-92 Victoria Street ([1971-1972](#))
- Building 56 at 33-89 Lygon Street also known as 115 Queensberry Street (~~1976~~ [1973-1974](#))
- Building 57 at 33-89 Lygon Street also known as 53 Lygon Street (~~1983~~ [1980-1982](#))

How is it significant?

RMIT Buildings 51, 56 and 57, located in a block bounded by Queensberry, Lygon, Victoria and Cardigan streets, Carlton, are of local historical and aesthetic significance.

Why is it significant?

Royal Melbourne Institute of Technology (RMIT) Buildings 51, 56 and 57 are of historical significance (Criterion A) [for their association with and the ability to demonstrate the significant expansion of RMIT into Carlton from 1970](#). The buildings were constructed between 1972 and 1983 to designs by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings, [and Buildings 51, 56 and 57 are significant in demonstrating the partial implementation of that master plan](#). RMIT embarked on its Carlton building plan [in earnest](#) from 1970, after the Victorian government set aside properties for the institute's

development at the southern end of the suburb. ~~The block in which the subject buildings are located was situated immediately to the north of the city campus, and also in close proximity to Trades Hall with which the institute, originally the Working Men's College founded in 1887, had long had an association.~~

RMIT Buildings 51, 56 and 57 are also of aesthetic significance (Criterion E). The architects, Demaine, are a highly regarded Melbourne-based architectural practice, with a comprehensive and diverse portfolio of work including hospital, institutional, corporate and educational projects. Although their master plan for the Carlton campus was never fully realised, the three subject buildings, and their tertiary uses, were largely anticipated in the plan. This included their substantial footprints and overall massing, and notably their distinctive and monumental brick service shafts to the rear elevations. Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes; huge expanses of plain redbrick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish; and the striking service shafts with their corbelled forms.

While they are of a group, the three buildings are also individually distinguished, with each demonstrating different architectural references and specific influences, including some Brutalist influences. Building 51 shares commonalities with other Demaine tertiary buildings of the general period, including the rough surfaced pebble-textured window panels bracketed between brick end walls and service towers; and the 'cellular' form of the window grilles which recalls Le Corbusier's earlier work. Building 56 on its north façade employs a thick red brick rectangular frame, reflective of the 'solidity' which marked Demaine projects from the 1960s onwards, which was in turn a reaction to the earlier predominance of curtain walling. Building 56 is also distinguished by its incorporation of a basement level and lightwell to the north side, which is largely concealed from Queensberry Street; and by its innovative continuous window framing system. Building 57 is the more overtly Brutalist of the three, seen in the angled ('jagged') form of the east façade to Lygon Street, and its sudden central break which reveals a 'scooped' vertical window bay. The tiered concrete form and concrete entrance ramp of the south elevation also draw strongly on Brutalist influences.

More broadly, the buildings are of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb. The three buildings are also significant as large and robust forms, which dominate their contexts, and draw attention to RMIT's presence in this area of Carlton.

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

E3 HO1391, Royal Women Hospital Carpark, 96 Grattan Street, Carlton

Statement of Significance: Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November, 2024²)

| | | | |
|------------------------|--|-------------------|--------|
| Heritage Place: | Cardigan House Carpark (formerly Royal Women's Hospital Carpark) | PS ref no: | HO1391 |
|------------------------|--|-------------------|--------|



What is significant?

The Cardigan House Carpark, formerly the Royal Women's Hospital Carpark, ~~constructed in 1974~~ and located at the corner of Grattan and Cardigan streets, Carlton, is significant.

How is it significant?

The Cardigan House Carpark ~~constructed in 1974~~ and located at the corner of Grattan and Cardigan streets, Carlton, is of local aesthetic significance and of representative value.

Why is it significant?

The Cardigan House Carpark, formerly the Royal Women's Hospital Carpark, is of aesthetic significance (Criterion E). It was designed in 1971-1972 and constructed in 1973-1974 to a design by noted architects Mockridge, Stahle and Mitchell, in the Brutalist style. The architectural practice were highly regarded for their comprehensive body of work, which ranged across ecclesiastical, institutional, educational, commercial and residential projects. The carpark was constructed at a time when the Royal Women's Hospital was significantly expanding its local services and facilities in response to the post-war population boom. The subject building, a substantial steel-framed brick and concrete building of seven carpark levels with an additional office level, remains highly externally intact to its 1970s design. It is distinguished by the heavy off-form concrete balustrades to the angled carpark ramps, as expressed to the two long west and east elevations. The ramps act as a visual counterfoil to the building's solid brick service block volumes at either end of the facades, and read as spans 'slung' between brick 'pylons'. Stylistically, the building draws on a number of mostly earlier international and local examples of both Brutalist buildings, and the carpark typology. As a carpark, it is striking, robust and bold, with a powerful presence to its Grattan and Cardigan streets corner. Mockridge, Stahle and Mitchell also achieved with this building, as they did with others of their broadly contemporary designs, a monumental building which is both strong and simple in its form and expression.

The Cardigan House Carpark is also of representative value (Criterion D). It demonstrates some of the principal characteristics of a multi-storey carpark, as evolved internationally from the 1920s, and as seen in earlier examples in Melbourne. These include the clearly expressed open carpark levels or ramped decks with balustrades, in this case of heavy off-form concrete with a curved form; the ground

floor vehicle entry and exits; and the integrated commercial/office spaces, here located to the top of the building.

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

**E4 HO1392, Earth Sciences Building (McCoy Building)
University of Melbourne**

Statement of Significance: Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street (McCoy Building) Carlton (~~November~~ ~~October~~, 2021~~2~~)

| | | | |
|------------------------|--|-------------------|--------|
| Heritage Place: | University Of Melbourne Earth Sciences Building (McCoy Building) | PS ref no: | HO1392 |
|------------------------|--|-------------------|--------|



Note: Map to correct street number from 253-275 to 253-283

What is significant?

The University of Melbourne's Earth Sciences Building at 253-283 Elgin Street, Carlton, was constructed in 1975-77 and is significant. The elevated pedestrian bridge and the Thomas Cherry Building are not significant.

How is it significant?

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

Why is it significant?

The University of Melbourne's Earth Sciences Building, also known as the McCoy Building after Sir Frederick McCoy the university's first Professor of Geology, is of aesthetic significance (Criterion E). It was constructed in 1975-77 to a design by architects Eggleston, Macdonald and Secomb (EMS), which was heavily influenced by Brutalism. EMS commenced their design work for the University of Melbourne with the much celebrated Beaurepaire Swimming Centre, of 1954-57, and following its success went on to design numerous buildings for the University and for other tertiary institutions in Victoria and elsewhere, over a thirty year period. The commission for the subject building also occurred at a time when the University was expanding beyond its original campus landholding, and in the context of a 1970 campus masterplan by architects Ancher Mortlock Murray and Woolley. The subject building is highly externally intact to its 1970s design, with Brutalist influences evident in the extensive use of off-form concrete, in this instance accentuated by using sandblasted timber plank formwork to highlight the grain and heighten the textural effect; in the visually arresting arrangement on the north side of the building of long concrete pedestrian ramp set within the double-height colonnaded loggia, concrete stairs at the west end, and concrete pedestrian bridge over Swanston Street which all converge on the entrance landing at second floor level; and the large mass of the building which is seen to visually rest on narrow concrete columns to Elgin Street.

Aesthetically, the subject building is on a design trajectory which was followed by EMS in the 1960s through to the 1970s, whereby they increasingly used subdued colour and concrete in their work, including earlier work for the University of Melbourne. It also follows other slightly earlier Brutalist buildings for the University, by other architects. The subject building is additionally a robust building with a powerful presence to its Elgin and Swanston streets corner, and is particularly distinguished to

Elgin Street through the extensive use of off-form concrete, and the double-height loggia which contains the interacting concrete 'entry' elements (ramp, stairs, east end of pedestrian bridge).

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

**E5 HO1395, Office Building, 207-221 Drummond Street,
Carlton**

Statement of Significance: Office Building, 207-221 Drummond Street, Carlton (November, 2024²)

| | | | |
|------------------------|------------------------------------|-------------------|--------|
| Heritage Place: | 207-221 Drummond Street Carlton | PS ref no: | HO1395 |
|------------------------|------------------------------------|-------------------|--------|



What is significant?

The office building at 207-221 Drummond Street, Carlton, constructed in 1986⁷ to a design by architects Steve Ashton and Howard Raggatt, is significant.

How is it significant?

The office building at 207-221 Drummond Street, Carlton, is of local aesthetic significance.

Why is it significant?

The office building at 207-221 Drummond Street, Carlton is of aesthetic significance (Criterion E). It was designed by architects Steve Ashton and Howard Raggatt (soon to be Ashton Raggatt McDougall Pty Ltd, or ARM) for the Church of England and constructed by PDA Projects in 1986⁷. The design was shaped by budgetary constraints and the Church's wish for easily rentable spaces and financial returns. It is aesthetically significant, as a substantially externally intact early work of Ashton and Raggatt, just before Ian McDougall joined the partnership, and although relatively modest in scale, it was a precursor to their later and often grander celebrated work. ARM, in the period following completion of 207-221 Drummond Street, went on to become one of Australia's premier architectural practices. [Following its completion, the building received attention in both the architectural and mainstream press and was the recipient of at least two architectural awards.](#)

Prominently located to the corner of Drummond and Grattan streets, the [building is constructed of 150mm loadbearing concrete tilt slabs which are variously left exposed or 'dressed' to achieve a layered effect, some plain, some with an exposed aggregate finish, others with brick cladding or concrete blockwork. The design also features banks of aluminium-framed windows, steel and metal details, and expressed steel framing.](#) The exterior of the building, with its contrasting façade treatments, is noted for ~~its~~ [these](#) panels of overlapping yet commonplace materials (brickwork, concrete panels with exposed aggregate, rendered panels, aluminium framed openings) cleverly arranged so as to suggest the various components are in transition and breaking or sliding apart. At the centre of the composition - the corner to Drummond and Grattan streets – the brick and contrasting panels cleverly part to reveal an inner skin of glass, while also angling up in height to emphasise the corner. Added to this is the elevated entrance to Drummond Street, which appears to sit behind another break in the façade; and the cross bracing and steel tie plates to the same façade which (visually if not structurally) suggest a counter to the expansion of the building and bring it into a tense equilibrium.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

E6 HO1400, Punt Road Oval (Richmond Cricket Ground)

Statement of Significance: Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne (November, 2021²)

| | | | |
|------------------------|--|-------------------|--------|
| Heritage Place: | Punt Road Oval (Richmond Cricket Ground) | PS ref no: | HO1400 |
|------------------------|--|-------------------|--------|



What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a **cricket sporting** ground in November 1856, is significant.

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

- the oval (the fabric and the specific configuration of the oval are not of significance)
- informal grassed embankments on the south and east sides and at the southeast corner of the ground (the fabric and the specific configuration of the grassed embankments is not of significance)
- ~~the restriction of built form to the west and north boundaries of the ground~~
- views into the ground from the public domain, including from Punt Road (at pedestrian and street level) and from Richmond Station and the railway line ~~open sides to the ground and transparent perimeter fencing on the east (Punt Road) and south (Brunton Avenue and railway line) boundaries~~
- the landmark qualities of Punt Road Oval (Richmond Cricket Ground) as a whole
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form
- the pattern and size of original fenestration
- slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze; **gable end details, and vents.**
- ~~other decorative details.~~

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of the scoreboard and recent landscaping such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, and the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

How is it significant?

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

Why is it significant?

The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woiwurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, ngarrga and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a ngarrga and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years until 2011 and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

The brick Edwardian-era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at

Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and *ngarrga* and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club; ~~residents of Richmond; and Melburnians more broadly~~. This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond though much of the twentieth century. This was heavily anchored in local working-class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility [in the urban landscape, visually prominent in views](#) from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area [for residents of Richmond and Melbournians more generally](#). The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain–coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

~~The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858–59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as ‘Australian rules’, this was the first game of football in the world to be formally codified. (Criterion H)~~

Primary source

Punt Road Oval (Richmond Cricket Ground) Heritage Review (Context, 2021)

Appendix F Panel preferred version of the Incorporated Document for University of Melbourne Earth Sciences Building

MELBOURNE PLANNING SCHEME

INCORPORATED PLAN

**Earth Sciences Building
(McCoy Building)
University of Melbourne
253-283 Elgin Street, Carlton**

November 2022

Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street, Carlton

1. Introduction

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

This incorporated plan establishes planning permit exemptions in respect of land subject to HO1392 forming (part) 253-283 Elgin Street, Carlton (the land).

The land is occupied by the Earth Sciences Building (McCoy Building), University of Melbourne. Note: this incorporated plan does not apply to the Thomas Cherry Building also addressed as 253-283 Elgin Street, Carlton.

2. Purpose

The purpose of this incorporated plan is to ensure that new development does not adversely affect the significance of the McCoy Building, while recognising the operational requirements of the University of Melbourne and ensuring that it can continue to function safely, efficiently and appropriately.

3. Planning Permit Exemptions

This incorporated plan establishes planning permit exemptions, for the land, under the provisions of Clause 43.01-3 of the planning scheme.

The permit exemptions, set out in Clause 4 of this incorporated plan, prevail over any contrary or inconsistent provision in Clause 43.01 of the planning scheme.

4. Site specific exemptions under Clause 43.01-3

A planning permit is not required under Clause 43.01-1 of the planning scheme for the land at (part) 253-283 Elgin Street, Carlton that is subject to HO1392 to:

- Install external lighting.
- Install external security systems and cameras of a size appropriate for a tertiary education building.
- Construct or display a direction sign.
- Erect a roof top solar energy facility that is not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install services normal to the building including chimneys, fume cupboard extracts, flues and mechanical (heating, cooling and ventilation) systems that are not visible from Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install safe access equipment normal to the building including maintenance ladders and walkways, window cleaning equipment and rooftop fall arrest systems.
- Install external fire safety equipment normal to the building including sprinklers, hydrants or boosters.
- Construct a rainwater tank with a capacity not exceeding 10,000 litres, that is not visible from the opposite side of Swanston Street or Elgin Street up to the intersection of Elgin and Lygon Streets.
- Install skylights including any associated demolition of roof fabric.
- Erect mobile phone mast/antennae where not visible from a street (other than a lane).
- Install scientific apparatus (research instrumentation) for university purposes including weather monitoring equipment.
- Erect a glasshouse or similar research infrastructure for university purposes where not visible from a street (other than a lane).
- Alter or replace ground floor doors, loading bays or other openings to the rear (southern) elevation.
- Replace door furniture and locks to exterior doors.
- Replace exterior handrails to meet compliance and accessibility requirements, except on the original ramp on the north side of the building.

- Replace existing glazing to a similar tint.
- Replace roofs and terraces if not visible from the opposite side of Swanston Street or Elgin Street, and where the overall height of the building is not increased or setback of any part of the building is not reduced.
- Install electric vehicle charging stations, to the southern side of the building.
- Carry out any works, including demolition, associated with the existing linking structure. connecting the McCoy and Thomas Cherry buildings, provided 'make good' works are undertaken to match existing materials.
- Carry out any works, including demolition, associated with the pedestrian bridge over Swanston Street that connects to the western elevation of the McCoy Building, provided 'make good' works are undertaken to match existing materials.
- Carry out soft landscaping and paving works.
- Erect any temporary security measures (including but not limited to fencing, scaffolding and hoardings) required to prevent unauthorised access or to secure public safety. Except with a permit, all temporary measures must be removed within 120 days of their erection.

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

Attachment 3 - Management Response to Panel Recommendations

A. Management Response to Panel Recommendations for Consideration2

B. Recommended Supplementary Changes to Amendment C40521



CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

A. Management Response to Panel Recommendations for Consideration

| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
|--|------------------------|---|------------------------|---|
| <p>1. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for:</p> <p>a) 38 Dorrit Street, Carlton and 153 Drummond Street, Carlton as 'contributory'.</p> <p>b) 374-386 Cardigan Street, Carlton including only 378, 380 and 382 Cardigan Street, 242 Palmerston Street and 21 and 23 Waterloo Street as 'contributory'.</p> <p>c) 89-109 Grattan Street, Carlton including only 101-103, 105 and 107-109 Grattan Street (including 40-44 Grattan Street) as 'significant'.</p> | Section 5, pages 20-32 | Panel recommends that the post-exhibition building category changes as proposed by Council are adopted. | Accept | <p>FMC considered these changes as part of the FMC Report on 16 August 2022. FMC resolved to refer these changes to the Panel.</p> <p>The Heritage Places Inventory Part A (since renamed <i>Heritage Places Inventory March 2022</i>) has been revised to reflect the Panel's recommendations 1(a), (b) and (c). These revisions are included with changes tracked in the updated Amendment Documents in Attachment 4. The date of the Inventory has been updated and reflected in the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendations 1(a), (b) and (c):</p> <ul style="list-style-type: none"> – Replace the exhibited <i>Heritage Places Inventory Part A</i> with the revised version of the renamed <i>Heritage Places Inventory March 2022</i> in the updated Amendment Documents in Attachment 4. – Replace the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4. |

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
|--|---------------------------|---|------------------------|---|
| 2. Amend the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97), as shown in Appendix E1, to: | | | | |
| a) Delete all references to the Chinese Mission Church at 148-150 Queensberry Street, Carlton having social significance (Criterion G) | Section 5.3, pages 38- 46 | The Panel recommends that reference to the social significance of the Chinese Mission Church be deleted from the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97) as it is clear that social value no longer applies. This does not diminish the historical significance of the Chinese Mission Church. | Accept | <p>Two submitters noted the discontinuance of the use of the building as a Church and the impact on its social significance. Council's heritage expert supported the removal of Criterion G (social value) as the discontinuance of the use and submissions made show that the social connection has been lost. During the course of the Hearing, Council circulated an amended Statement of Significance for HO97 which included the removal of any reference to Criterion G (social significance) for the Chinese Mission Church. The Panel accepted that the building it is not of social significance.</p> <p>Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 2 (a):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and Citation with the revised version in the updated |

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
|--|-------------------------|--|------------------------|--|
| Amendment Documents in Attachment 4. | | | | |
| b) Re-categorise the Chinese Mission Church at 148-150 Queensberry Street, Carlton from significant to contributory. | Section 5.3, page 38-46 | The Panel accepts that the Chinese Mission Church is of historical significance, but recommends the building be re-categorised to 'contributory' in the Statement of Significance. | Do not accept | <p>The Chinese Mission Church was first identified in the Carlton Conservation Study of 1984, where it was assessed as a C-graded building. It is not clear why it was not included in a Heritage Overlay as part of subsequent reviews. Apparent anomalies such as this were considered as part of the Carlton Heritage Review to address gaps and inconsistencies in the planning controls.</p> <p>The Panel has accepted that the Chinese Mission Church should be included in a Heritage Overlay as it (in summary):</p> <ul style="list-style-type: none"> - Is of historical significance and meets the threshold for Criterion A. - Has had a long and important connection to the Chinese Mission Church community. - Is purpose built and provides a history of outreach to the community. - Has been important to the course and pattern of cultural history of the area. - Need not have elaborate architectural features for historical significance to be substantiated. - Maintains its historical significance regardless of current or future uses. <p>However, the Panel has then recommended the building be re-categorised from 'significant' to 'contributory'. The Panel has not provided a clear explanation of how they arrived at this conclusion.</p> |

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
|----------------------|------------------------|-----------------------------|------------------------|-----------------------------------|
|----------------------|------------------------|-----------------------------|------------------------|-----------------------------------|

The Panel report states that:

Having regard to the extensive material presented at the Hearing, a detailed site inspection, the fabric of the building, the heritage citation and the final version of the Statement of Significance, the Panel considers the place is more appropriately categorised as a contributory building.

With regard to the Panel's reference to the 'extensive material presented at the Hearing', it should be noted that neither submitter objecting to the application of the Heritage Overlay to this building provided any expert evidence to support their position. It should be further noted that neither submitter proposed a re-categorisation to contributory as an alternative. In contrast Council's heritage expert, Kate Gray, gave independent expert evidence supporting the application of the Heritage Overlay on the subject property with the significant category applied.

As part of her evidence, Council's expert referred to the definitions of the 'significant', 'contributory' and 'non-contributory' building categories in the Melbourne Planning Scheme. The difference between these categories has been further explained in the Memorandum from Council's heritage expert in Attachment 5 which states on page 11 that:

*The distinction between significant and contributory heritage places is that **significant heritage places are of at least local significance in their own right, whereas contributory heritage places (as the name suggests) are***

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
|----------------------|------------------------|-----------------------------|------------------------|-----------------------------------|
|----------------------|------------------------|-----------------------------|------------------------|-----------------------------------|

important for the contribution they make to a heritage precinct. Contributory heritage places combine with other heritage places within the precinct to demonstrate the significant patterns of development or historical themes for which that precinct has been identified. [emphasis added].

The memo further states that a significant place within a precinct may also make a contribution to the precinct’s significance, but may also have contrasting or different values that are significant.

The Panel has clearly agreed with Council’s expert that the Church has historical significance in its own right. Page 45 of the Panel Report states that:

The Panel accepts the Chinese Mission Church is of historical significance and meets the threshold for Criterion A.

As stated on page 12 of the attached Memorandum, the Church’s significance does in part contribute to the significance of the small mixed group of buildings it forms part of, but as a purpose built Chinese Church, its historic significance is otherwise differentiated from the rest of the precinct. This historic significance means the Church meets the threshold for local significance on its own. The Memorandum states on page 13 that:

The Carlton Heritage Review recommended the building be included in the Hotel Lincoln and Environs precinct as a Significant heritage place. Accepting this, as is documented

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

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| | | | | <p><i>in the Heritage citation and statement of significance, even when considered in isolation from the precinct, the church meets Criterion A in its own right. This was acknowledged by the Panel, which noted that it ‘accepts the Chinese Mission Church is of historical significance and meets the threshold for Criterion A’</i></p> <p>The Panel has not detailed how their site inspection was carried out, or how their appreciation of the building, or consideration of the documentation put forward by Council through the course of the Hearing has persuaded the Panel to recommend downgrading the subject property. In light of this, and having regard to all of the above, management disagrees with the Panel’s recommendation. Management’s view remains that the significant heritage place category is appropriate and consistent with the opinion of Council’s heritage expert. The Chinese Mission Church meets the intent and detail of the category definition, being ‘individually important at a local level’ and ‘of historic, aesthetic, scientific, social or spiritual significance to the municipality’ [emphasis added]. It additionally makes an important contribution to the precinct values for HO97.</p> <p>No change is proposed to the exhibited Statement of Significance in response to recommendation 2(b).</p> |
| 3. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the ‘Building category’ for 148- | Section 5.3, page 38-46 | For the reasons described under recommendation 2(b), the Panel has recommended that this Building category change | Do not accept | <p>For the rationale given in response to recommendation 2(b), management does not accept Panel recommendation No. 3.</p> <p>No change is proposed to the exhibited Heritage Places Inventory in response to recommendation 3.</p> |

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| 150 Queensberry Street, Carlton as 'contributory'. | | also be included the Heritage Places Inventory. | | |
| <p>4. Amend the Statement of Significance for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (HO1398), as shown in Appendix E2, as follows:</p> | | | | |
| <p>a) Under the heading 'What is significant?' amend the construction dates of the buildings.</p> | <p>Section 6 Pages 47-56</p> | <p>The Panel considered the revised Statement of Significance circulated by Council, the evidence provided by Council's expert and the consideration of the Peer Review by Built Heritage. The Panel agreed that the construction dates should be changed, and noted that the dates in the revised Statements of Significance need to be corrected.</p> | <p>Accept</p> | <p>Council commissioned a peer review, <i>The Carlton Heritage Review – Peer Review of Five Citations for Post World War 2 Places, Built Heritage Pty Ltd, June 2021</i> (the Peer Review), which was authored by Simon Reeves from Built Heritage Pty Ltd. This included extensive additional research on these buildings, and noted some minor corrections to the construction dates for RMIT Buildings 51, 56 and 57, 80-92 Victoria Street.</p> <p>Council's heritage expert accepted these modifications, and Council circulated a revised Statement of Significance during the course of the Hearing which included modified construction dates. The Panel has noted an error in the dates included in the revised Statement of Significance and has recommended that they be corrected. Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated</p> |

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| <p>b) Under the heading 'Why is it significant?' in the discussion regarding Criterion A:</p> <ul style="list-style-type: none"> - Amend the text to clarify the association of the buildings with the masterplan. - Delete reference to the association of RMIT with Trades Hall. | Section 6 Pages 47-56 | <p>The Panel considered that the description of the association between the RMIT buildings and the former 1970s masterplan should be modified for clarity. The changes proposed by Council in the amended Statement of Significance circulated during the Hearing are supported.</p> <p>The Panel considers the association of RMIT and Trades Hall to be interesting, but not of historical significance to these buildings.</p> | Accept | <p>Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 4(a):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version on Attachment 4. <p>Council circulated a revised Statement of Significance during the course of the Hearing, which included wording changes prepared by Council's heritage expert to better describe the association between the RMIT buildings and the former masterplan. The Panel has supported these changes.</p> <p>Council's heritage expert also gave evidence that the connection between these RMIT buildings and Trades Hall is nuanced. As this association was not used as a basis for applying a heritage criterion, it does not affect the significance of the place. The connection can remain referenced as part its history in the Review.</p> <p>Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> |

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| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
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| | | | | <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 4(b):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| <p>5. Amend the Statement of Significance for 96 Grattan Street, Carlton (HO1391), as shown in Appendix E3, as follows:</p> | <p>Section 7.2, Pages 62-66</p> | <p>The Panel considered that the date of construction should be amended and should be differentiated from the design and the construction periods. These dates need not be repeated under all headings in the Statement of Significance.</p> | <p>Accept</p> | <p>The Panel's recommended changes to the construction date in the Statement of Significance for this place are administrative in nature and were generally discussed in the Panel Hearing.</p> <p>Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> |
| | | | | <p>The following changes should be made to the exhibited</p> |

a) Under the heading 'What is significant?' and 'How is it significant?' delete the words 'constructed in 1974 and'.



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| <p>b) Under the heading ‘Why is it significant?’ modify the second sentence to state the building was designed in 1971-1972 and constructed in 1973-1974.</p> | | | <p>Accept</p> | <p>Amendment C405 to reflect Panel recommendation 5(a):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. <p>The Panel’s recommended changes to specify the design and construction the dates in the Statement of Significance for this place are administrative in nature and were generally discussed during the Panel Hearing.</p> <p>Management accepts the Panel’s recommendation. The Panel’s recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 5(b):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |

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| c) Amend the title of the Statement of Significance to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'. | | | Accept | <p>The Panel recommended changes to correctly reference the name and former use of the place in the Statement of Significance.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>These changes should be reflected in the corresponding Amendment Documents as per Panel recommendation 6.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 5(c):</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| 6. Amend the name of the heritage place in the Schedule to Clause 43.01 (HO1391) and the Schedule to Clause 72.04 to 'Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November 2022)'. | Section 7.2, Pages 62-66 | The name of the heritage place used in all Amendment Documents should be amended to be consistent with the references throughout the Statement of Significance. | Accept | <p>The Panel's recommended changes are administrative in nature and correctly reference the name and former use of the place.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in a revised Schedule to Clause 43.01 (Heritage Overlay) and the Schedule to Clause 72.04 (Documents incorporated in this Planning Scheme) in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 6:</p> |

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| | | | | <ul style="list-style-type: none"> - Replace the exhibited version of the Schedule to Clause 43.01 Heritage Overlay with the revised version in Attachment 4. - Replace the exhibited version of the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4. |
| <p>7. Amend the Statement of Significance for the Earth Sciences Building (HO1392), as shown in Appendix D4.</p> | <p>Section 7.3 Pages 67 - 71</p> | <p>The Panel accepted that the Statement of Significance should be amended to recognise that the pedestrian bridge and Thomas Cherry building are not significant.</p> | <p>Accept</p> | <p>There is a typographical error in this recommendation, as it should make reference to Appendix E4 of the Panel Report, rather than Appendix D4.</p> <p>The Panel’s preferred version of the Statement of Significance includes an error under the heading ‘How is it significant?’ as the information relevant to Punt Road Oval has replaced the information relevant to the Earth Sciences Building. This has not been shown as a track change and the Panel has not addressed this change in their report.</p> <p>The Statement of Significance should be corrected to remove the information applicable to the Punt Road Oval, and this should be replaced with the relevant information for the Earth Sciences Building as exhibited.</p> <p>Council circulated a revised Statement of Significance during the course of the Hearing, which included:</p> <ul style="list-style-type: none"> - Wording under the heading ‘What is Significant?’ to specify that the elevated pedestrian bridge and Thomas Cherry |

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| | | | | <p>Building are not significant.</p> <ul style="list-style-type: none"> - A new map with the correct street numbering. <p>The Panel has supported these changes in their Appendix E4. No other changes to the Statement of Significance have been recommended by the Panel.</p> <p>Management accepts the Panel’s recommendation. The Panel’s recommended changes, and the corrections noted by management, have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 7:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| <p>8. Adopt the incorporated document shown in Appendix F and make reference to this incorporated document at the Schedule to Clause 43.01 for HO1392 and in the Schedule at Clause 72.04 of the Melbourne Planning Scheme.</p> | <p>Section 7.3 Pages 67 - 71</p> | <p>The Panel considered that the inclusion of the incorporated document to allow exemptions to be appropriate and supported the version that was put forward by Council. It will allow for the exemption for a</p> | <p>Accept</p> | <p>Management accepts the Panel’s recommendation. The Panel’s recommended version of the incorporated plan is provided in the updated Amendment Documents in Attachment 4. Reference to this document has been made in the Schedule at Clause 43.01 and the Schedule at Clause 72.04 in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 8:</p> |



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| | | number of minor works and will reduce administrative burden for Council and allow the efficient operation of the University. The final version provided in Council's Part C submission strikes the right balance. | | <ul style="list-style-type: none"> - Include the <i>Incorporated Plan Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, November 2022</i> in Attachment 4 as an incorporated document. - Replace the exhibited Schedule at Clause 43.01 Heritage Overlay and the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4. |
| <p>9. Amend the Statement of Significance for 'Office building, 207-221 Drummond Street, Carlton' (HO1395), as shown in Appendix E5, as follows:</p> <p>a) Under the heading 'What is significant?' and 'Why is it significant?' amend the date of construction to '1986'.</p> <p>b) Under the heading 'Why is it significant?' include additional references to citations in publications, awards and concrete tilt slab construction features.</p> | Section 7.4 Pages 71-74 | The Panel considered that the revised Statement of Significance provided by Council improves understanding of the significance of the place and adequately addresses the key heritage values. | Accept | <p>During the course of the Hearing, Council circulated a revised version of the Statement of Significance which clarified the significance of this place.</p> <p>The Panel has supported these changes and has reflected them in their preferred version in Appendix E5 of their report. No other changes have been recommended.</p> <p>Management accepts the Panel's recommendation. The Panel's recommendations have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 9:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |

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| Panel Recommendation | Panel Report Reference | Summary of Panel Discussion | Accept / Do not accept | Management Response and Rationale |
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| <p>10. Amend the Statement of Significance for the Punt Road Oval (HO1400), as shown in Appendix E6 to:</p> <p>a) Update the elements that contribute to the significance of the place under 'What is Significant'.</p> <p>b) Update the discussion in 'Why is it significant?' to reference that cricket ceased being played at the ground in 2011; and clarify its social and aesthetic significance.</p> <p>c) Remove reference to significance in association with Thomas Wentworth Wills.</p> | <p>Section 7.5, pages 75-84</p> | <p>The Panel found that the Punt Road Oval has significance to the City of Melbourne and should be included in its own Heritage Overlay listing. The post-exhibition updates to the Statement of Significance and other changes made during the Panel Hearing should be adopted.</p> | <p>Accept</p> | <p>Three submissions were made about the application of an individual Heritage Overlay to the Punt Road Oval. Changes were made to the Statement of Significance after exhibition in response to these submissions.</p> <p>During the course of the Hearing, Council circulated an updated version of the Statement of Significance for this place with further revisions in response to issues raised in submissions and discussed during the Hearing. The Panel has supported these changes.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Punt Road Oval Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 10:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| <p>11. Amend the Heritage Overlay Schedule 1400 to provide for external paint controls only for the Jack Dyer Stand 1913-14 and</p> | | <p>The Panel found that the paint controls should only apply to the existing Jack Dyer Stand rather than more broadly across the</p> | <p>Accept</p> | <p>In response to discussion during the Hearing, Council proposed a change that limited the external paint controls to the Jack Dyer Stand only. This change was supported by Council's heritage expert.</p> |

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| 1927 wing. | | extent of the HO. | | <p>Further appropriate clarification has been recommended by the Panel to ensure that the paint controls only apply to the existing Jack Dyer Stand, and not the new stand proposed to be constructed in its place that will be known by the same name.</p> <p>Management accepts the Panel's recommendation. The Panel's recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Punt Road Oval Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 11:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| 12. Delete proposals in Amendment C405melb that have been implemented in Amendment C396melb. | Section 8 Pages 85-87 | The Panel agreed with Council's submission that proposed changes to the Planning Scheme in the Amendment that have already been implemented in Amendment C396melb should be deleted from the Amendment (but not the Planning Scheme). | Accept | <p>The Heritage Gradings Corrections Amendment C396 finalised the conversion of heritage places that had not been addressed under Amendment C258 - the Heritage Policies Review and West Melbourne Heritage Review.</p> <p>Amendment C396 made changes that affected 32 properties within the Carlton Heritage Review study area. These changes were replicated in the exhibited Amendment C405 to make it clear that they had been considered and confirmed in the context of the Carlton Heritage Review, and to ensure that they were implemented in the event that Amendment C396 did not proceed.</p> <p>Amendment C396 has since been gazetted. Changes are now required to the exhibited Amendment 405 to remove duplication</p> |

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| | | | | <p>between the amendments.</p> <p>Some places affected by both amendments have additional changes proposed in the Amendment C405. These minor changes that were not proposed as part of Amendment C396 should be retained in the Amendment C405.</p> <p>Management accepts the Panel's recommendation. The exhibited Amendment Documents for Amendment C405 have been updated to delete proposals that have been implemented in Amendment C396. These updated documents are in Attachment 4 with changes tracked.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 12:</p> <ul style="list-style-type: none"> - Replace the Schedule to Clause 43.01 Heritage Overlay with the revised version in the updated Amendment Documents in Attachment 4. - Replace the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>Heritage Places Inventory Part A</i> with the revised version of the renamed <i>Heritage Places Inventory March 2022</i> in the updated Amendment Documents in Attachment 4. |
| 13. Amend the address for HO27 in the schedule to Clause 43.01 to state 'Terrace Row, George's Terrace and Clare House | Section 8.2, page 87 | A minor correction should be made to the address listed for HO27, as submitted by Council. | Accept | <p>Council identified this minor correction to be made to the Schedule to Clause 43.01 to reflect the address listed on the exhibited Statement of Significance. The Panel has supported this change.</p> <p>Management accepts the Panel's recommendation. The Panel's</p> |

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| 51-71 Cardigan Street, Carlton’. | | | | <p>recommendations have been included in an amended Schedule to Clause 43.01 in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 13:</p> <ul style="list-style-type: none"> - Replace the Schedule to Clause 43.01 Heritage Overlay with the revised version in Attachment 4. |
| 14. Amend the title of the Statement of Significance for HO1393 to ‘Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) (November 2022) and make similar changes to other instances in the Statement of Significance where the address is referenced. | Section 8.2, page 87 | Although the property has a Lygon Street address in the Council database, its frontage is Cardigan Street. The proposed change helps to identify the building. | Accept | <p>This change was discussed during the course of the Hearing, and Council circulated a revised version of the Statement of Significance to reference the alternate Cardigan Street address.</p> <p>Management accepts the Panel’s recommendation given it has considered all relevant issues in making its determination. The Panel’s recommended changes have been included in an amended Statement of Significance with changes tracked in the updated Amendment Documents in Attachment 4. These changes have also been reflected in the citation within an amended version of the Carlton Heritage Review in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 14:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. |
| 15. Review the names and addresses of all heritage places in the Amendment | Section 8.3 pages 87-88 | The Panel noted some minor inconsistencies in references to some | Accept | The names and addresses of all heritage places affected by the Amendment have been reviewed to ensure they are correct and applied consistently and in line with Panel recommendations in the: |

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| <p>to ensure they are applied consistently, where relevant, in the Statement of Significance, Schedule to Clause 43.01, Schedule to Clause 72.04 and the Heritage Places Inventory Part A.</p> | | <p>heritage places in the Amendment Documentation, for example where variations to a place name have been used throughout a Statement of Significance.</p> | | <ul style="list-style-type: none"> - Statements of Significance - Schedule to Clause 43.01 Heritage Overlay - Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme - Heritage Places Inventory. <p>Management accepts the Panel's recommendation. As a result some minor corrections have been made and are shown as track changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C405 to reflect Panel recommendation 15:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance and citation with the revised version in Attachment 4. - Replace the exhibited <i>Heritage Places Inventory Part A</i> with the revised version of the renamed <i>Heritage Places Inventory March 2022</i>. - Replace the Schedule to Clause 43.01 Heritage Overlay with the revised version in Attachment 4. - Replace the Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme with the revised version in the updated Amendment Documents in Attachment 4. |

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B. Recommended Supplementary Changes to Amendment C405

Supplementary changes recommended by management in addition to the proposed changes in response to Panel recommendations listed in Table A:

| Management Recommendation | Rationale |
|--|--|
| Delete: | |
| <p>a) Heritage Places Inventory February 2020 Part B (Amended September 2022).</p> | <p>There are currently two Heritage Inventories incorporated in the Melbourne Planning Scheme (the Scheme):</p> <ol style="list-style-type: none"> 1. <i>Heritage Places Inventory March 2022 (Amended January 2023)</i>, which was previously named the <i>Heritage Places Inventory February 2020 Part A (Amended July 2020)</i>. It was renamed as part of Amendment C396. 2. <i>Heritage Places Inventory February 2020 Part B</i>, which Amendment C396 also sought to remove from the Melbourne Planning Scheme on the basis that all places within the municipality would have been converted to the new categorisation system in the <i>Heritage Places Inventory March 2022</i>. This did not occur, as the Punt Road Oval was not included within Amendment C396 in error. Accordingly, the <i>Heritage Places Inventory February 2020 Part B</i> was retained to list Punt Road Oval (Richmond Cricket Ground) as the only remaining place on the old categorisation system. <p>The exhibited Amendment C405 proposed to list Punt Road Oval in the <i>Heritage Places Inventory March 2022</i> as the Punt Road Oval (Richmond Cricket Ground) with a building category of “Significant” and a streetscape category of “-“. The Panel has supported this, and as a consequence of this change the Punt Road Oval (Richmond Cricket Ground) should be removed from the <i>Heritage Places Inventory February 2020 Part B</i>.</p> <p>Removal of the Punt Road Oval (Richmond Cricket Ground) from the <i>Heritage Places Inventory 2020 Part B</i> will leave no places listed in this document, as all places will have been correctly converted to the new category system and included in <i>Heritage Places Inventory March 2022</i>. On this basis, the <i>Heritage Places Inventory 2020 Part B</i> should be removed from the Melbourne Planning Scheme.</p> |

The following changes should be made to the exhibited Amendment C405:

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| Management Recommendation | Rationale |
|---|---|
| | <p>a) Delete the Heritage Places Inventory February 2020 Part B (Amended September 2022) and any references to it from the Scheme, as shown in the updated Amendment Documents in Attachment 4.</p> |
| <p>b) Clause 15.03-1L-03 Heritage – Old categorisation system from the Melbourne Planning Scheme and remove reference to this policy in the Schedule to Clause 43.01.</p> | <p>Clause 15.03-1L-03 Heritage – Old categorisation system applies to all places within a Heritage Overlay that are graded A to D within the <i>Heritage Places Inventory February 2020 Part B</i>. This policy was translated from Part B of the previous Clause 22.05 of the Scheme as part of Amendment C409 - PPF translation.</p> <p>As part of the Heritage Gradings Corrections Amendment C396, this Part B section of Clause 22.05 was proposed to be removed on the basis that all places within the municipality would have been converted to the new categorisation system. This did not occur, as the Punt Road Oval was not included within Amendment C396 in error. Accordingly, the Part B policy was retained to apply to one heritage place, with every other heritage place in the municipality subject to the Part A policy within Clause 22.05.</p> <p>As the Punt Road Oval will be re-categorised to the new heritage classification system as part of this Amendment C405, and will be included in the <i>Heritage Places Inventory March 2022</i> (formerly the <i>Heritage Places Inventory February 2020 Part A</i>), this will leave the new Clause 15.03-1L-03 with no work to do. It will not apply to any heritage places in the municipality as, following the approval of the Amendment, all places will have been correctly converted to the new category system. On this basis, Clause 15.03-1L-03 Heritage – Old categorisation system should be removed from the Melbourne Planning Scheme.</p> <p>The Schedule to Clause 43.01 Heritage Overlay makes reference to Clause 15.03-1L-03 Heritage – Old categorisation system in the application requirements. This should also be deleted, and the correct clause number for Clause 15.03-1L-02 Heritage should be referenced.</p> <p>The following changes should be made to the exhibited Amendment C405:</p> <ul style="list-style-type: none"> - Delete Clause 15.03-1L-03 Heritage – Old categorisation system from the Scheme, as well as references to it in the Schedule to Clause 43.01 Heritage Overlay, as |

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| Management Recommendation | Rationale |
|--|--|
| | <p>shown in the updated Amendment Documents in Attachment 4.</p> <ul style="list-style-type: none"> - Correct the reference to Clause 15.03-1L-02 as shown in the updated Amendment Documents in Attachment 4. |
| <p>3 Update the amendment documents to conform to the new PPF format of the Melbourne Planning Scheme.</p> | <p>Since the exhibition of Amendment C405, the PPF Translation has been gazetted through Amendment C409. Amendment C409 involved translating the Local Planning Policies in the Melbourne Planning Scheme into the new integrated PPF and Municipal Planning Strategy (MPS), consistent with the structure introduced by Amendment VC148 in July 2018.</p> <p>As a consequence, the changes proposed through Amendment C405 to the previous Clause 22.05 (Heritage Places outside the Capital City Zone) should now be translated to the new Clause 15.03-1L-02 Heritage.</p> <p>The following changes should be made to the exhibited Amendment C405:</p> <ul style="list-style-type: none"> - Amendment C405 should be updated to reflect the new integrated PPF and Municipal Planning Strategy (MPS) as shown in the updated Amendment Documents in Attachment 4. |
| <p>4 Correct Planning Scheme Map 5HO to extend HO1 over the northern end of McDonald Lane.</p> | <p>This small portion of land comprising McDonald Lane (a Council laneway) is currently incorrectly covered by HO90, which is an individual HO affecting 53-63 Queensberry Street. The land should instead be included in HO1 for the Carlton Precinct, which covers all surrounding land. The exhibited changes to the Planning Scheme maps included the deletion of HO90 from this small portion of McDonald Lane, but the change was described in the Explanatory Report as a change that affected the adjoining property at 53-63 Queensberry Street. The replacement of HO90 with HO1 was not included in the exhibited Planning Scheme maps or described in the Explanatory Report.</p> <p>This minor mapping correction for the northern portion of McDonald Lane is proposed to be corrected as shown in the updated Explanatory Report in the updated Planning Scheme Map in Attachment 4. The land is part of a laneway that is categorised as public road and therefore the change has no material effect on any private landowners. The change would simply swap the</p> |

CARLTON HERITAGE REVIEW AND PUNT ROAD OVAL HERITAGE REVIEW – AMENDMENT C405

| Management Recommendation | Rationale |
|---|--|
| | <p>Heritage Overlay that applies to the land, with no additional controls applied through the schedule.</p> <p>The following changes should be made to the exhibited Amendment C405:</p> <ul style="list-style-type: none"> - Include the updated Planning Scheme Map 5HO as shown in the updated Amendment Documents in Attachment 4. |
| <p>5 Make minor editorial and administrative changes to the Amendment documentation necessary only to ensure consistency and readability.</p> | <p>Given that a number of changes being made to the exhibited Amendment C405, and a number of other Amendments have been gazetted since its exhibition, some editorial and administrative changes are required to the exhibited amendment documents.</p> <p>The following changes should be made to the exhibited Amendment C405:</p> <ul style="list-style-type: none"> - Minor editorial and administrative changes should be made as shown in the updated Amendment Documents in Attachment 4. |

Attachment 4 of the Future Melbourne Committee report from management has been superseded by Attachment 2 of the report from Committee to Council

MEMORANDUM

| | | | |
|-------|--|------|------------------|
| TO | Tanya Wolkenberg/Klover Apostola City of Melbourne | FROM | Kate Gray |
| <hr/> | | | |
| RE | Chinese Mission Church 148-150 Queensberry Street Carlton | DATE | 10 February 2023 |
| <hr/> | | | |

1.0 INTRODUCTION

This memorandum has been prepared at the request of the City of Melbourne and addresses the Chinese Mission Church at 148-50 Queensberry Street Carlton.

Under Amendment C405melb, the Chinese Mission Church is proposed for a permanent Heritage Overlay control in the Melbourne Planning Scheme, as part of a new Heritage Overlay (HO) precinct known as the Hotel Lincoln and Environs Precinct (HO97).

The property is further recommended to be identified as a Significant Heritage place in the Incorporated Document Heritage Places Inventory.

In its report of November 2022, the Panel for Amendment C405melb made a number of findings in relation to the former Chinese Mission Church.

In summary, the Panel concluded:

- The Carlton Heritage Review provides suitable justification for the Hotel Lincoln and Environs Precinct and for including the Chinese Mission Church within the precinct.
- It is appropriate to apply HO97 to the Chinese Mission Church
- The Chinese Mission Church is of historical significance (Criterion A) but is not of social significance (Criterion G)
- The Chinese Mission Church (148-150 Queensberry Street, Carlton) should be re-categorised from significant to contributory.¹

Following on from these findings, the Panel recommended:

- 2. Amend the Statement of Significance for the Hotel Lincoln and Environs Precinct (HO97), as shown in Appendix E1, to:**
 - a) Delete all references to the Chinese Mission Church at 148-150 Queensberry Street, Carlton having social significance (Criterion G)**

¹ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

b) Recategorise the Chinese Mission Church at 148-150 Queensberry Street, Carlton from significant to contributory

3. Amend the Heritage Places Inventory February 2020 Part A, as shown in Appendix D, to show the 'Building category' for 148-150 Queensberry Street, Carlton as 'contributory'.²

In relation to the question of the heritage category, the Panel commented as follows:

While the Panel accepts that the place is of local historical value, it considers the Chinese Mission Church should be re-categorised from significant to contributory. Having regard to the extensive material presented at the Hearing, a detailed site inspection, the fabric of the building, the heritage citation and the final version of the Statement of Significance, the Panel considers the place is more appropriately categorised as a contributory building.

The re-categorisation of the Chinese Mission Church to contributory will have no material impact on the balance of the precinct. Contributory buildings adjoin the Chinese Mission Church to the east (144-146 Queensberry Street) and on the east side of Little Queensberry Street (138-140 Queensberry Street). The properties at 91-95 Cardigan Street and 134-136 Queensberry Street should remain as significant.³

This memorandum has been prepared in light of the Panel's recommendation to re-categorise the Chinese Mission Church from Significant to Contributory.

The memorandum is intended to assist Council's consideration of the Panel's recommendation for a category change by providing the following:

- background information on earlier heritage studies and the grading of the Chinese Mission Church in these under Council's previous grading system (refer to section 2.0)
- comment on the distinction between Significant and Contributory heritage places (see section 3.1)
- reasons for the recommendation in the Carlton Heritage Review for the Significant heritage place category to apply to the Chinese Mission Church (see sections 3.2 and 3.3).

It is noted that the issue of the Significant heritage category itself was not addressed in my expert evidence statement on behalf of the City of Melbourne and I do not recall being questioned in the hearing on the issue of whether a Significant or Contributory category should apply.

At the request of Council officers, the memorandum also provides a brief explanation of the differences between the strategies and policies for Significant and Contributory heritage places in the Melbourne Planning Scheme.

² Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

³ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 46

The memorandum makes reference to:

- the heritage citation for the Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton in the Carlton Heritage Review (exhibited version, November 2021)
- the Statement of Significance for the Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November 2021).

Copies of both are attached at Appendix A.

In referencing the November 2021 version of the Statement of Significance, it is noted that the Panel for Amendment C405melb has recommended this be amended by the deletion of references to the Chinese Mission Church having social significance. This change was recommended in my expert evidence on behalf of Council and is supported by Council⁴ and an updated Statement with proposed changes was prepared during the Panel hearing.

In relation to the heritage citation contained in the Carlton Heritage Review, it is similarly recognised that the assessment of social value for the Chinese Mission Church has been further considered through the Panel process and the conclusions in relation to social value are to be amended in the final version of the Carlton Heritage Review.

⁴ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 44



Figure 1 2018 view of the Chinese Mission Church from the south in Queensberry Street
Source: Lovell Chen



Figure 1 View from the south-west
Source: Lovell Chen, 2022



Figure 2 Detail of the principal facade, note the overpainted brickwork and distinctive parapet and pediment
Source: Lovell Chen, 2022



Figure 3 View from the north-west in the rear lane showing the west elevation
Source: Lovell Chen, 2022

2.0 BACKGROUND

2.1 Carlton Conservation Study (1984-5)

The Chinese Mission Church was first identified in the Carlton Conservation Study of 1984, where it was assessed as a C-graded building in a Level 3 streetscape. This was in a grading system with A-F-graded buildings and level 1-3 streetscapes.

A Building Identification Form was prepared in 1985 and a copy of this is attached (Appendix B). Under Notable Features / Significance, a note is included 'intact fenestration, parapet detailing'. The building was assessed as of *fair* integrity and in *good* condition, with the overpainting to the face brickwork described as 'extremely inappropriate', with the recommendation 'RAM' ('remove by approved method').

C-graded buildings were defined in the 1984 study as follows:

'C' buildings make an architectural and historic contribution that is important within the local area. This includes well preserved examples of particular periods or styles of construction, as well as some individually significant buildings that have been altered or defaced.⁵

⁵ Nigel Lewis and Associates, Carlton, North Carlton and Princes Hill Conservation Study, Final Report, August 1984, p. 6.

The Carlton Conservation Study confirmed the Melbourne City Council’s objectives for A, B & C buildings as follows:

The Council will require the retention and enhancement of buildings of significant architectural and historic merit.⁶

The stated objectives for lower graded buildings (D-F) were for the *promotion* of the retention and enhancement of the buildings.

| QUEENSBERRY STREET | | | | | |
|--------------------|---------|--------------|--------------|-----------------|------------|
| 19 | - C - 1 | 60 | - D - 1 | 148 | - C - 3 |
| 21-23 * | - A - 1 | 74-80 ** | - A - 1 | 210 MMTB Subst. | - C - 3 |
| rear 23 | - D - 2 | 92 Shop N.E. | cnr Bouverie | Former State | |
| 59 ** | - A - 1 | St. | - C - 3 | School** | - A - 3 |
| 133-135 | - C - 2 | 98-104 | - E - 3 | Myer Warehouse | - C - 3 |
| Public Urinal | - B - | 106-108 | - D - 3 | | |
| 221 | - E - 3 | 128-132 | - E - 2 | 278 | - C - 3 |
| 229 | - C - 3 | 134-40 | - C - 2 | Public urinal | ** - A - 3 |
| 259 | - C - 3 | 144-146 | - E - 2 | | |

Figure 4 Excerpt from the Carlton Conservation Study 1984 (Nigel Lewis & Associates), Part H, p, 30 indicating the gradings for properties in Queensberry Street Carlton, note no. 148 is identified as a C-graded building in a Level 3 streetscape

The same gradings were reproduced in Council’s City of Melbourne Conservation Schedule (1991).

The new format Melbourne Planning Scheme as at April 1999 included a small precinct for 128-140 Queensberry St, Carlton (HO97). At the time, HO97 was mapped as shown at Figure 5 and comprised the following:

| | |
|---|------------------------|
| 128-132 Queensberry Street (Hotel Lincoln) | E-graded in 1984 study |
| 134-140 Queensberry Street (2 pairs of shops) | C-graded in 1984 study |

As confirmed at Figure 5, in 1999, no HO controls applied to the Chinese Mission Church. This is despite the fact that it was not uncommon to include C and many D-graded buildings in the HO where these were located outside the large heritage precincts. The reason for the exclusion of the subject property is not known. The E-graded 144-146 Queensberry Street was also excluded from HO97.

2.2 City of Melbourne Heritage Review 1999-2000

In 1999-2000 a review was undertaken by Allom Lovell & Associates (now Lovell Chen) of lower graded buildings (D, E & F gradings) outside HO precincts across the municipality. Key objectives of this study included the rationalisation of the grading system to a four rather than a six-tier system (A-D rather than A-F) and an assessment whether HO controls were warranted for graded buildings located outside

⁶ Nigel Lewis and Associates, Carlton, North Carlton and Princes Hill Conservation Study, Final Report, August 1984, p. 6.

precincts. One important outcome of the study was that buildings were generally either confirmed at the D grading level or the gradings were removed (i.e., the buildings became ungraded).

Two buildings in the current proposed Hotel Lincoln and Environs Precinct were assessed in the 1999-2000 Heritage Review, the Hotel Lincoln (128-132 Queensberry Street) and the Miles Building (former manufacturing building at 144-146 Queensberry Street). The review recommended upgrading both from their original E grading to a D grading.

Of the two buildings, the hotel was already included in the existing HO97, but 144-146 Queensberry Street was at the time not subject to the HO. By September 2004, however presumably as a consequence of the 1999-2000 Heritage Review upgrading, 144-146 Queensberry Street had been added to the HO schedule (as HO807) and was mapped as per Figure 6 below.

The 1999-2000 Allom Lovell & Associates review did not include an assessment of the Chinese Mission Church, presumably on the basis the building was a C-graded building and was therefore out of scope. The Council-supplied master list for the study have been reviewed and these did not include the property.

2.3 Amendment C258 - Gradings conversion

More recently, the gradings conversion work for Amendment C258 (where the A-D system was replaced by the current Significant heritage place, Contributory heritage place and non-contributory system) provided converted gradings for the other buildings in the proposed Hotel Lincoln and Environs Precinct, as follows:

Table 1 Amendment C258 recommended gradings (Source: Heritage Places Inventory 2017, Exhibition, Planning Scheme Amendments online)

| Address | Previous grading/s | C258 recommendation |
|---------------------------------------|--------------------|-----------------------------|
| 91-95 Cardigan Street (Hotel Lincoln) | E (1984) D (1999) | Significant heritage place |
| 134 Queensberry Street | C | Significant heritage place |
| 136 Queensberry Street | C | Significant heritage place |
| 138 Queensberry Street | C | Contributory heritage place |
| 140 Queensberry Street | C | Contributory heritage place |
| 144-146 Queensberry Street | E (1984) D (1999) | Significant heritage place |

Following Amendment C258, the former manufacturing building at 144-146 Queensberry Street was subject to further assessment as part of a review of the categories for D-graded *individual* HO places. As a consequence of this review, a revised gradings conversion to Contributory rather than Significant was recommended.⁷ This recommendation was subject to the finalisation of the Carlton Heritage Review (which subsequently confirmed the contributory heritage category).

⁷ Lovell Chen and Anita Brady, Methodology Report Amendment C396 Heritage Category Conversion, March 2021, pp. 2, 5.

The work for Amendment C258 did not include an assessment of the Chinese Mission Church. This was because it was not subject to a HO control - graded buildings which did not have a heritage control were not reviewed in the conversion process.

Council has advised that notwithstanding the lack of a HO control, 148-150 Queensberry Street remained in the incorporated document Heritage Places Inventory until the gazettal of Amendment C258 (which introduced a new version of the Heritage Places Inventory) in July 2020.⁸



Figure 5 HO mapping April 1999 (HO97 arrowed)
Source: Planning Schemes online

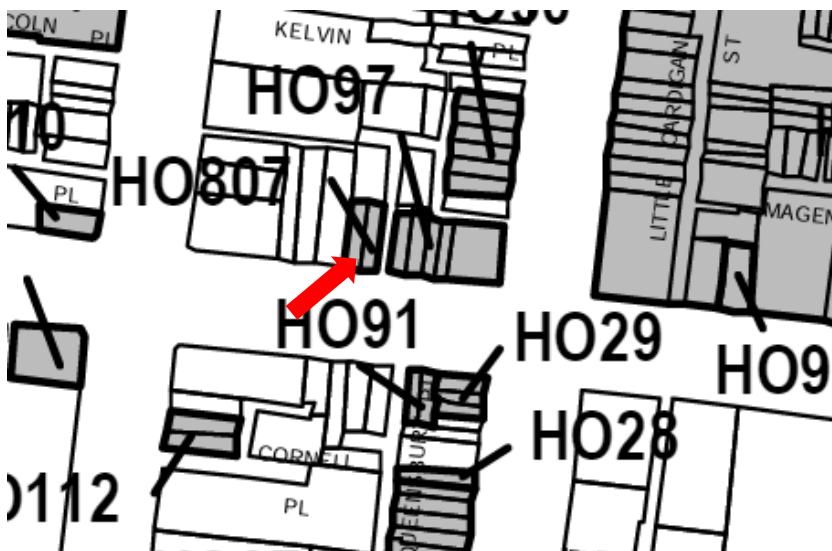


Figure 6 HO mapping February 2004, showing HO97 and HO807 (arrowed)
Source: Planning Schemes online

8 Amendment C405/melb Part C Submissions of the Planning Authority, paragraph 81.

2.4 Carlton Heritage Review

The Chinese Mission Church was assessed as part of the Carlton Heritage Review undertaken by Lovell Chen in 2018-2021 and was recommended for inclusion in the HO as part of an expanded precinct, the Hotel Lincoln and Environs Precinct (HO97). HO97 is an amalgamation of the two existing HO places (HO97 and HO807, refer to the map at Figure 7) and a further extension westward to include the Chinese Mission Church at 148-150 Queensberry Street. The existing HO807 is to be deleted from the mapping and the schedule. Refer to Figure 7 and Figure 8.

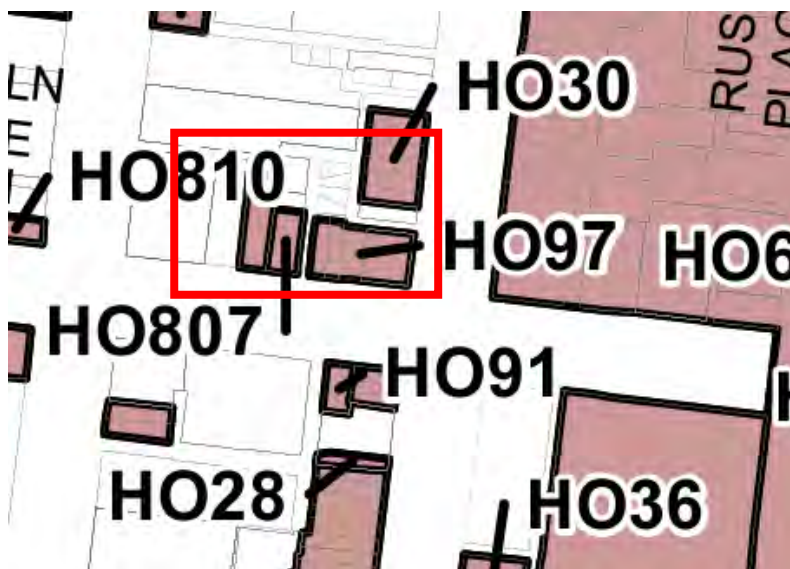


Figure 7 Current mapping of HO807 and HO97
Source: Planning Schemes online



Figure 8 Land to be included in HO97 under Amendment C405 (144-146 and 148-150 Queensberry Street to be incorporated into HO97 – site arrowed)
Source: Planning Scheme Amendments online

Within the precinct, the following significance categories were recommended.

Table 2 Recommended significant categories, Carlton Heritage Review

| Address | Name | Category |
|----------------------------|-------------------------------|--------------|
| 91-95 Cardigan Street | Hotel Lincoln | Significant |
| 134-136 Queensberry Street | Two-storey shop pair (1877) | Significant |
| 138-140 Queensberry Street | Two-storey shop pair (1894) | Contributory |
| 144-146 Queensberry Street | Former manufacturing building | Contributory |
| 148-150 Queensberry Street | Former Chinese Mission Church | Significant |

3.0 COMMENT ON THE RECOMMENDED HERITAGE CATEGORY

3.1 Heritage category definitions

The definitions for the heritage categories are found in the preamble to the Incorporated Document, Heritage Places Inventory March 2022 (Amended January 2023) and are as follows:

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.

Contributory heritage place

A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage 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 heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct.

Non-contributory

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

The distinction between significant and contributory heritage places is that significant heritage places are of at least local significance in their own right, whereas contributory heritage places (as the name suggests) are important for the *contribution* they make to a heritage precinct. Contributory heritage places combine with other heritage places within the precinct to demonstrate the significant patterns of development or historical themes for which that precinct has been identified. It is important to note

that in many cases Significant heritage places within heritage precincts also make an important contribution to the precinct values. This is not always the case, however and some Significant heritage places located within precincts may not contribute to precinct values, but rather, may have contrasting or different heritage values.

3.2 Statement of significance

The Statement of significance for the Hotel Lincoln and Environs Precinct identifies the precinct values as primarily historical and representative while noting aesthetic significance as related to certain buildings. As noted earlier, references to social value are to be removed from the November 2021 version of the statement.

In relation to the historical significance of the precinct as a whole, the statement noted:

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

In relation to the representative significance of the precinct, the statement noted:

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid-nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct as of local representative significance.

As noted, above, aesthetic significance was identified for particular individual buildings within the precinct.

The statement goes on to detail the historical significance of the Chinese Mission Church as an individual building within the precinct; in summary (and paraphrased):

- The building was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity
- The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia and Victoria. It was one of a number of churches conducting such missionary activities in the community, activities that dated back to the 1850s when Chinese people arrived in the Victorian goldfields
- Melbourne's Chinatown was a focus of this work but the Chinese Mission Church provides evidence of the reach of the missions
- The Chinese Mission Church is less architecturally distinguished than the earlier examples in Little Bourke Street
- While the Chinese Mission Church is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century
- As for other [Chinese] mission buildings, it was purpose-built and maintains its original historical use and function.

These attributes all remain relevant with the exception of the continuation of the original historical use, which has been or will imminently be discontinued.⁹

The building was not found to have individual representative significance (as was the case for the Hotel Lincoln and the former manufacturing building at 144-146 Queensberry Street), nor was it identified as of aesthetic significance (as for the Hotel Lincoln and associated shop pairs to its west).

3.3 Comment on the Significant heritage place recommendation

The Chinese Mission Church contributes to the historical and representative values of the precinct HO97, as a small mixed-use group which demonstrates the diversity of building types and activities and low-scale development which typified the development of Carlton in the late nineteenth and early twentieth centuries. Considered in that context, the building meets the definition for a Contributory heritage place.

Additionally, however, the assessment in the Carlton Heritage Review was that the building is also of local heritage significance in its own right and meets the definition of a Significant heritage place. This assessment was based primarily and substantially on the historical significance attributes listed above at section 3.2. The specific history and purpose-built nature of the building as a mission church and its position on the northern edge of the city - as distinct from earlier central city examples in Little Bourke Street - provide valuable information about the reach of the church mission work in the early twentieth century as well as reflecting on the historical occupation of this particular area by the Chinese community.

The fact that the building is a relatively modest example and not as substantial or architecturally elaborate as the three earlier central city examples of mission churches is of interest and this is discussed in more detail in the comparative analysis in the heritage citation in the Carlton Heritage Review.¹⁰ This comparative exercise is not considered to diminish the historical values of the Chinese Mission Church in Queensberry Street, however, particularly noting that no claim was made for the subject building in relation to aesthetic significance (under Criterion E).

In relation to the discontinuation of the original and historical use of the building, this does not impact on the historical significance of the place.¹¹ There are many examples of places with heritage values where significance is related to a particular historical use and the use has changed or been discontinued. The historical values and associations of the building remain in the documentary record and in the building fabric.

In a physical fabric sense, the purpose-built nature of the building and its external intactness are both factors that are considered relevant to the Significant heritage place recommendation. With the exception of the overpainting to the principal south elevation, the building is generally intact, including retaining its distinctive parapet and pediment with central oculus element and original windows either

⁹ The Panel has recommended the statement of significance be updated to remove the reference.

¹⁰ The cited comparisons are Significant heritage places, and one is included in the Victorian Heritage Register under the Heritage Act 2017.

¹¹ Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

side of the entry as well as its side elevations (some of these elements also noted in the 1985 Carlton Conservation Study Building Identification Form as noted at section 2.1 above).

The Carlton Heritage Review recommended the building be included in the Hotel Lincoln and Environs precinct as a Significant heritage place. Accepting this, as is documented in the Heritage citation and statement of significance, even when considered when in isolation from the precinct, the church meets Criterion A in its own right. This was acknowledged by the Panel, which noted that it 'accepts the Chinese Mission Church is of historical significance and meets the threshold for Criterion A':

The Chinese community has had a long and important connection to the Chinese Mission Church and the surrounding area and this is reflected in the research documented in the heritage citation and the Statement of Significance. It is also supported by the letter from the Museum of Chinese Australian History to the Future Melbourne Committee.

The Chinese Mission Church is a purpose-built building and provides evidence of the history of outreach or mission activities in the community, relates to earlier and more elaborate examples in Little Bourke Street and provides a historical reference to the presence of a Chinese Australian community in the area, outside Chinatown. The Panel considers the place has been important to the course and pattern of the cultural history of the area.¹²

Consistent with this, it is our view that if the building was not included in HO97, its local historical significance is at a level that would warrant the application of the HO on an individual basis.

Social significance was originally identified on an individual basis as related to the longevity and continuation of the original use, however it is accepted that if social significance existed, it has or is likely to dissipate with the discontinuation of the use. The statement of significance is to be updated accordingly and references to social value removed. This change to the assessment of social value does not diminish the historical significance, however,¹³ and it is not considered to have a bearing on the assessment of individual significance at the local level, nor on the Significant heritage place recommendation.

In summary, while acknowledging the Panel's comments and recommendations for re-categorisation, in the context of the consideration of gradings applied across the review, our view remains that the Significant heritage place category is considered to be appropriate. This is on the basis that the Chinese Mission Church meets the intent and detail of the category definition, being 'individually important at ... a local level' and 'of **historic**, aesthetic, scientific, social or spiritual significance to the municipality' [emphasis added]. The

It additionally makes an important contribution to the precinct values for HO97.

12 Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

13 Melbourne Planning Scheme Amendment C405melb Carlton Heritage Review & Punt Road Oval Heritage Review Panel Report, p. 45

4.0 MELBOURNE PLANNING SCHEME HERITAGE POLICY

4.1 Introduction

The following is a brief summary of those policies in the Melbourne Planning Scheme that explicitly reference and distinguish between the significant and contributory heritage place categories in the incorporated Heritage Places Inventory.

Note that there are also a range of other application requirements, decision guidelines, strategies and policies in the Melbourne Planning Scheme that are relevant to heritage matters.

In providing this summary, it is also noted that these policies and their application were not considered as part of the Carlton Heritage Review recommendations for heritage place categories in the Heritage Places Inventory.

4.2 Heritage policy (Clause 15.03-1L-02)

The policy for Heritage at applies to places within a HO and for properties categorised as ‘significant’, ‘contributory’ or ‘non-contributory’.

The policy is applied with reference to the Heritage Places Inventory March 2022 and incorporated Statements of Significance.

While many aspects of the Heritage policy at Clause 15.03-1L-02 apply equally to all properties in an HO or to both significant and contributory places alike, there are some areas where the policy draws a distinction based on the category. These are identified in the summary at Table 3.

Table 3 Heritage policy summary

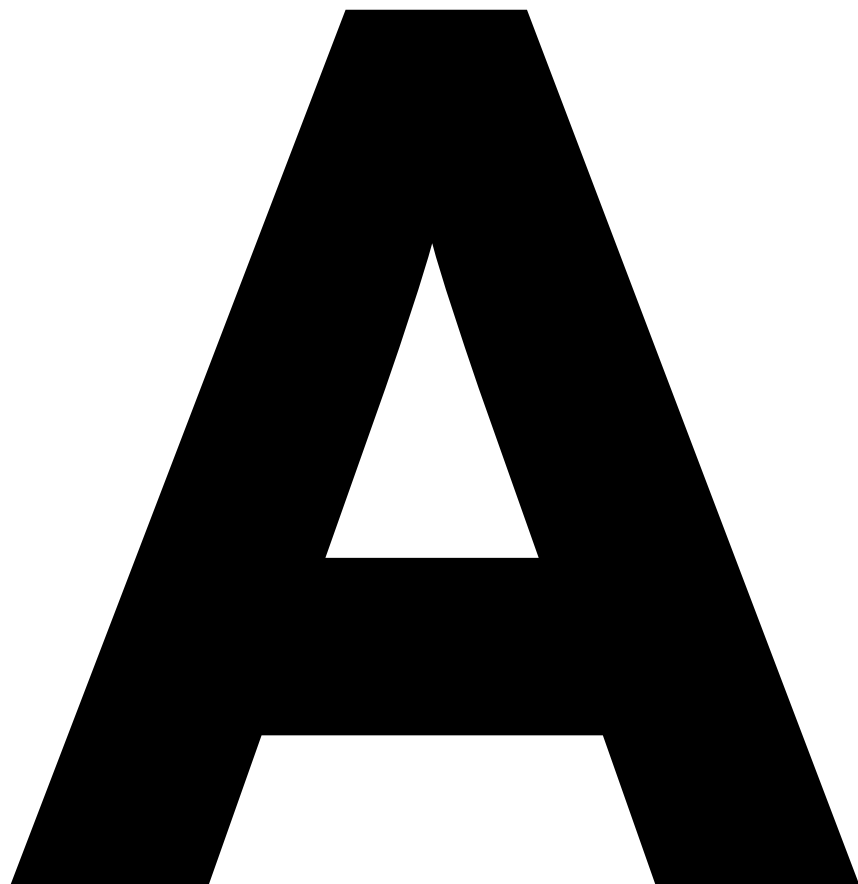
| Issue | Strategies/guidelines |
|-----------------------|--|
| Demolition strategies | <p>The strategies include that full demolition of significant or contributory buildings will <i>not generally be permitted</i>, but in the case of proposals for partial demolition, a distinction is drawn between significant and contributory:</p> <p style="padding-left: 40px;"><i>Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted [emphasis added].</i></p> <p>In interpreting this part of the demolition strategies, a definition is provided for the term ‘front or principal part of a building’. This is found in the section on <i>Definitions</i> in the Incorporated Document Heritage Places Inventory (p. 4):</p> <p style="padding-left: 40px;">The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full</p> |

| Issue | Strategies/guidelines |
|-------------------------------------|--|
| | <p>structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage.</p> <p>The strategies also include the following, applied equally for significant and contributory:</p> <p>The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.</p> |
| Demolition policy guidelines | <p>There is no explicit reference to the significant and contributory heritage place categories in the policy guidelines, however the guidelines make reference to the assessed significance of the heritage place or building, as well as the consideration of the significance of the fabric. The heritage category could be considered to be relevant to these matters.</p> |
| Alterations strategies | <p>The first of these strategies distinguishes between significant and contributory heritage places on the basis of the <i>visibility</i> of the fabric:</p> <p>Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.</p> <p>Visible is defined in the Heritage Places Inventory as follows:</p> <p>Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.</p> |
| Alterations policy guidelines | <p>Similar to the Demolition policy guidelines, these guidelines include the consideration of <i>the assessed significance of the building and heritage place</i> and the heritage place category could be considered relevant in that context.</p> |
| Additions strategies | <p>No distinction is drawn between significant and contributory heritage places.</p> |
| Concealment of additions strategies | <p>The strategies for concealment of additions apply outside the Capital City Zone and the Docklands Zone.</p> <p>The strategies are the same for significant and contributory heritage places in the case of significant streetscapes.</p> |

| Issue | Strategies/guidelines |
|---|---|
| | <p>For other streetscapes, however, there are differences in terms of the level of visibility of rear additions supported by the strategies. These strategies include to</p> <p>... ensure additions are:...</p> <ul style="list-style-type: none"> • Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front façade. • Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape. <p>This distinction would be relevant in the case of the subject site, in that this part of Queensberry Street is not identified as a Significant Streetscape in the Heritage Places Inventory.</p> <p>The following definitions for <i>concealed</i> and <i>partly concealed</i> are provided in the Heritage Places Inventory:</p> <p style="padding-left: 40px;">Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street.</p> <p>Note that Monahan Lane, at the rear of the subject site, is not included in the proposed HO precinct.</p> |
| New buildings strategies | No distinction is drawn between significant and contributory heritage places. |
| Concealment of higher rear parts of a new building strategies | These strategies apply outside the Capital City Zone and the Docklands Zone. No reference is included to heritage categories. |
| Restoration and reconstruction strategies | <p>A distinction is drawn between significant and contributory buildings in the strategies for reconstruction, as related to the visibility of the fabric of the building:</p> <p style="padding-left: 40px;">Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an</p> |

| Issue | Strategies/guidelines |
|---|--|
| | <p>authentic restoration or reconstruction process, or should not preclude such a process at a future date.</p> <p>As noted earlier, this is where <i>visible</i> is defined as follows (refer to the Definitions in the Heritage Places Inventory:</p> <p>Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park.</p> |
| Subdivision strategies | No reference is included to heritage categories. |
| Relocation strategy | No reference is included to heritage categories. |
| Vehicle accommodation and access strategies | No distinction is drawn between significant and contributory heritage places. |
| Fences and gates strategies | No distinction is drawn between significant and contributory heritage places. |
| Trees strategies | No distinction is drawn between significant and contributory heritage places. |
| Services and ancillary fixtures strategies | No distinction is drawn between significant and contributory heritage places. |
| Street fabric and infrastructure strategies | No distinction is drawn between significant and contributory heritage places. |
| Signage strategies | No distinction is drawn between significant and contributory heritage places. |

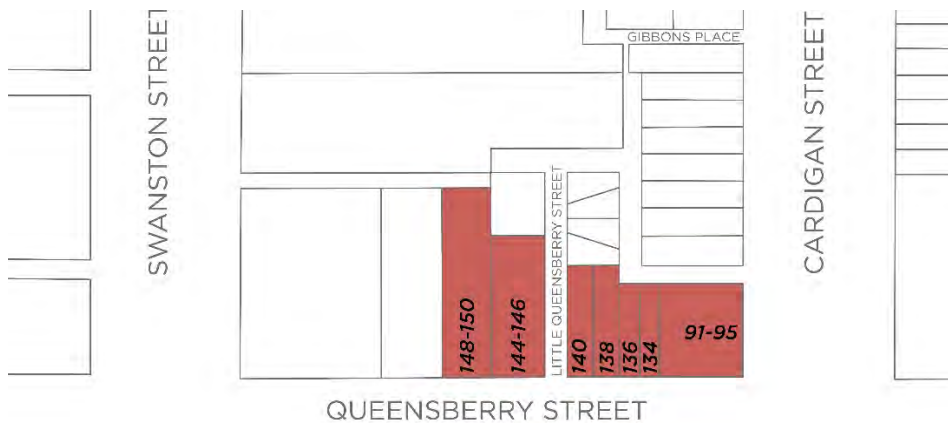
APPENDIX A: CITATION AND STATEMENT OF SIGNIFICANCE



SITE NAME HOTEL LINCOLN AND ENVIRONS PRECINCT

STREET ADDRESS 91-95 CARDIGAN STREET, 134 QUEENSBERRY STREET, 136 QUEENSBERRY STREET, 138 QUEENSBERRY STREET, 140 QUEENSBERRY STREET, 144-146 QUEENSBERRY STREET, AND 148-150 QUEENSBERRY STREET CARLTON

PROPERTY ID 101593, 108035, 108034, 111305, 108033, 108031, 108032



SURVEY DATE: SEPTEMBER 2018

SURVEY BY: LOVELL CHEN

PREVIOUS GRADE 128-132: D2; 134-140: C2; 146: D2; 148-150: C3

HERITAGE OVERLAY HO97

PROPOSED CATEGORY SIGNIFICANT (HOTEL LINCOLN, 134-136, 148-150 QUEENSBERRY ST) CONTRIBUTORY: 138-140, 146 QUEENSBERRY

PLACE TYPE HOTEL, SHOPS, FACTORY, CHURCH

| | | | |
|-------------------------------|--|---|--|
| DESIGNER / ARCHITECT / | F J BREARLY (CHURCH) | BUILDER: | JOHN THOMAS (SHOPS) GAMLIN BROS (CHURCH) |
| DESIGN PERIOD: | VICTORIAN PERIOD (1851-1901) | DATE OF CREATION / MAJOR CONSTRUCTION: | 1854-55, 1940S (HOTEL); 1877-1890S (SHOPS); 1905 (CHURCH), 1922 (FACTORY) |
| | FEDERATION/EDWARDIAN PERIOD (1902- INTERWAR PERIOD (C.1919-C.1940) | | |

THEMES

| HISTORICAL THEMES | DOMINANT SUB-THEMES |
|--|---|
| 2 PEOPLING VICTORIA'S PLACES AND LANDSCAPES | 2.5 MIGRATING AND MAKING A HOME |
| | 2.6 MAINTAINING DISTINCTIVE CULTURES |
| 5. BUILDING VICTORIA'S INDUSTRY AND WORKFORCE | 5.2 DEVELOPING A MANUFACTURING CAPACITY |
| | 5.3 MARKETING AND RETAILING |
| | 5.6 ENTERTAINING AND SOCIALISING |
| 6. BUILDING TOWNS, CITIES AND THE GARDEN STATE | 6.3 SHAPING THE SUBURBS |
| | 6.7 MAKING HOMES FOR VICTORIANS |
| 8.0 BUILDING COMMUNITY LIFE | 8.1 MAINTAINING SPIRITUAL LIFE |
| | 8.5 PRESERVING TRADITIONS AND COMMEMORATING |

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

Extent of overlay: The proposed extent of overlay is indicated at Figure 1.

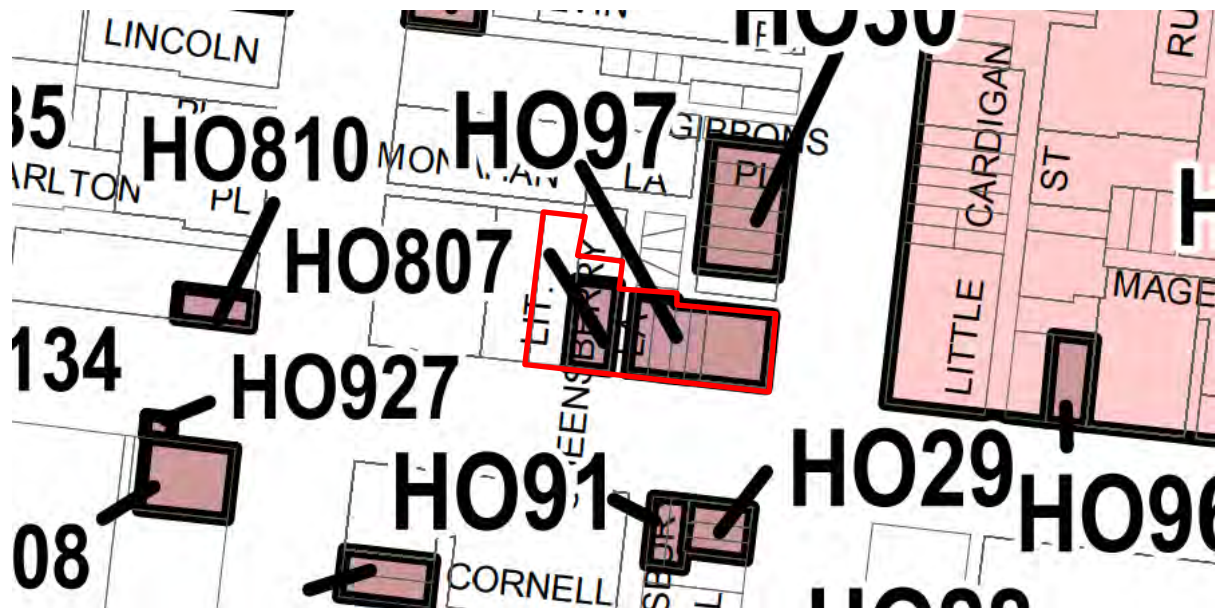


Figure 1 Detail of HO Map no. 5 with the proposed extent of overlay indicated by the red line
Source: Melbourne Planning Scheme

SUMMARY

The Hotel Lincoln and Environs Precinct comprises the Hotel Lincoln, 91-95 Cardigan Street and adjoining shops at 134-140 Queensberry Street, Carlton; the former manufacturing building at 144-146 Queensberry Street, constructed in 1927 and the Chinese Mission Church at 148-150 Queensberry Street, constructed in c. 1905. It is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century. It is representative of the diversity of activity co-located within small areas of Carlton, demonstrating the mixed use and low-scale development of the suburb from the mid-nineteenth century. The pattern of use in this precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

The Hotel Lincoln and adjoining shops, which date from 1854-5 (hotel) and the 1870s and 1890s (two pairs of shops) are of local historical and aesthetic significance, and of representative value. The two-storey corner located Hotel Lincoln is a very early surviving and continuously operating hotel in Carlton. The two pairs of shops are substantially intact to their original states, with the two building programmes (1877, 1894) sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The hotel also retains representative characteristics of early Melbourne hotels.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical and aesthetic significance, and of representative value. It comprises a double-storey front or south bay to Queensberry Street, with a chamfered corner form; and a single-storey rear or north bay with a sawtooth roof. Some visible changes are apparent, including partial over-painting of the original face brick walls and changes to openings, such as infilling.

The Chinese Mission Church was constructed in the early twentieth century for the Church of Christ. Although a modest building which is not necessarily architecturally distinguished, it is of local historical and social significance.

The significance categories for each property are as follows:

- Hotel Lincoln, 91-95 Cardigan Street – significant
- The 1877 shop pair at 134-136 Queensberry Street - significant.
- The 1894 shop pair at 138-140 Queensberry Street - contributory.
- Former manufacturing building, 144-146 Queensberry Street – contributory
- Chinese Mission Church, 148-150 Queensberry Street – significant

HISTORICAL CONTEXT

Development of Carlton

Carlton was developed as part of the extension of Melbourne to its north in the mid-nineteenth century. The first sales of allotments south of Grattan Street took place in the early 1850s. By the 1870s, Carlton was a substantially developed residential suburb, with a mix of grand terraces and small workers cottages.¹ By the late nineteenth century, some distinction had emerged between development in the north and south of Carlton. By the early 1860s, the commercial thoroughfares appear to be well established along the north-south and east-west streets by this time. As Carlton developed during the 1860s and 1870s, the suburb's hotels increasingly became important gathering places. Many houses in Carlton, particularly in the north of the suburb, were small two or three room cottages, which often did not offer spaces such as parlours or other areas for family members to gather and relax. The local hotel, or pub, often provided such a space, whereby men and women could socialise away from the home. Many of these hotels were not aiming to draw patrons from any distance; rather their clientele was generally the residents of the streets immediately adjacent to the hotel. These hotels, like the residences surrounding them, were small, often comprising as few as six rooms with bar and cellar, possibly a parlour, all of which included accommodation for the proprietor. The larger hotels, generally at the south of the suburb or on main thoroughfares, also provided accommodation. By 1880, there were at least 85 hotels in the suburb, with names including Manners, Globe, Clare Castle, Victoria, Family, Bay View and Lemon Tree.²

Churches in Carlton

As part of the subdivision of Crown land in Carlton, numerous - and generous - grants of land were made to the various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victoria, Lygon, Grattan and Rathdowne streets.³ While by the turn of the century Carlton's phase of church building was largely over, with the major denominations well established, smaller denominations, or branches of larger denominations, began establishing themselves in the suburb. The Chinese Mission Church in Queensberry Street is an example of this trend, having been constructed in 1905 by the Church of Christ, itself a much older denomination in Melbourne with its first chapel erected in Lygon Street in 1865.

Industry in Carlton

Industry in Carlton has more typically been located in the far west of the suburb. In the interwar period, nineteenth century residential areas to the west of Barry and Berkeley streets were redeveloped with larger commercial and warehouse buildings.⁴ These areas had been typically occupied by modest residences and small timber houses fronting rear laneways, some of which had been identified through the work of the Slum Abolition Board. The increasingly large Carlton Brewery complex, in the block bound by Swanston, Victoria, Bouverie and Queensberry streets, is also unusual in the context of the suburb, developing from the mid-nineteenth century. Within the remainder of the suburb, however, large-scale industrial development in the nineteenth century was relatively rare. Carlton's rapid expansion as dormitory suburb in the 1860s and 1870s, the number of reserves for public institutions and gardens, its early fine grain development and adherence to

the Melbourne Building Act from the early 1870s appear to have discouraged the development of such complexes to the east of Swanston Street. In many parts of the suburb there was simply insufficient vacant land or available properties on which to establish or develop substantial industrial sites. Typical small-scale industry in the suburb included small workshops, bakeries and cordial factories, generally located to the rear of residential terrace rows, and accessed from rights of way. In the twentieth century, there were some instances of small scale industrial infill as well as larger complexes in the southern part of the suburb, including the development by textile manufacturers Davies Coop between Cardigan and Lygon Streets at the southern end of the suburb.

SITE HISTORY

The Hotel Lincoln and Environs Precinct takes in land that was sold as part of Crown land in Section 23 of Carlton, in the Parish of Jika Jika, which was sold in 1853 and 1854 as part of the early land sales in Carlton.

Hotel Lincoln and shops

The site of the Lincoln Hotel was developed soon after the Crown land sales. Crown allotment 1, at the corner of Queensberry and Cardigan streets was purchased by Patrick Costello and the adjacent Crown allotment 20, fronting Queensberry Street, was purchased by G K Thornhill.⁵ Little Queensberry Street appears to have been established soon after this purchase, with an advertisement for two allotments on Queensberry Street for sale in December 1854, each with frontage to Little Queensberry Street. The advertisement noted the title was a 'Crown grant', so it is likely that Thornhill subdivided and sold his allotment soon after acquiring it from the Crown.⁶

The Hotel Lincoln (as it is now known) was established soon after the Crown land sales, with a notice of a licence being granted in May 1854 to Thomas Marris for the Lincoln Inn, Cardigan Street, on the condition 'that premises should be finished.'⁷ As was the case with many early hotels, public meetings were held at the Lincoln Inn in the 1850s, including to protest the proposal to run Pelham Street through Argyle and Lincoln squares; a proposal to separate the Smith Ward, comprising rateable properties in Carlton, into a separate municipality; and a proposal to establish a Masonic Lodge in Carlton.⁸ An 1855 plan of Melbourne suburbs prepared by James Kearney shows a number of early hotels in Carlton (Figure 2), with the Cavern and Queensberry hotels located nearby. Interestingly, by the early 1860s a New Lincoln Hotel had been established on the corner of Faraday and Rathdowne streets, and the Cardigan Street hotel became known as the Old Lincoln Inn.⁹ Old Lincoln Hotel was described in the rate books of 1862 as a stone and brick hotel of ten rooms with stable, valued at a net annual value (NAV) of £220.¹⁰ In 1870, the hotel was described as being of brick, ten rooms with bar, cellar and stable with a NAV of £150. The hotel was owned by James Marris and occupied by Henry Downing.¹¹ The hotel can be partially seen in an 1875 photograph by Charles Nettleton, which shows the upper level windows with rendered architraves and keystone details (Figure 3).

By 1876, the hotel was owned by Mrs Downing.¹² It appears Mary Ann Downing purchased the site previously occupied by her husband, following his death in 1875.¹³ It was in this year that a notice of intent to build was submitted to the City of Melbourne for the construction of two shops on a site adjacent to the hotel, owned by Mrs Downing. No architect was listed for the shops, which were built by John Thomas of Richmond.¹⁴ The Queensberry Street shops (at nos 134-136) were complete by 1877, when they were first listed in the municipal rate books. They were each described as a brick shop of five rooms with verandah, valued at a NAV of £45, owned by Mrs Downing. The shops were occupied by pawnbroker Moss Abadee (no. 136) and William Allamby, furniture dealer (no. 134).¹⁵ The 1877 rate books list two small brick houses adjacent to Downing's shops, owned by Lewis & Butcher.¹⁶ By 1893, Downing had acquired these cottages, and the following year replaced them with another pair of two-storey brick shops (at nos 138-140), which were stylistically similar to the 1877 pair.¹⁷ Together the shops presented as a row of four.

The hotel and four adjacent shops can be seen in the 1896 Melbourne and Metropolitan Board of Works detail plan (Figure 4). The pairs of shops have slightly different building footprints, reflecting their different construction dates. The hotel can be seen with a chamfered corner entry, and with a dotted outline showing the location of the cellar. The hotel site also provided stabling with a pitched yard. This layout is typical of an early hotel to a main street, which would have attracted patrons from further afield than the immediate suburb.

The hotel continued to operate as the Old Lincoln Inn into the twentieth century. In 1937, the hotel and the four adjoining shops were put up for auction by agents William Levers and Sons as one property, although failed to reach the reserve.¹⁸ In 1940, the Licensing Court granted a name change to the Lincoln Hotel, coinciding with alterations and additions to the building valued at £3,540, likely giving the building its current understated Moderne presentation.¹⁹ Such external alterations to nineteenth century hotels were common in the first half of the twentieth century, as owners sought to satisfy the more stringent liquor licensing laws, and to update and refurbish their buildings to maintain their licences. This often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing.

It appears that these works also saw the removal of the stabling and yard, with the construction of the additional wing along Cardigan Street to Little Queensberry Street. However, at ground floor level some of the brickwork and bluestone plinth from the old stables also appears to have been retained in the addition along the laneway. The hotel underwent further alterations in the 1970s and 1980s.²⁰ It is still operating as a hotel, some 160 years after it first opened.

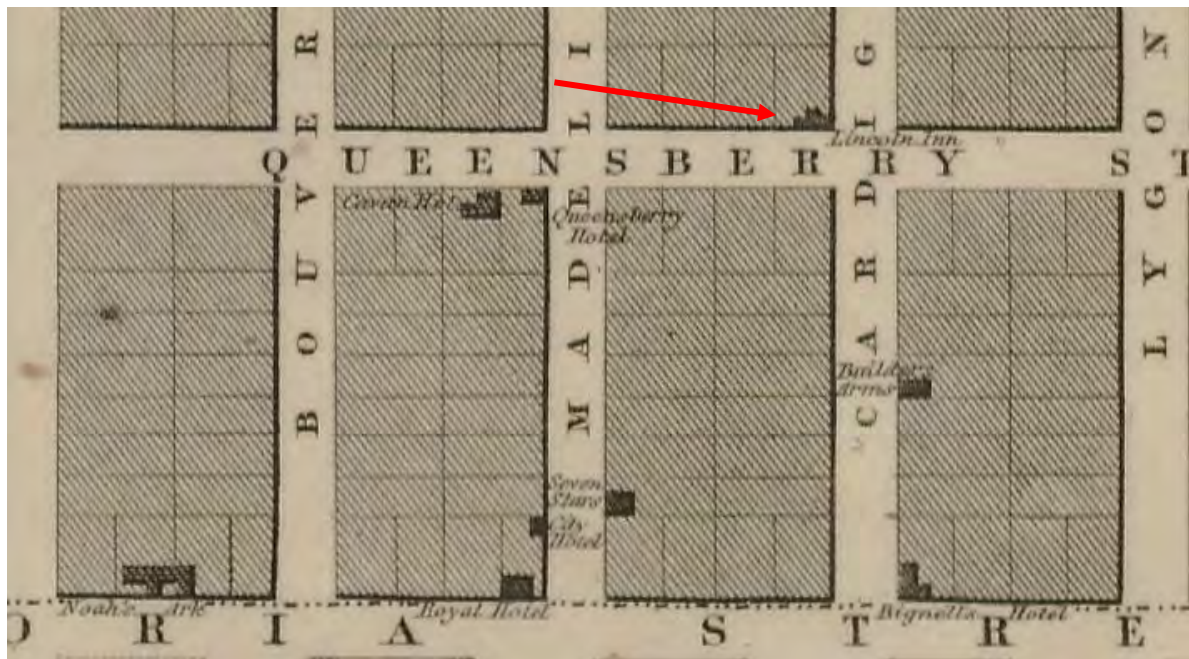


Figure 2 Detail of 'Melbourne and Its Suburbs', plan, compiled by James Kearney, 1855, showing Carlton streets. The Lincoln Inn is indicated
Source: State Library of Victoria



Figure 3 Detail of 1875 view of Carlton from Gaelic Church (now demolished), looking west along Queensberry Street, with roof of the Old Lincoln Inn indicated
Source: Charles Nettleton, photographer, H88.22/25, State Library of Victoria

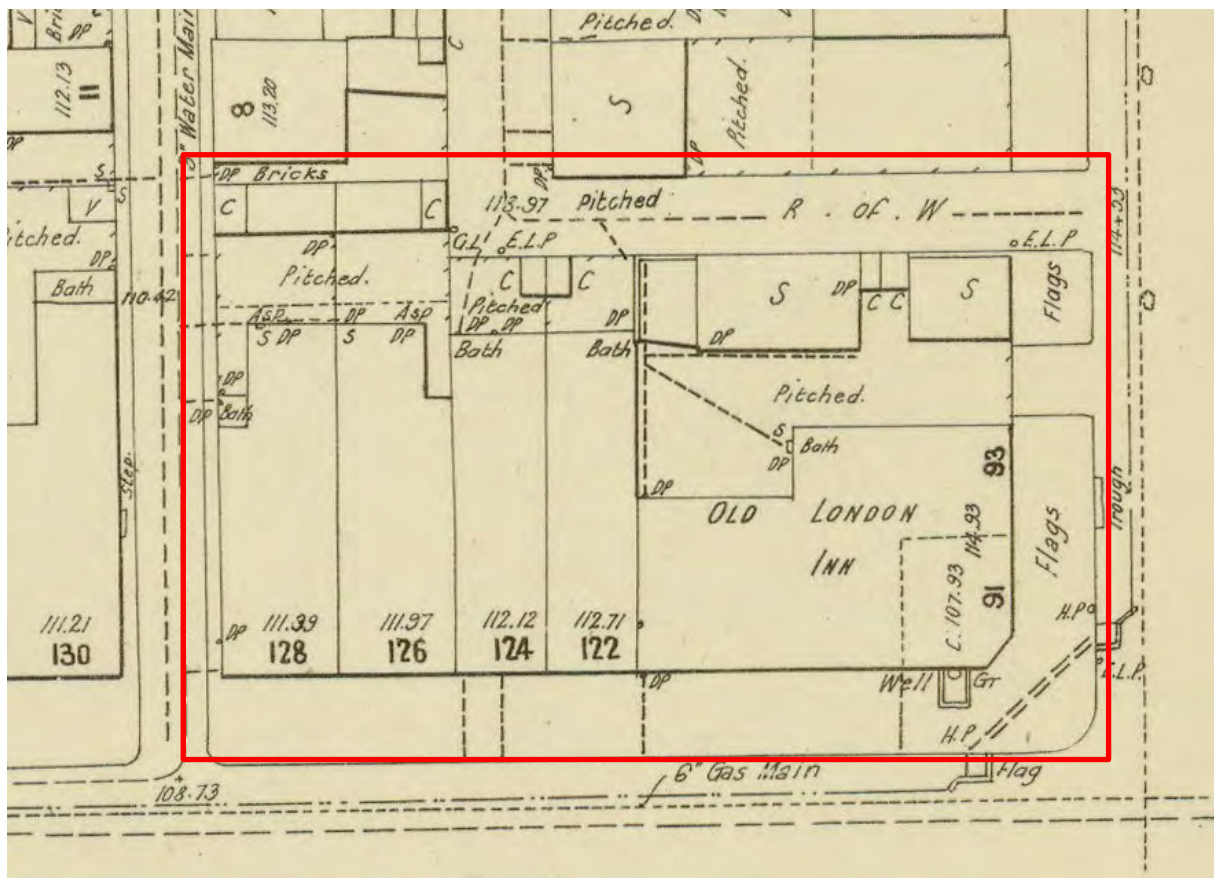


Figure 4 MMBW detail plan no. 1178, 1896; with hotel and shops indicated. Note the hotel at right, with the splayed corner. This plan incorrectly identifies the hotel as the Old London Inn.
Source: State Library of Victoria

Former manufacturing building

The site at 144-146 Queensberry Street was also part of Crown allotment 20, Section 23. It was purchased by G K Thornhill in 1854.²¹ Thornhill appears to have subdivided and sold his allotment soon after acquiring it from the Crown.²² Little Queensberry Street, which adjoins the east side of the current property, appears to have been established soon after this purchase, with a notice in the *Argus* in December 1854 advertising the sale of two allotments on Queensberry Street, each with frontage to Little Queensberry Street.²³ By the mid-1860s the site at 144-146 Queensberry Street was occupied, with an 1866 plan showing a small structure having been constructed (Figure 5). The 1875 *Sands & McDougall* directory lists blind maker, G Alexander at what was then 51 Queensberry Street, and Leming Reilly at no. 53. The municipal rate books of 1877 describe Alexander's property as a brick blind factory and Reilly's property as a brick house of six rooms.²⁴ A number of small buildings occupied Little Queensberry Street including houses described as being of both brick and wood.²⁵ By the 1890s, the two buildings on this site were described as a brick house with workshop at what was then no. 132 (now no. 146) and a brick house at no. 130 (now no. 144).²⁶ The buildings can be seen on the 1896 Melbourne and Metropolitan Board of Works (MMBW) detail plan at Figure 6.

In 1900, coppersmith Alfred S Miles had relocated to the house and workshop at no. 132, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets.²⁷ He advertised his services in the newspapers in the 1900s and 1910s:

Motors - Petrol tanks, thermo-syphon and coil radiators, bonnets, silencers, mud guards, made and repaired.²⁸

For Radiator repairs, See an Expert. Try Alf. Miles, a pioneer in the Game. All repairs under his personal supervision. For a cheap job, try a man that is not. He falls in and so do you.²⁹

In 1926, a building application was made to the City of Melbourne for the 'erection of a brick factory'.³⁰ The construction of the new factory did not occur immediately, however Miles' property in Queensberry Street was described in the 1927 municipal rate books as a brick shop of seven rooms, valued at a net annual value (NAV) of £80.³¹ It was complete by 1929, and the rate books of that year describe the newly constructed building as a brick factory valued at a NAV of £240.³² A further application was made in 1928 for the installation of a petrol pump at the site.³³ The brick factory can be seen in two Airspy oblique aerial photographs of c. 1927 (Figure 7) and 1946 (Figure 8). These images show the building to be a two-storey gable roofed building to the Queensberry Street end of the site, with a single storey saw-tooth roof rear section/north bay.

Alfred Miles died in 1940, but the firm continued to operate at the site until the early 1960s, with the 1960 *Sands & McDougall directory* describing the company as hot water engineers.³⁴ Subsequent occupants operating from the site included Roxton Clothing Company in 1963 and Dista Products, chemical engineers from 1969.³⁵ The Building Application Index lists an application for openings in the wall in 1969, likely associated with the chemical engineering occupation.³⁶

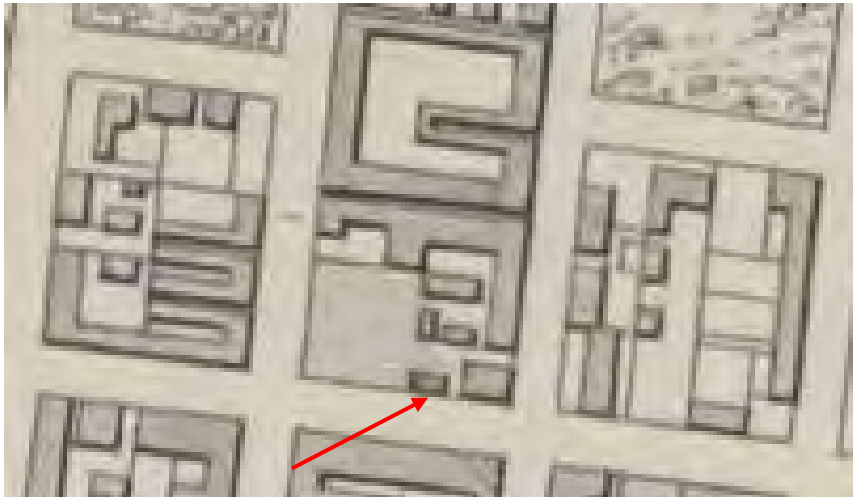


Figure 5 Detail of H L Cox plan, 'Victoria-Australia, Port Phillip, Hobson Bay and River Yarra leading to Melbourne', 1866, with earlier building at 144-146 Queensberry Street indicated
Source: State Library of Victoria

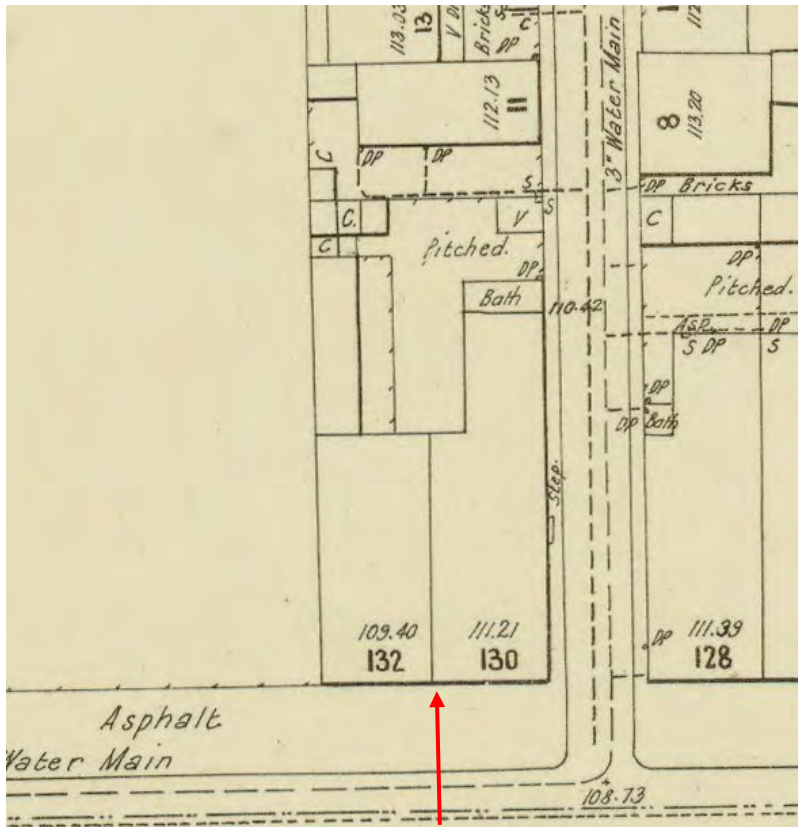


Figure 6 MMBW detail plan no. 1178, 1896, with nineteenth century buildings indicated. Note street numbering has since changed, and 144-146 Queensberry Street is shown as nos 130 and 132
Source: State Library of Victoria



Figure 7 Detail of Airspy oblique aerial view of Carlton, c. 1928, with factory building indicated; it had just been completed by this date
Source: Airspy collection, H2501, State Library of Victoria



Figure 8 Detail of Airspy oblique aerial view of Carlton, 1946, with 1927 factory building indicated. View is looking south-west over Queensberry Street
Source: Airspy collection, H91.160/471, State Library of Victoria

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, was constructed in c. 1905 for the Church of Christ. The property is located on Crown allotment 19, Section 23 of Carlton, in the Parish of Jika Jika. The site was purchased by Thomas Monahan in c. 1854 and now extends from Queensberry Street to the north, to the east-west lane that bears his name.

As can be seen on the Melbourne and Metropolitan Board of Works (MMBW) plan of 1897 (Figure 9), the site remained undeveloped throughout the nineteenth century, as did Crown allotment 18 (also purchased by T Monahan) which extended west from the site to today's Swanston Street. Following Monahan's death, in

1901 the *Age* advertised the upcoming sale of the vacant block which incorporated allotments 18 and 19. The site could be purchased as a single property or as three smaller sites. Monahan's other land holdings were also to be auctioned, including properties in South Melbourne, Hawksburn, St Kilda Road and Melbourne.³⁷

It is unclear when the Church of Christ mission acquired the site, however it was as early as August 1904, when a notice of intent to build was submitted to the City of Melbourne for construction of a mission hall for the Church of Christ Trustees. The building was designed by F J Brearley and constructed by Gamlin Bros, of Richmond.³⁸ The 'Church of Christ Chinese Mission' was listed in the 1906 *Sands & McDougall* directory, and the 1907 municipal rate books note the 'Chinese Mission Hall', but did not include a description.³⁹

The Church of Christ's first chapel in Melbourne was erected in Lygon Street, Carlton, in 1865. Of the organisation, *Punch* wrote in 1905, 'one cannot help noticing how rapidly this body forges ahead. It has been lucky in capturing a number of church buildings vacated through the amalgamation of the Methodist, Primitives and Bible Christians'.⁴⁰ A 'special outreach of the Lygon Street Church in the early twentieth century was the conversion of Chinese to Christianity' which extended to the erection of the subject church. From the early 1900s, the church was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria, New South Wales and Western Australia. *Punch* also noted the Queensberry Street building was a 'fine, new brick ... church'.⁴¹

The Chinese Mission Church is located within an area where churches abound. As noted above, part of the subdivision of Crown land in Carlton resulted in numerous - and generous - grants of land to various religious denominations. By the late 1860s, 11 sites had been reserved for churches in the three blocks bound by Victorian, Lygon, Grattan and Rathdowne streets.⁴² This included the Primitive Methodist Church, at the corner of Lygon and Queensberry streets (constructed in 1864); and St Andrews Presbyterian Church at the north-west corner of Queensberry and Rathdowne streets (1854-55). By the turn of the century, however, 'Carlton's phase of church building was over as Melbourne was transformed in the 1880s and 1890s from a raw colonial town to one of the world's largest metropolitan centres'.⁴³

With its close proximity to Little Bourke Street's Chinatown, many people from the Chinese community resided in south Carlton around the beginning of the twentieth century, particularly in and around Queensberry Street, with Chinese children often attending Rathdowne Street Primary School.⁴⁴ Services appear to have commenced soon after the building's construction. Through the twentieth century, the church variously held services in English and Chinese languages, bible studies classes, and in 1946 its members established a fund to build a chapel in 'Canton City' (Guangzhou), indicating a strong connection between Melbourne and China.⁴⁵ In 1937, the funeral service of Harry Louey Pang, 'one of the best known Chinese merchants in Melbourne', and a 'leading worker' for the mission was held at the Chinese Mission Church.⁴⁶

With Carlton's demographics shifting throughout the twentieth century, a number of churches in the suburb changed denomination as old congregations diminished and new ones developed. Through such changes, however, the Chinese Mission Church at 148-150 Queensberry Street has remained a branch of the Church of Christ, for over a century. Today, the site operates as the Melbourne Chinese Church of Christ, a multilingual church with weekend services held in Mandarin Chinese, Cantonese and English.

From an aerial perspective, the building's shape and roofline appears to have changed little from the mid-twentieth century (Figure 10), with the exception of the various small structures at the back of the property. With no references to the site in the City of Melbourne Building Application Index it is unknown what renovations (if any) the building has undergone under the ownership of the Church. The lack of permit applications tends to indicate that no substantial changes have been made.

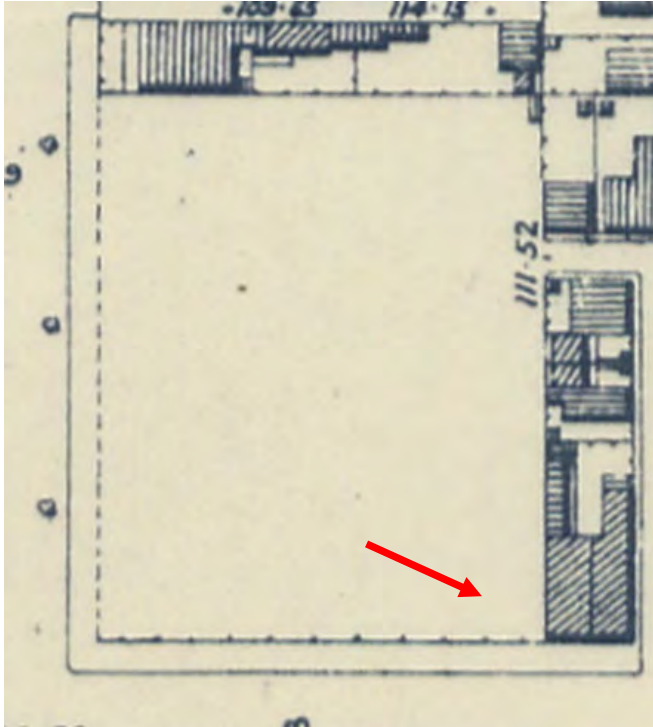


Figure 9 1896 plan showing Queensberry Street to Swanston Street (at left), with the then vacant site of the future church indicated by arrow
Source: MMBW 160:1 plan, no. 30, 1896, State Library of Victoria

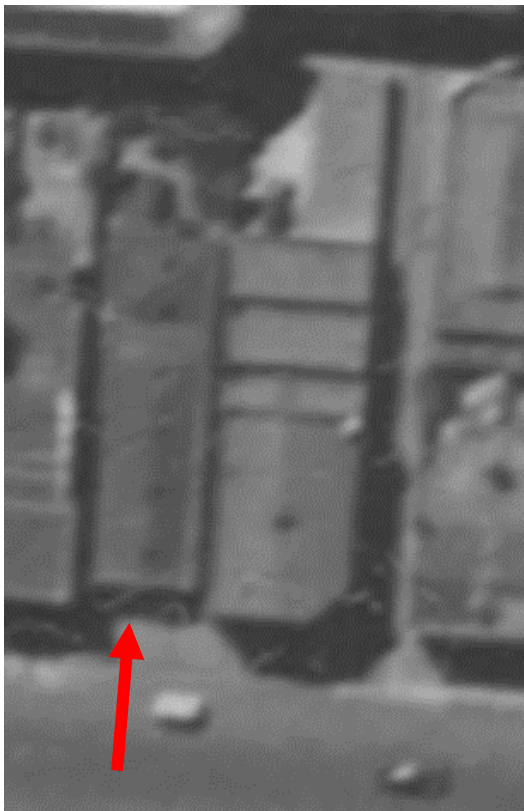


Figure 10 1945 aerial photograph of the church, indicated
Source: 1945, Land Victoria Aerial Photography Collection, Central Plan Office, Landata

SITE DESCRIPTION

The Hotel Lincoln and Environs Precinct comprises the properties at 91-95 Cardigan Street, and 134-150 Queensberry Street as shown at Figure 11 and Figure 12. The individual components are described below.



Figure 11 Recent aerial photograph of the intersection of Queensberry Street and Cardigan Street, with the proposed Hotel Lincoln and Environs Precinct indicated
Source: Nearmap, February 2019



Figure 12 View of Hotel Lincoln and Environs Precinct to Queensberry Street, with hotel (part) at right and church at left
Source: Lovell Chen

Hotel Lincoln, 91-95 Cardigan Street

The Hotel Lincoln was established in the mid-1850s with substantial alterations and additions undertaken in c. 1940 giving rise to its present understated Moderne expression. The image from 1875 at Figure 3 shows that the hotel was constructed as a two-storey building with facades to Queensberry and Cardigan streets and a canted corner entrance. It was constructed in face brick with understated rendered trims. A simple parapet concealed a slate roof with tall chimneys. While broad form of the early building survives, its character was substantially overwritten by the works of c. 1940.

The Hotel Lincoln achieved its current appearance in c. 1940. At that time the building was rendered, windows were altered, and some applied decorative detailing was installed. The longer Queensberry Street elevation, comprising the principal façade of the hotel, did not change, in terms of its overall form, from that visible in the MMBW plan of 1896 (Figure 4). However, its expression was substantially modernised as part of the later works. Today, it is a painted and rendered building with cream-coloured tiles to dado level. Windows to Queensberry Street are generally regularly sized and retain timber sliding sash windows. The ground floor residential entry, at the west end of the Queensberry Street façade, provides access to apartments at first floor level and appears to be a modern alteration with Council's building record suggesting that this occurred in c. 1980s. An adjoining entry to this façade provides secondary access to the hotel, with the main entrance to the hotel being in the canted corner at the intersection of the two facades - as was the case in 1875 (Figure 3).

The Cardigan Street elevation is similar to the Queensberry Street elevation with a plain rendered expression, cream-coloured tiles to dado level and a regular arrangement of sliding sash windows at each floor level. A single storey addition to the northern end dates from the c. 1940s work and incorporates some fabric surviving from the earlier stables. A first floor addition set behind a modest balcony appears to date from the relatively recent changes (c. 1980s) to the upper story to provide apartments.

The facade overall incorporates some modest horizontal detailing typical of Moderne buildings and applied signage with the name 'Hotel Lincoln' at first floor level. The main vertical ornamental strips rising above the door date from the c. 1940 works. Illuminated signage has been installed above the entry.



Figure 13 Hotel Lincoln viewed from the intersection of Queensberry and Cardigan streets
Source: Lovell Chen

Shops, 134-140 Queensberry Street

The two semi-detached pairs of shops at nos 134-6 and 138-40 Queensberry Street were constructed to the west of the hotel in c. 1877 and c. 1894 respectively (Figure 11).

The semi-detached pairs of two-storey shops at nos 134-6 and 138-40 Queensberry Street are, in terms of their street presentation, substantially intact to their original states. The two building programmes share a similar scale and architectural expression and a common party wall and the group consequently presents as a continuous row of four shops. Both are rendered masonry buildings.

The earlier pair of shop buildings, at nos 134-6 adopts a simple expression with pilasters at wingwalls rising to an entablature at first floor level and extending upwards to form capital-like devices at parapet level. Upper sections of the wingwalls incorporate simple quoins. Upper level windows incorporate rendered architraves with keystone devices and modelled undersills. Original sliding sash windows survive at first floor level. The pair are unusual insofar as they substantially retain original shopfronts with offset (side) recessed entries; with the shopfronts incorporating unusual curving rails above timber columns/mullions. Slate cladding to the roof of the building has been replaced in modern galvanised steel although original rendered chimneys survive.

Despite being almost twenty years younger, the later pair of shop buildings at nos 138-40 adopts a more or less identical form and detailing to nos 134-6. The chief difference derives from the blocks being slightly larger with the resulting shops presenting wider frontages to the street. No. 138 also differs in that it retains an original shopfront which has display windows to either side of a central recessed entry. However, this arrangement is not incorporated into the design of no. 140 which retains an offset (side) recessed entry recalling those at nos 134-6. This shopfront contains some later fabric and may have been rebuilt to its current form in mid-twentieth century. Again, slate cladding to the roof of the building has been replaced in modern galvanised steel; however, original chimneys have been removed.



Figure 14 Nos 134-6 (foreground) and 138-40, Queensberry Street
Source: Lovell Chen



Figure 15 Nos 138-140 (at left) and no. 134 (at right)
Source: Lovell Chen

Former manufacturing building, 144-146 Queensberry Street

The brick former manufacturing building (Figure 16, Figure 17) was constructed in 1927. It comprises two key volumes. The front section is double-storey, with a gable end to the street. A chamfered wall to the corner of Queensberry and Little Queensberry streets is presumed to have incorporated an original entrance. A simple parapet incorporating pilasters rising a short distance above the parapet comprises the only decorative detailing to the building. The rear or north bay is single-storey, with a sawtooth roof. Both volumes are constructed in red face brick although this has been overpainted in some areas - notably the street façade.

The windows vary in size and form but typically retain concrete lintels. Sections of an early window survive on the southern façade; however, no other original window joinery appears to survive. An original entry is located near the centre of the southern elevation. It retains decorative brick surrounds but no original joinery.

As noted above, the chamfered or splayed south-eastern corner of the building has a large opening which has been infilled. The chamfered form, which gives the building an asymmetrical appearance, may simply have been designed in anticipation of trucks turning into Little Queensberry Street.

The high brick parapet, which turns with the chamfered corner, has capped pilasters and a raking gable end bearing the painted words 'Miles Buildings Est 1891'. While this is not the construction date of the factory building, nor the date of Miles' original occupation of this property, it is known that he had previously operated in this area of Carlton and the date therefore possibly reflects the establishment of his business in the locality.



Figure 16 144-146 Queensberry Street, Carlton viewed from the south-west (at left) and from the south-east (at right)



Figure 17 144-146 Queensberry Street, Carlton viewed from Queensberry Lane

Chinese Mission Church

The Chinese Mission Church at 148-150 Queensberry Street, Carlton (Figure 18), constructed in c. 1905, presents as a modest single-storey free-standing brick church hall, with a symmetrical façade and presentation to Queensberry Street. The building is on a long rectilinear plan, extending north from the street, with a single steel-clad hipped roof. A bay at the rear has a separate roof.

While some of the early character has been lost through overpainting of the principal facade, the building still demonstrates an early evocation of the red brick and rendered expression that would become known as ‘blood and bandages’. The parapet is particularly distinctive, with high curving and broadly baroque elements accompanied by short pinnacles with domed capping to the east and west ends. The curving arrangement is centred around an oculus window/ventilator with hood mouldings, forming a centrepiece of the arrangement. A corniced panel to the bottom of the parapet, still flanked by the pinnacles, has the name ‘CHINESE CHURCH OF CHRIST’ painted in large bold lettering.

A double-door entrance with steps up and highlight window above, is located centrally. Two simply detailed timber-framed double-hung sash windows are located to either side of the entrance.

The building has no setback to the street, and a narrow setback to the buildings either side. These side setbacks are gated and are trafficable by foot, providing access to the rear of the building. They also reveal the side elevations of the hall to be unpainted brick, with single windows at regular intervals.



Figure 18 Chinese Mission Church, Queensberry Street elevation

INTEGRITY

With the exception of the later apartment entrance, the presentation of the Hotel Lincoln to Queensberry Street is substantially intact to its c. 1940 state. The eastern, Cardigan Street elevation is similarly intact.

The former manufacturing building at 144-146 Queensberry Street, Carlton, has a medium-high level of integrity, with partial over-painting of the original face brick walls; and changes to, and infilling of openings, being the most visible external changes.

The shops at 134-6 Queensberry Street survive to a very high level of integrity retaining original shopfronts. Those at 138-40 are diminished by changes to the shopfront at no. 140 Queensberry Street but generally retain their original fabric and appearance.

The Chinese Mission Church building has a high degree of integrity externally, save for the overpainting of the façade to Queensberry Street,

COMPARATIVE ANALYSIS

Carlton streets

The Hotel Lincoln and Environs Precinct is a mixed, non-residential streetscape, and is located at the intersection of two major thoroughfares of the suburb, Queensberry and Cardigan streets. It comprises individual and groups of buildings dating from the nineteenth and twentieth centuries.

As discussed above, the building types in this small precinct include hotel, shops with residences above, factory and church, all representative of the diversity of activity co-located within small areas of the suburb. While Carlton is mainly residential, it has commercial streets and historic shops and hotels scattered throughout, including to street corners. In its development from the mid-nineteenth century, as a main east-west thoroughfare, Queensberry Street typically had a diverse range of businesses. The mixed pattern of use in the Hotel Lincoln and Environs precinct to Queensberry Street is demonstrative of these attributes of Carlton's development, and the overlap of work, recreation, worship and habitation. Albeit unplanned, it is also an area of some architectural distinction which stands in contrast to the more typical *ad hoc* development in the small streets of the suburb.

Hotels in Carlton

By the 1870s, when Carlton was a substantially developed residential suburb, and commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of them, as with the Hotel Lincoln, were prominently located to street corners. In this case, the Hotel Lincoln was located at the corner of a main street, being Queensberry Street, and its intersection with Cardigan Street. This main street location reinforced the prominence of the building. The corner site was also reflected in the building form, with the typical two-storey massing broken by the splayed corner with hotel entrance, and visible side elevations to both adjoining streets. The Hotel Lincoln is also still operating and remains a prominently located local pub.

The Hotel Lincoln is also typical of other early hotels which were required to update and refurbish in the interwar period, at a time of hotel license reduction. These works often included tiling and changes to openings at ground floor level, and construction of an additional accommodation wing, as occurred with the subject property.

Another early and still operating hotel is at 414-422 Lygon Street, formerly the Astor Hotel and now the Green Man's Arms Hotel (Figure 20). This shares the main street location and corner siting of the Lincoln Hotel, and the two-storey form with a splayed corner entrance. This hotel maintained its operations through the licensing reduction period by undergoing a makeover, with the typical interwar treatment being evident in the tiled dado to the exterior. An additional accommodation wing has also been added to the north side of the hotel.

The Clyde Hotel is another example (Figure 21). It is sited at the corner of Cardigan and Elgin streets, at 385 Cardigan Street, and has had a very thorough interwar makeover, but again retains the splayed corner form.

The early and still operating early Victorian corner hotel at 171-175 Elgin Street, formerly Stewarts Hotel and now the Shaw Davey Slum Hotel (Figure 19), again displays the interwar treatment that helped the operation to remain viable. Somewhat unusually, this hotel has adjacent shops to Elgin Street incorporated into the building. In the City of Yarra, the still operating Prince Patrick Hotel of 1887, at 141 Victoria Parade, Collingwood, also

incorporated shops into its main street frontage. It retains its original Italianate architectural expression (Figure 24). Unlike the Hotel Lincoln, the shops associated with the former Stewarts Hotel, and the Prince Patrick, were either originally built with the hotels, or were added later but in a very sympathetic manner.

The shops at 134-140 Queensberry Street, while built by the hotel proprietor in the period of the 1870s to 1890s, currently read as separate building components. It is not known if they were more sympathetic in their architectural expression and detailing, prior to the hotel's comprehensive interwar makeover.

As noted, it was commonplace for Victorian-era hotels to be refurbished and updated in a Moderne architectural style during the 1930s. The Moderne was characterised by an interest in the expression of progress. Better examples incorporated streamlining echoing the designs of aeroplanes steamships and racing cars, as found at the renowned example of the genre, being the mansion Burnham Beeches (1931-1933, Harry Norris, architect, Figure 22). However the removal of Victorian era ornament to produce clean rendered expression, and the application of simple horizontal graphic devices was generally sufficient to evoke the mood. It was a popular style suited to places of entertainment and found a natural home in hotels such as those designed for Tooth's brewery in NSW and the former United Kingdom Hotel in Clifton Hill (JH Wardrop, 1938, Figure 23).

Examples referred to above, including comparative examples comprise the following places:

- 171-5 Elgin Street, Carlton (HO1, Figure 19)
- 414-422 Lygon Street, Carlton (HO1, Figure 20)
- 322-391 Cardigan Street, Carlton (HO1, Figure 21)
- Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire, Figure 22)
- Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra, Figure 23)
- Prince Patrick Hotel, Collingwood (HO138 – City of Yarra, Figure 24)



Figure 19 Shaw Davey Slum Hotel, 171-5 Elgin Street, Carlton (HO1)
Source: Streetview



Figure 20 Green Man's Arms Hotel, 414-422 Lygon Street, Carlton (HO1)
Source: Streetview



Figure 21 Clyde Hotel, Cardigan Street, Carlton (HO1)
Source: Google Streetview



Figure 22 Burnham Beeches, Sherbrooke (VHR H0860 and HO5 – Yarra Ranges Shire)
Source: Victorian Heritage Database



Figure 23 Former United Kingdom Hotel, Clifton Hill (VHR H0684 and HO92 – City of Yarra)
Source: Victorian Heritage Database



Figure 24 Prince Patrick Hotel, Victoria Parade, Collingwood (HO138 – City of Yarra)
Source: Victorian Heritage Database

Industrial buildings

The building at 144-146 Queensberry Street, Carlton, reflects the development of small scale manufacturing and light industry in Carlton in the early twentieth century and interwar period. While Carlton is mainly residential in character, with commercial streets and historic shops and hotels scattered throughout, buildings of this type were constructed in the suburb, principally in the early decades of the twentieth century.

This trend was one of buildings being constructed on generally limited footprints, often to main streets, but also in smaller streets and to rear lanes where they were built at the back of properties or on allotments created out of Carlton's often irregular subdivision patterns. Owners of these operations may have resided in adjoining or nearby dwelling, and workers also often lived nearby in the suburb.

This pattern of living and working in proximity was repeated throughout Melbourne's inner suburbs, and can be found in places such as Collingwood and Richmond, where industry and workers' cottages were often juxtaposed, although in Carlton the manufacturing and industrial developments tended to be of a smaller scale than the latter suburbs. Proximity to the Yarra River supported the larger and earlier industries of Collingwood and Richmond, many of which were established from the mid-nineteenth century and were often noxious in nature.

Many of Carlton's manufacturing, light industrial and warehouse buildings of the early twentieth century have also been adapted to office, retail or residential use. The examples cited below all date from the early decades of the twentieth century. They are either not graded and not included in the Heritage Overlay; or lowly graded. This relative significance, or recognition, is reflective of their generally utilitarian appearance and/or their adaptation to residential or office use.

Several are located on small streets or lanes in Carlton, while the Owen Street example is in a residential street and context. The examples are of varying levels of intactness, and display the typically stripped back or unadorned face brick expression of these utilitarian buildings. Windows also tended to be larger for those constructed at a later date in the twentieth century.

The subject manufacturing building, within this context, is distinguished by its chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The survival of the rear or north sawtooth bay is also of note, particularly the sawtooth profile as it presents to Little Queensberry Street.

Examples referred to above, including comparative examples comprise the following places:

- 123A Station Street, Carlton (HO1)
- 25 Queensberry Place, Carlton
- 49 Owen Street, Carlton (HO992)



Figure 25 123A Station Street, Carlton (HO1)
Source: Lovell Chen



Figure 26 25 Queensberry Place, Carlton
Source: Lovell Chen



Figure 27 49 Owen Street, Carlton (HO992)

Source: Lovell Chen

Religious buildings

The Chinese Mission Church building at 148-150 Queensberry Street, Carlton was built for the express purpose of converting members of the Chinese community to Christianity, and then servicing via missionary programmes, members of the Carlton, and Melbourne, Chinese community. The Church of Christ was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work (see below), the Chinese Mission Church in Carlton provides evidence of the reach of these missions.

Of relevance is the Chinese Mission Church at 196 Little Bourke Street, Melbourne (Figure 28). This building, which is included in the Victorian Heritage Register,⁴⁷ dates from 1872 and was built by the Wesleyan Methodists who were active in the Victorian goldfields, providing missionary services to the Chinese miners. The Little Bourke Street building was constructed to continue this missionary work in Melbourne's Chinatown, again with the express intent of converting the Chinese community to Christianity. The building still in part serves its original function, and continues to operate as a place of worship for the Uniting Church of Australia. The building is also noted for its architecture, being a two storey building in the Gothic style by noted architects Crouch and Wilson, and regarded as an early example of polychromatic brickwork incorporating diaper work to the facade and polychromatic voussoirs to the windows.⁴⁸

Other Chinese mission related buildings and churches are the Church of England Mission Hall at 108-110 Little Bourke Street, of 1884 (Figure 29); this is graded significant and is located in the Little Bourke Street Precinct (HO507); and the Chinese Mission Church at 119 - 125 Little Bourke Street, of 1902 (Figure 30), also located in the Little Bourke Street Precinct (HO507).

Both these buildings were associated with Cheong Cheok Hong, a prominent missionary and social reformer from Canton, and the son of a Presbyterian missionary who arrived in Ballarat in the 1850s. Cheong himself arrived in Melbourne in about 1863, and was active in the missionary work of the Presbyterian and later the Anglican churches.⁴⁹ The Church of England Mission Hall, as noted, was built in 1884 and is a two storey polychrome pedimented brick building with Gothic arch headed windows to the ground floor and round-headed windows to the upper floor; both types of windows have decorative keystones. It was designed by prominent architect, Charles Webb.⁵⁰ In the late 1890s Cheong Cheok Hong was involved in raising funds for another Little Bourke Street building, the Chinese Mission Church. This building was constructed in 1902, to a design by another noted architect, Nahum Barnett. The building served as both church, and student quarters, and has

been described as ‘a substantial composition in red brick in the form of a warehouse with reference to the Gothic style in the lancet windows, rendered mouldings, brick pilasters and corbelling’.⁵¹ In 1904, it was fully recognized by the Church of England, and Cheong's son, James, was appointed chaplain. Cheong remained superintendent of the Anglican mission until 1928, around the time of his death.⁵²

The Carlton Chinese Mission Church is a slightly later, and more modest example of a Chinese mission building. The architect, F J Brearly, was not as prominent or well known as the architects of the Little Bourke Street buildings, and nor was the subject church building given to architectural pretensions. The earlier buildings also display some uniform characteristics, in their general form and expression, including Gothic references, polychrome brickwork (to the two earlier buildings), and symmetrical presentations to the street. They are a complementary suite of buildings, concentrated in Chinatown. The Chinese Mission Church in Carlton, on the other hand, was more of an ‘outlier’ although, as noted, it was located in an area where the Chinese community was (then) in residence. Of note too is the purpose-built nature of the all the buildings cited here, and their ongoing original historical use and function.

Examples referred to above, including comparative examples comprise the following places:

- 196 Little Bourke Street, Melbourne (1872, Figure 28, HO507)
- 108-110 Little Bourke Street, Melbourne (1884, Figure 29, HO688 and HO507)
- 119 - 125 Little Bourke Street, Melbourne (1902, Figure 30, HO690 and HO507)



Figure 28 Chinese Mission Church, 196 Little Bourke Street, Melbourne (1872, HO507)

Source: Victorian Heritage Database



Figure 29 Church of England Mission Hall, 108-110 Little Bourke Street, Melbourne (1884, HO688 and HO507)

Source: Victorian Heritage Database

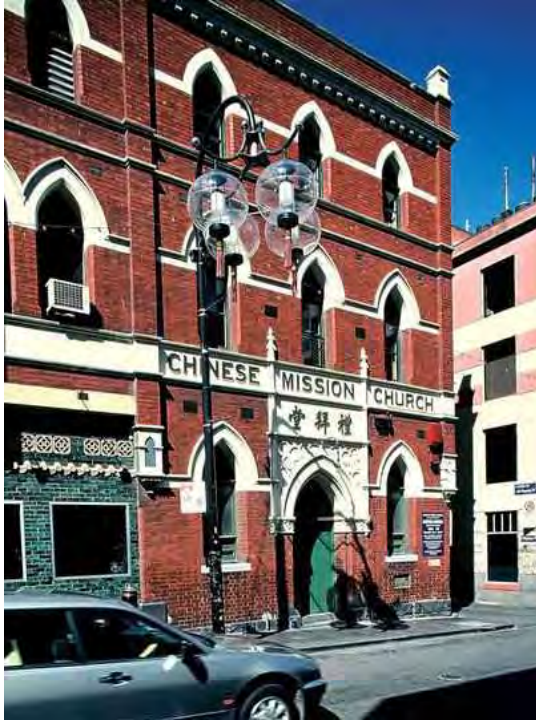


Figure 30 Chinese Mission Church, 119 - 125 Little Bourke Street, Melbourne (1902, HO690 and HO507)

Source: Victorian Heritage Database

ASSESSMENT AGAINST CRITERIA

| | |
|-----|--|
| Yes | <p>CRITERION A Importance to the course or pattern of our cultural or natural history (historical significance).</p> |
| | <p>CRITERION B Possession of uncommon rare or endangered aspects of our cultural or natural history (rarity).</p> |
| | <p>CRITERION C Potential to yield information that will contribute to an understanding of our cultural or natural history (research potential).</p> |
| Yes | <p>CRITERION D Importance in demonstrating the principal characteristics of a class of cultural or natural places or environments (representativeness).</p> |
| Yes | <p>CRITERION E Importance of exhibiting particular aesthetic characteristics (aesthetic significance).</p> |
| | <p>CRITERION F Importance in demonstrating a high degree of creative or technical achievement at a particular period (technical significance)</p> |
| Yes | <p>CRITERION G Strong or special association with a particular community or cultural group for social, cultural or spiritual reasons. This includes the significance of a place to Indigenous peoples as part of their continuing and developing cultural traditions (social significance).</p> |
| | <p>CRITERION H Special association with the life or works of a person, or group of persons, of importance in our history (associative significance).</p> |

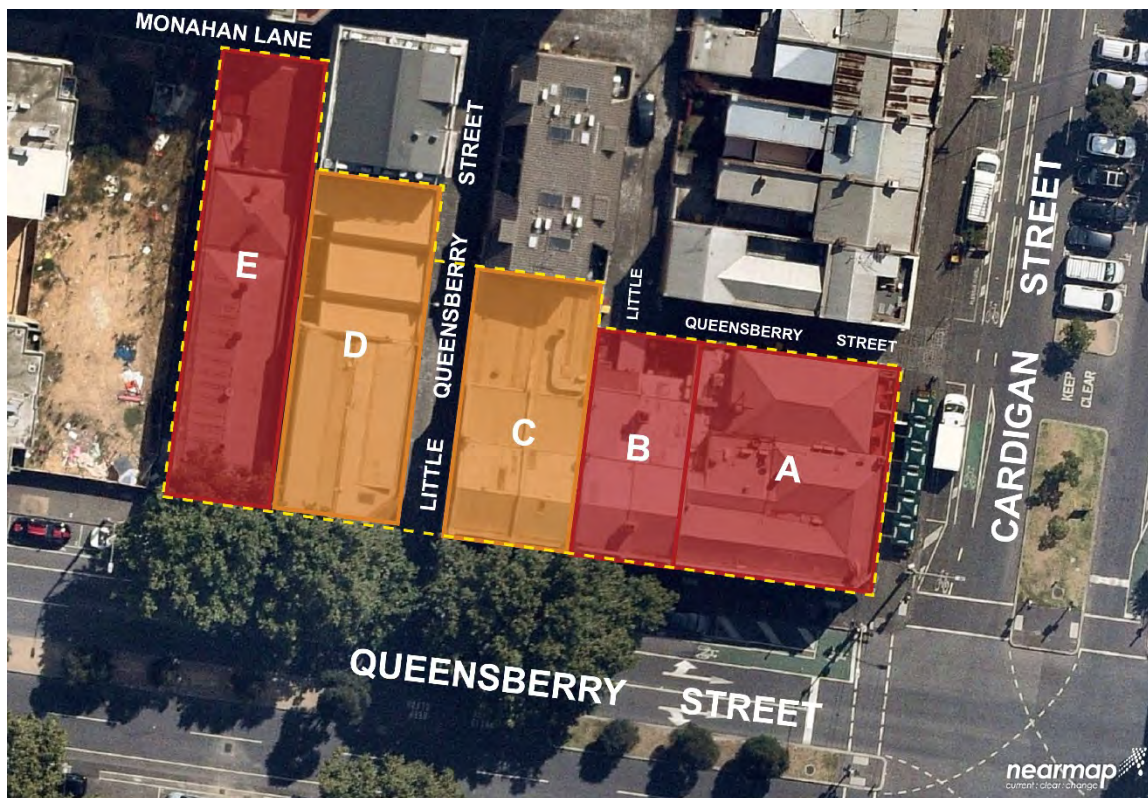
STATEMENT OF SIGNIFICANCE

WHAT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

Within this group, the significance categories are as follows (Figure 31):

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



- Site Boundary
- Significant
- Contributory

- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct
Source: Nearmap (basemap)

HOW IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

WHY IT IS SIGNIFICANT

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid-nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

RECOMMENDATIONS

Recommend retention of HO97 in the Heritage Overlay and expand to include 144-146 Queensberry Street and 148-150 Queensberry Street in the Heritage Overlay to create the Hotel Lincoln and Environs Precinct. Removal of HO807 to reflect the inclusion in the heritage precinct. Amend Heritage Overlay mapping to reflect full extent of property titles. Recommend the following significance categories within the precinct:

- Hotel Lincoln, c. 1854 with c. 1940 Moderne alterations, at 91-95 Cardigan Street is significant
- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant

Schedule of Hotel Lincoln and Environs Precinct is as follows.

MELBOURNE PLANNING SCHEME

| | |
|---|-----|
| EXTERNAL PAINT CONTROLS | Yes |
| INTERNAL ALTERATION CONTROLS | No |
| TREE CONTROLS | No |
| OUTBUILDINGS OR FENCES (Which are not exempt under Clause 43.01-3) | No |
| TO BE INCLUDED ON THE VICTORIAN HERITAGE REGISTER | No |
| PROHIBITED USES MAY BE PERMITTED | No |
| NAME OF INCORPORATED PLAN UNDER CLAUSE 43.01-2 | No |
| ABORIGINAL HERITAGE PLACE | No |

REFERENCES

See endnotes.

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Nigel Lewis and Associates

ENDNOTES

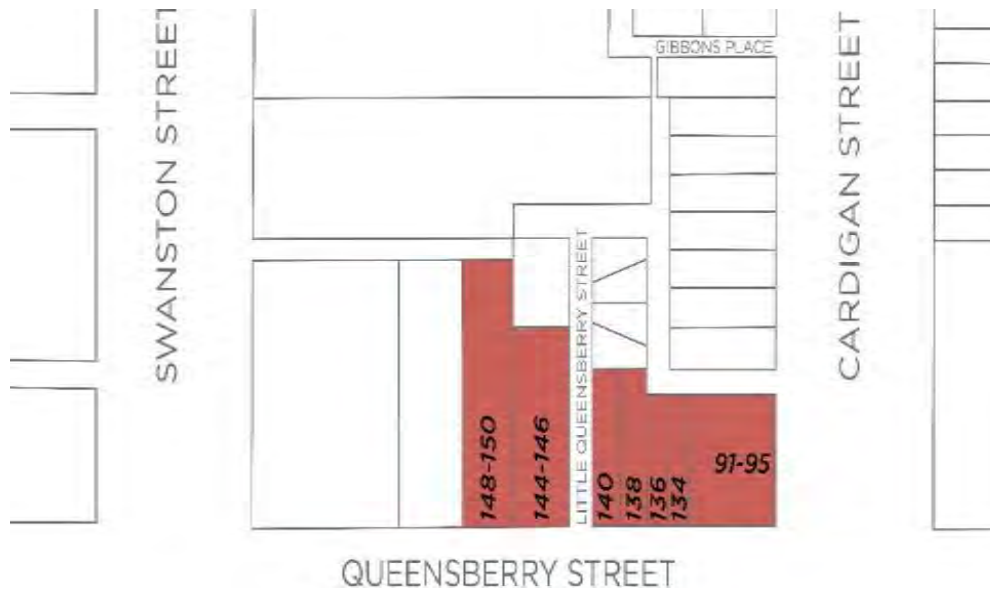
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- 23 *Argus*, 18 December 1854, p. 3.
- 24 City of Melbourne, rate books, Volume 16: 1877, Smith ward, rate nos 2543-2544, VPRS 5708/P9, Public Record Office Victoria.
- 25 City of Melbourne, rate books, Volume 16: 1877, Smith ward, rate nos 2545-2560, VPRS 5708/P9, Public Record Office Victoria.
- 26 City of Melbourne, rate books, Volume 32: 1894, Smith ward, rate nos 2526-2527, VPRS 5708/P9, Public Record Office Victoria.
- 27 *Sands & McDougall directory*, 1895, 1900.
- 28 *Age*, 10 March 1906, p. 8.
- 29 *Herald*, 12 June 1916, p. 8.
- 30 City of Melbourne, Building Application Index, 144-146 Queensberry Street, Carlton, BA 9013, 12 October 1926, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 31 City of Melbourne, rate books, Volume 63: 1927, Smith ward, rate no. 1986, VPRS 5708/P9, Public Record Office Victoria.
- 32 City of Melbourne, rate books, Volume 65: 1929, Smith ward, rate no. 1935, VPRS 5708/P9, Public Record Office Victoria.
- 33 City of Melbourne, Building Application Index, 144-146 Queensberry Street, Carlton, BA10365, 22 July 1928, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 34 *Age*, 3 July 1940, p. 10; *Sands & McDougall directory*, 1960.
- 35 *Sands & McDougall directory*, 1966, 1969.
- 36 City of Melbourne, Building Application Index, 144-146 Queensberry Street, Carlton, BA 40734, 13 August 1969, Public Record Office Victoria, accessed via www.ancestry.com.au.
- 37 *The Age*, 12 October 1901, p 2.
- 38 City of Melbourne, Notice of Intent to Build, no. 9404, 9 August 1904, via Miles Lewis Australian Architectural Index, record no. 79992.
- 39 *Sands & McDougall directory*, 1907 and City of Melbourne, rate books, Volume 43: 1907, Smith ward, between rate nos 2273 and 2274., VPRS 5708/P9, Public Record Office Victoria.
- 40 *Punch*, 17 August 1905, p. 29.
- 41 *Punch*, 17 August 1905, p. 29.
- 42 Renate Howe and Tom Hazel, 'Diverse Places of Worship' in Pete Yule (ed.), *Carlton: A History*, Melbourne University Press, Melbourne, 2005, p. 291.
- 43 Renate Howe and Tom Hazel, 'Diverse Places of Worship' in Pete Yule (ed.), *Carlton: A History*, Melbourne University Press, Melbourne, 2005, p. 300.
- 44 Tracy Smith, 'The Chinese in Carlton: Pupils at Rathdowne Street Primary School' in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Melbourne, 2005, pp. 273-276.
- 45 *The Age*, 3 June 1944, p. 3; 5 October 1946, p. 4, *The Argus*, 11 August 1951, p. 17.
- 46 *The Weekly Times*, 12 June 1937, p. 8.
- 47 <https://vhd.heritagecouncil.vic.gov.au/places/4246>, accessed 22 February 2019.
- 48 <https://vhd.heritagecouncil.vic.gov.au/places/4246>, accessed 22 February 2019.
- 49 Australian Dictionary of Biography, <http://adb.anu.edu.au/biography/cheong-cheok-hong-3198>, accessed 22 February 2019.
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- 51 <https://vhd.heritagecouncil.vic.gov.au/places/65233>, accessed 22 February 2019.
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MELBOURNE PLANNING SCHEME

Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (November, 2021)

| | | | |
|------------------------|-------------------------------------|-------------------|------|
| Heritage Place: | Hotel Lincoln and Environs Precinct | PS ref no: | HO97 |
|------------------------|-------------------------------------|-------------------|------|



What is significant?

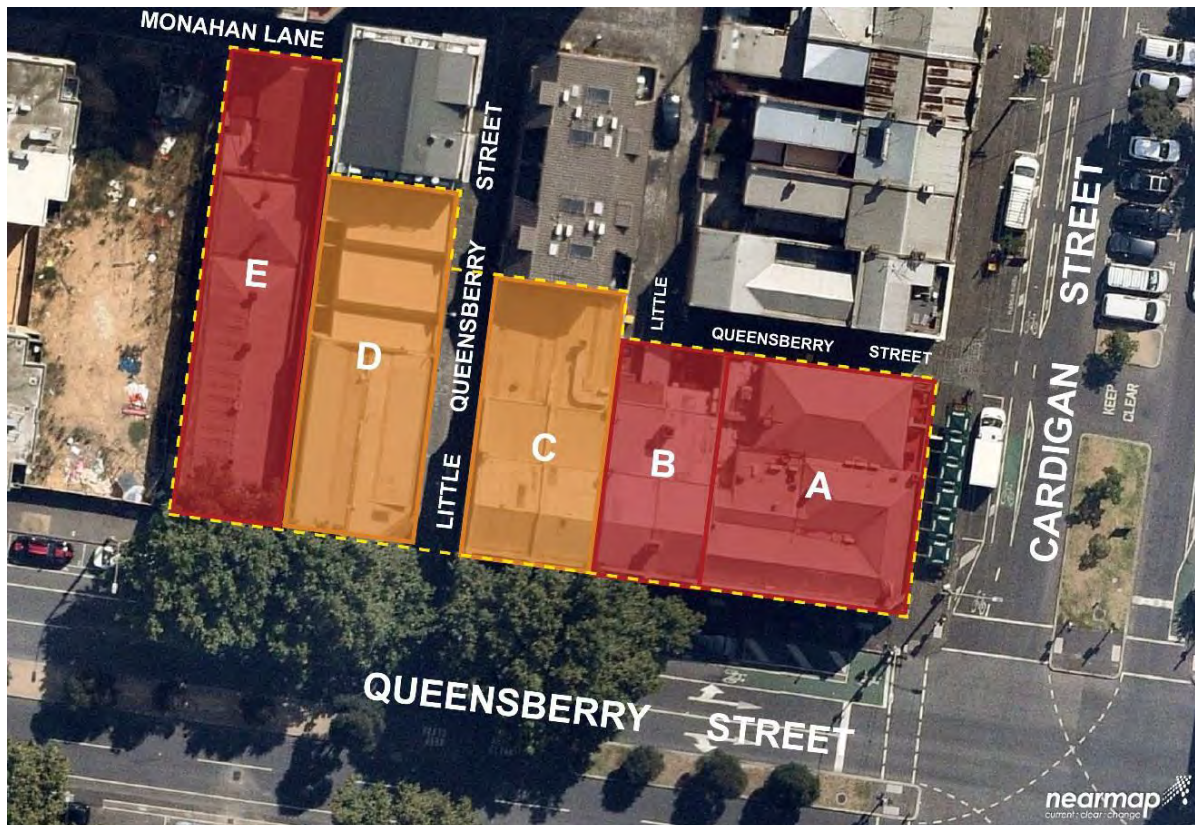
The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

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MELBOURNE PLANNING SCHEME

Within this group, the significance categories are as follows (Figure 31):

- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



-  Site Boundary
 -  Significant
 -  Contributory
- A Hotel Lincoln, 91-95 Cardigan Street
 - B Two-storey shop (1877), 134-136 Queensberry Street
 - C Two-storey shop (1894), 138-140 Queensberry Street
 - D Former manufacturing building, 144-146 Queensberry Street
 - E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct Source: Nearmap (basemap)

MELBOURNE PLANNING SCHEME

How is it significant?

The Hotel Lincoln and Environs Precinct is of local historical, representative, aesthetic and social significance at a local level to the City of Melbourne.

Why is it significant?

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in

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MELBOURNE PLANNING SCHEME

residence in the early part of the twentieth century. As with the other mission buildings, it was also purpose-built and maintains its original historical use and function.

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid- nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136 substantially, and unusually, retain original shopfronts and offset recessed entries. The later

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MELBOURNE PLANNING SCHEME

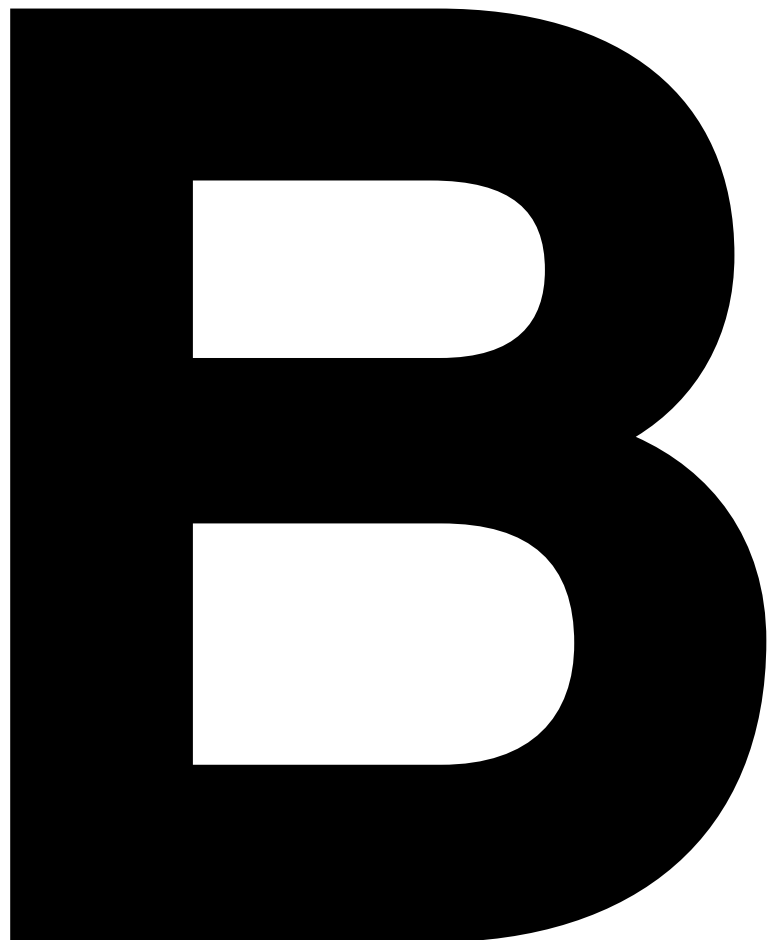
pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).

Primary source

Carlton Heritage Review (Lovell Chen, 2021)

APPENDIX B: BUILDING IDENTIFICATION FORM CARLTON CONSERVATION STUDY

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PROPERTY KEY: 108031-148-150 Queensberry St

MELBOURNE CITY COUNCIL

CARLTON CONSERVATION STUDY
BUILDING IDENTIFICATION FORM

NIGEL LEWIS AND ASSOCIATES
1984*
GRAEME BUTLER
1985*
(*see index page)

BUILDING ADDRESS 148 Queensberry St

BUILDING TITLE CHINESE CHURCH OF CHRIST

TYPE CHURCH
Original Use (if not Residence)

EXISTING DESIGNATION

HBR No

AHC

GRADING

A

B

C

D

E

F

No

STREETSCAPE

1

2

3

CONSERVATION AREA

SURVEY DATE 4/2/85

NEG FILE 12/1/2

TITLE

VOL FOL

STYLE

PERIOD

Edwardian

Early Victorian

Inter War

Victorian

Post War

CONSTRUCTION DATE

SOURCE

MATERIALS

WHERE NOT APPARENT



NOTABLE FEATURES/SIGNIFICANCE

* FEATURE MAY HAVE BEEN ALTERED

UNPAINTED
ceramic
tesserae

UNPAINTED
decorative
brickwork

RETAINS EVIDENCE
of early colours
or finishes

intact
shop
front

porch
supported
shop verandah

fence

verandah
demolition

verandah roof
and structure

*labourer/high standard
design of cement
rendered surfaces

NOTE RENOVATION, PARAPET DETAILING.

INTEGRITY

Good Nos

Fair Nos

Poor Nos

CONDITION

Good Nos

Fair Nos

Poor Nos

ALTERATIONS AND RECOMMENDATIONS

NOS

SYMPATHETIC

RECS

INAPPROPRIATE

RECS

EXTREMELY INAPPROPRIATE

RECS

| NOS | SYMPATHETIC | RECS | INAPPROPRIATE | RECS | EXTREMELY INAPPROPRIATE | RECS |
|-----|-------------|------|---------------|------|-------------------------|------|
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0 = REINSTATE ORIGINAL DESIGN; 1 = REINSTATE SYMPATHETIC ALTERNATIVE; 2 = REMOVE; 3 = REMOVE BY APPROVED METHOD

OTHER COMMENTS

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Amendment documentation notes:

1. A number of amendments to the Melbourne Planning Scheme (**Scheme**) have been gazetted since the exhibition of Amendment C405, which affect the same clauses of the Scheme. These Amendments include:
 - Amendment C396 – which converted the heritage gradings for 346 properties across the municipality, and made associated changes to planning scheme maps, the Schedule to Clause 43.01 (Heritage Overlay), and incorporated documents. The changes in Amendment C396 that were within the Carlton Heritage Review study area were duplicated in the exhibited Amendment C405.
 - Amendment C409 – The PPF translation, which translated the local policy content in the Scheme (previously clauses 21 and 22) into the State’s new integrated structure for local, regional and state policy content known as the Planning Policy Framework from clause 10 of the Scheme.
 - Amendment C387 – which implemented the findings of the Hoddle Grid Heritage Review by applying the Heritage Overlay to 121 individual places, revising the boundary of four (4) existing individual Heritage Overlay, applying the Heritage Overlay to five (5) precincts, deleting seven (7) existing interim individual Heritage Overlays, and introducing separate Statements of Significance for all places and precincts.
 - Amendment C420 – which implemented the recommendations of the North Melbourne Heritage Review 2022 on an interim basis until 31 July 2023 by applying the Heritage Overlay to four new individual places, extending the North and West Melbourne Precinct (HO3) to include an additional property, updating the incorporated Heritage Places Inventory March 2022 and making associated changes to the Melbourne Planning Scheme.
 - Amendments C404 and C445 – Amendment C404 implemented the recommendations of the Carlton Heritage Review 2021 on an interim basis until 1 February 2023 by applying the Heritage Overlay to new listings, extending the boundaries of two existing heritage places to include additional properties, and amending the Heritage Places Inventory March 2022 to update heritage gradings. Amendment C445 extended these interim controls until 1 February 2024 and corrected two obvious and minor errors in Amendment C404.

Given the significant structural and content changes that have been made to the Scheme since the exhibition of Amendment C405 through the amendments listed above, the exhibited changes and post-exhibition changes have been shown as tracked changes to the Melbourne Planning Scheme as of 22 February 2023, and the exhibited incorporated documents.

2. The proposed post-exhibition revisions to the amendment documentation have been included in this attachment as:
 - a) Track changes highlighted **yellow** for revisions made to remove the duplication of Amendment C396 (Panel recommendation 12);and
 - b) Track changes highlighted **green** for revisions made in response to all other Panel recommendations, all supplementary changes outlined in Table B of Attachment 3.

3. Please note the following documents do not show the changes in this way:
 - a) Planning Scheme Amendment maps.
 - b) Incorporated Plan, Earth Sciences Building (McCoy Building) University of Melbourne.
 - c) The Carlton Heritage Review.
 - d) The Punt Road Oval Heritage Review.

4. It should be noted that all post exhibition changes to the amendment documents are tracked and highlighted in Attachment 2. For ease of reference, extracts are provided of the Schedule to 43.01 Heritage Overlay and the Heritage Places Inventory to show only the sections that are affected by the amendment. The complete clean documents will accompany the approval request.

Contents of Attachment 2:

- Explanatory Report
- Instruction Sheet
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (sections affected by C405 only)
- Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme
- Schedule to Clause 72.08 Background Documents
- Heritage Places Inventory March 2022 (Amended January 2023) (sections affected by C405 only)
- Statements of Significance (Amended May 2023)
- Heritage Precincts Statements of Significance February 2020 (Amended May 2023)
- Incorporated Plan, Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, May 2023
- Planning scheme amendment maps
- Carlton Heritage Review November 2021 (Updated February 2023)
- Punt Road Oval (Richmond Football Club) Heritage Review October 2021 (Updated February 2023)

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C405melb

EXPLANATORY REPORT

Who is the planning authority?

This amendment has been prepared by the City of Melbourne who is the Planning Authority for this amendment.

Land affected by the Amendment

The amendment applies to the area of Carlton outlined in Figure 1 below and to the Punt Road Oval and a small section of Yarra Park to the southeast of the Punt Road Oval in East Melbourne.

This includes the study area of the *Carlton Heritage Review November 2021* (the Review) as shown at Figure 1 below and also includes Lincoln and University Squares. The area includes the land bounded by Victoria Street to the south, Princes Street to the north, Swanston Street to the west and Nicholson Street to the east.

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

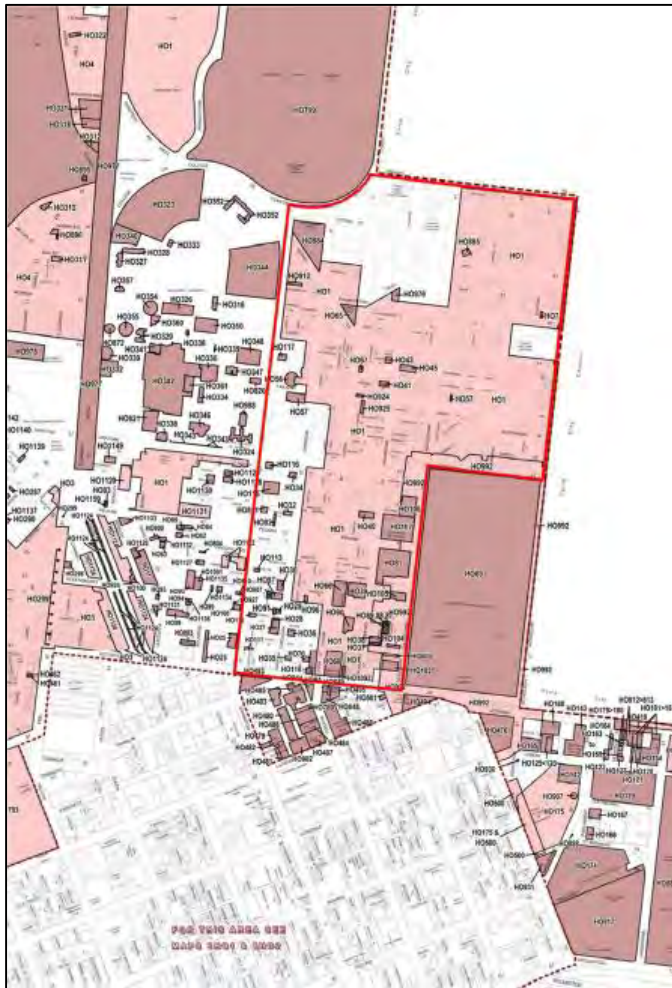


Figure 1. Carlton Heritage Review Study Area

What the Amendment does

The *Carlton Heritage Review November 2021* ~~Updated February 2023~~ (the Review) is a heritage review of the land shown at Figure 1. The amendment implements the recommendations of the Review on a permanent basis by:

- Applying individual Heritage Overlays to seven (7) places and introducing new Statements of Significance for each heritage place.
- Applying two (2) serial listing Heritage Overlays to multiple sites and introducing new Statements of Significance for each heritage place.
- Amending three (3) existing Heritage Overlays by converting them into three (3) heritage precincts and introducing new Statements of Significance for each heritage place.
- Introducing Statements of Significance for twenty (20) existing individual heritage overlays.
- Deleting ~~seven (7)~~ ~~four (4)~~ existing individual Heritage Overlays.
- Amending the existing incorporated document titled ~~Heritage Places Inventory March 2022 (Amended January 2023), Heritage Places Inventory February 2020 Part A (Amended May 2021) and Heritage Places Inventory Part B~~ to reflect ~~41 permanent~~ heritage category changes ~~for 59 properties~~ (in addition to the new ~~properties individual and serial listings outlined~~ ~~outlined listed~~ above).
- Amending the boundary and Statement of Significance for the HO1 Carlton Precinct Heritage Overlay.
- Amending the existing ~~individual~~ Heritage Overlay maps for ~~nine six (69) properties~~ ~~places~~ to correct mapping anomalies.

~~Melbourne Planning Scheme Amendment C396 (Finalisation of the Heritage Places Inventory) proposes the translation of heritage gradings that affect properties across the municipality, including 32 properties within the Carlton Heritage Review 2021 study area. Both Amendments review the 32 affected properties to provide for additional assessment. Attachment 1 identifies the properties also being considered in Amendment C396.~~

In detail, the amendment makes the following changes on a permanent basis:

- Amends Clause ~~22.05 5.33-1L-02 Heritage (Heritage Places outside the Capital City Zone)~~ to include reference to the *Carlton Heritage Review November 2021* ~~Updated February 2023 for Part A of~~ the policy.
- Amends the Schedule to Clause 43.01 (Heritage Overlay) by:
 - Including seven (7) new individual Heritage Overlays ~~on a permanent basis by detailing copy dates, correlating place names and addresses~~ and ~~including~~ Statements of Significance ~~and an incorporated plan~~:
 - HO1390 - ~~RMIT~~ Building 94, ~~Royal Melbourne Institute of Technology (RMIT)~~ (23-37 Cardigan Street, Carlton).
 - HO1391 - ~~Cardigan House Carpark (Name)~~ Royal Women's Hospital Carpark (96 Grattan Street, Carlton)
 - HO1392 - Earth Sciences Building ~~McCoy Building~~, University of Melbourne (253-283 Elgin Street, Carlton). ~~Include a new incorporated plan for this place.~~
 - HO1393 - ~~RMIT~~ Building 71, ~~Royal Melbourne Institute of Technology (RMIT)~~ (33-89 Lygon Street, Carlton) ~~also known as 42-48 Cardigan Street, Carlton - Building 71 only~~
 - HO1394 - Cross Street Co-operative Housing (422-432 Cardigan Street, Carlton)
 - HO1395 - ~~Commercial/office~~ building (207-221 Drummond Street, Carlton)
 - HO1396 - ~~Townhouses- Postmodern Terrace Row~~ (129- ~~141- 135- 137 and 138- 14~~ Canning Street, Carlton)

- Including two (2) new serial listing Heritage Overlays ~~on a permanent basis by deleting expiry dates~~ and ~~including~~ Statements of Significance:
 - HO1397 – Ministry of Housing Infill ~~Public~~-Housing (~~75-79 Kay Street, 76-80 Station Street, 78 Kay Street, 43-45 Kay Street, 136 Canning Street, 51-53 Station Street and 56-62 Station Street, Carlton~~~~78 Kay Street, 43-45 Kay Street, 75-79 Kay Street, 136 Canning Street, 56-58 Station Street, 60-62 Station Street, 76 Station Street, 80 Station Street, 51 Station Street, 53 Station Street, Carlton~~).
 - HO1398 – ~~RMIT~~ Buildings 51, 56 and 57, ~~Royal Melbourne Institute of Technology (RMIT); Building 51~~ (80-92 Victoria Street, ~~Carlton~~), ~~Building 56~~ (33-89 Lygon Street, ~~Building 56 only~~) and ~~Building 57~~ (33-89 Lygon Street, ~~Carlton~~ ~~Building 57 only~~).
- Revising three (3) existing individual Heritage Overlays to form new heritage precincts and introduce Statements of Significance for each place:
 - HO64 – ~~1-31 Lygon Street~~ with new precinct name ~~Former~~-Carlton Union Hotels Precinct'
 - HO81 – ~~5-21 Pelham Street~~ with new precinct name ~~and address~~ 'Former Children's Hospital Precinct' ~~110-150 Drummond Street, 15-31 Pelham Street, and 125-161 Rathdowne Street, Carlton~~.
 - ~~HO97~~ HO97 – ~~128-140 Queensberry Street and 148-150 Queensberry Street~~ with new expanded precinct name ~~and address~~ 'Hotel Lincoln and Environs Precinct' ~~1-95 Cardigan Street, 134-150 Queensberry Street, Carlton~~ ~~delete the expiry date~~.
- Deleting ~~seven (7)~~ ~~four (4)~~ existing individual Heritage Overlays:
 - HO28 – 71 Cardigan Street, Carlton (due to incorrect mapping)
 - HO34 – 245-257 Cardigan Street, Carlton (incorporate into HO1)
 - ~~HO70 – 16-22 Orr Street, Carlton (due to demolition)~~
 - ~~HO96 – 106-108 Queensberry Street, Carlton (due to demolition)~~
 - HO807- 144-146 Queensberry Street, Carlton (incorporate into HO97)
 - HO811 – 630 Swanston Street, Carlton (due to demolition)
 - ~~HO117 – 784-786 Swanston Street and 253-275 Elgin Street, Carlton (due to demolition)~~
- Revising the ~~place names and/or~~ addresses of ~~seven (7)~~ ~~twenty (20)~~ existing ~~permanent~~ individual heritage places ~~from~~:
 - HO27 – 51-65 Cardigan Street, Carlton to ~~Terrace Row~~ George's Terrace, ~~and~~ Clare House ~~Terrace Row~~ 51-71 Cardigan Street, Carlton
 - ~~HO28 – 83-87 Cardigan St, Carlton to Shops and residences, 83-87 Cardigan St, Carlton~~
 - ~~HO50 – 101-111 Cardigan St, Carlton to Residential Terrace Row, 101-111 Cardigan St, Carlton~~
 - ~~HO32 – 199-201 Cardigan St, Carlton to Pair of Dwellings, 199-201 Cardigan St, Carlton~~
 - ~~HO35 – 18-22 Cardigan St, Carlton to Residential Terrace Row, 18-22 Cardigan St, Carlton~~
 - ~~HO36 – 50-56 Cardigan St, Carlton to Mary's Terrace, 50-56 Cardigan Street, Carlton~~
 - ~~HO56 – 272-278 Faraday St, Carlton to Royal Terrace, 272-278 Faraday St, Carlton~~
 - HO71 – 22-24 Palmerston Street, Carlton to ~~Former Sir John Young Hotel and cottages~~ ~~Hotel and Residences~~ 18-24 Palmerston Street,

Carlton

- HO82 – 96 Pelham Street, Carlton to Former Factory Warehouse and store, 96-106 Pelham Street, Carlton
 - HO87 – 18 Queensberry St, Carlton to Gavazzi Terrace, 18 Queensberry St, Carlton
 - HO90 – 53-63 Queensberry Street, Carlton to Former Catholic Apostolic Church Complex, now known as Romanian Orthodox Church of St Peter and Paul, 53-63 Queensberry St Carlton
 - HO91 – 133-135 Queensberry St, Carlton to Pair of Dwellings, 133-135 Queensberry St, Carlton
 - HO103 – 25-27 Rathdowne St, Carlton to Dwelling, 25-27 Rathdowne St, Carlton
 - HO104 – 49 Rathdowne St, Carlton to Montefiore House, 49 Rathdowne St, Carlton
 - HO111 – 466 Swanston Street, Carlton to Pair of Shops and Residences 462-468 Swanston Street, Carlton
 - HO112 – 508-512 Swanston St, Carlton to Pair of Shops and Residences 508-512 Swanston St, Carlton
 - HO113 – 554-556 Swanston St, Carlton to Pair of Dwellings, 554-556 Swanston St, Carlton
 - HO116 – 676-682 Swanston Street, Carlton to Residential Terrace Row 676-682 Swanston St, Carlton
 - HO118 – 68-72 Victoria Street, Carlton to Russell Terrace, 68-72 Victoria Street
 - HO609 – 29-31 Rathdowne St, Carlton to Former Manufacturing Building, 29-31 Rathdowne St, Carlton
 - HO57 – from Kathleen Syme Education Centre (Former Primary School No.112) 251 Faraday Street, Carlton to Kathleen Syme Education Centre (Former Primary School No.112) 249-263 Faraday Street, Carlton
 - HO68 – from Trades Hall 2 Lygon Street & 172 Victoria Street, Carlton to Trades Hall 2-40 Lygon Street, Carlton
- Amend the *Heritage Precincts Statements of Significance February 2020* by changing the date to ~~November 2024~~ ~~May 2024~~ and removing the Carlton Precinct Statement of Significance.
 - Introduce a revised *HO1 Carlton Precinct Statement of Significance* ~~November 2024~~ ~~May 2024~~ incorporated document.
 - Introduce separate Statements of Significance for the following twenty (20) existing individual Heritage Overlay places:
 - HO35 – 18-22 Cardigan Street, Carlton
 - HO36 – 50-56 Cardigan Street, Carlton
 - HO27 – 51-71 Cardigan Street, Carlton
 - HO29 – 83-87 Cardigan Street, Carlton
 - HO30 – 101-111 Cardigan Street, Carlton
 - HO32 – 199-201 Cardigan Street, Carlton
 - HO56 – 272-278 Faraday Street, Carlton
 - HO71 – 18-24 Palmerston Street, Carlton

- HO82 – 96-106 Pelham Street, Carlton
 - HO87 – 19 Queensberry Street, Carlton
 - HO90 – ~~59-53-63~~ Queensberry Street, Carlton
 - HO91 – 133-135 Queensberry Street, Carlton
 - HO103 – 25-27 Rathdowne Street, Carlton
 - HO809 – 29-31 Rathdowne Street, Carlton
 - HO104 – 49 Rathdowne Street, Carlton
 - HO111 – 466 Swanston Street, Carlton ~~to be readdressed to 462-468 Swanston Street, Carlton~~
 - HO112 – 508-512 Swanston Street, Carlton
 - HO113 – 554-556 Swanston Street, Carlton
 - HO116 – 676-682 Swanston Street, Carlton
 - HO118 – 68-72 Victoria Street, Carlton
- Amends Melbourne Planning Scheme Maps 5HO and 8HO by:
 - ~~Introducing~~ ~~Applying~~ seven (7) ~~new~~ individual Heritage Overlays ~~and~~ two (2) ~~new~~ serial listing Heritage Overlays ~~on a permanent basis~~, and delete ~~seven (7)~~ ~~four~~ (4) individual Heritage Overlays to reflect the changes as described above.
 - Amending the boundary of ~~three (3)~~ ~~two (2)~~ existing individual Heritage Overlays:
 - ~~Extend HO35 to include 22 Cardigan Street, Carlton.~~
 - Extend HO71 to include 18 Palmerston Street and 20 Palmerston Street, Carlton (delete HO1).
 - Extend HO97 to ~~reflect the existing titles of 138 Queensberry Street and 140 Queensberry Street, to~~ apply to 144-146 Queensberry Street (delete HO807) and to apply to 148-150 Queensberry Street ~~(currently no Heritage Overlay) on a permanent basis.~~
 - Amending boundaries due to mapping errors relating to ~~nine (9)~~ ~~six (6)~~ existing individual Heritage Overlays:
 - HO32 - 199 Cardigan Street and 201 Cardigan Street to reflect the existing titles.
 - ~~HO57 – applies to Kathleen Syme Education Centre at 249-263 Faraday Street. Currently incorrectly applied at 112 Faraday Street. Delete HO57 and apply HO1 to 112 Faraday.~~
 - HO56 – 272-278 Faraday Street to reflect the existing title.
 - HO82 – 96 Pelham Street to reflect the existing title.
 - ~~HO97 - 138 Queensberry Street and 140 Queensberry Street to reflect the existing titles.~~
 - HO90 – 53-63 Queensberry Street to reflect the existing title.
 - HO103 – applies to 25-27 Rathdowne Street. Currently incorrectly applied at 23 Rathdowne Street. Delete HO103 from 23 Rathdowne Street and apply HO992.
 - ~~HO809 – applies to 29-31 Rathdowne Street. Currently incorrectly applied at 35 Rathdowne Street. Remove HO809 from 35 Rathdowne Street and apply HO992.~~
 - HO118 – 68-72 Victoria Street to remove 9 Lygon Street.
 - Amending the HO1 Carlton Precinct Heritage Overlay boundary to cover ~~three~~ ~~one (1)~~ (3) additional ~~places~~ ~~sites on a permanent basis~~:
 - 245-257 Cardigan Street (delete existing HO34).

- 251-257 Cardigan Street - currently no Heritage Overlay.
 - 138-142 Bouverie Street (Lincoln Square) - currently ~~no Heritage Overlay~~ **HO1 interim**
 - ~~The northern portion of McDonald Lane, at the east of 53-63 Queensberry Street~~ **delete existing HO80**
- Amends the Schedule to Clause 72.04 (Incorporated Documents) by:
 - Introducing thirty-two (32) Statements of Significance.
 - Amending the *Heritage Precincts Statements of Significance February 2020* by changing the date to **November 2021** ~~May 2021~~ and removing the Carlton Precinct Statement of Significance.
 - **Introducing a revised HO1 Carlton Precinct Statement of Significance** **November 2021** ~~May 2021~~
 - Amending the *Heritage Places Inventory* **February 2020 Part A** ~~March 2021~~ (Amended **May 2021** ~~January 2021~~) to:
 - Change the date amended to **November 2021** ~~May 2021~~
 - Change the heritage category of **82-41** places in the manner described in Attachment 1.
 - Correct addressing and other anomalies in the manner described in Attachment 1.

~~○ Amending the incorporated document titled *Heritage Places Inventory February 2020 Part B* to add the date amended of November 2021 and to remove 24 properties in the manner described in Attachment 1.~~

Introducing a new incorporated plan for HO1382 Earth Sciences Building (McCoy Building) University of Melbourne, 253-263 Elgin Street, Carlton, May 2023

- Amends the Schedule to Clause 72.08 Background Documents by adding the *Carlton Heritage Review November 2021* **updated February 2023** as a Background Document.

The *Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021* **Updated February 2023** is a heritage review of the Punt Road Oval, East Melbourne. The amendment implements the recommendations of the *Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021* **Updated February 2023**. The amendment makes the following changes on a permanent basis:

- Amends Clause **22-05 (Heritage Places outside the Capital City Zone)** **15-03-11-02 Heritage** to add the *Punt Road Oval (Richmond Cricket Ground) Heritage Review October 2021* **Updated February 2023** as a policy ~~reference document~~ **at Part A.**
- ~~Deletes the redundant Clause 15-03-11-03 Heritage – Old categorisation system as Punt Road Oval (Richmond Cricket Ground) is now converted to the new categorisation system~~
- Amends the Schedule to Clause 43.01 (Heritage Overlay) by ~~deleting reference to the redundant Clause 15-03-11-03 Heritage (Old categorisation system), converting the Clause number referenced for 15-03-11-02 Heritage, and~~ including one (1) new individual Heritage Overlay (HO1400 Punt Road Oval (Richmond Cricket Ground)) and Statement of Significance.
- Amends Melbourne Planning Scheme Map 9HO by deleting the part of HO2 East Melbourne & Jolimont Precinct that currently applies to Punt Road Oval and a small section of Yarra Park to the southeast and applying HO1400 to Punt Road Oval and a small section of Yarra Park to the southeast.
- Amends the Schedule to Clause 72.04 (Incorporated Documents) by:
 - Introducing a Statement of Significance for the Punt Road Oval (Richmond Cricket Ground).
 - ~~Deleting the redundant incorporated document titled *Heritage Places Inventory February 2020 Part B*~~
 - Amending the incorporated document titled *Heritage Places Inventory* **February 2020 Part A** ~~March 2021~~ (Amended **May 2021** ~~January 2021~~) to change the date amended

to ~~May 2021~~ to include the Punt Road Oval (Richmond Cricket Ground) with a building category of "Significant" and a streetscape category of "-".

- Amends the Schedule to Clause 72.08 Background Documents by adding the *Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021* ~~Updated February 2023~~ as a Background Document.

Strategic assessment of the Amendment

Why is the Amendment required?

The amendment is required to provide permanent heritage protection for places identified in the *Carlton Heritage Review* ~~September- November 2021~~ ~~Updated February 2023~~ to ensure their values are recognised and protected. The introduction of heritage controls will ensure that the potential impact of new development on the heritage value of these places is considered as part of development applications and achieve the best planning outcomes. The amendment is also required to incorporate new statements of significance to the planning scheme and to rectify mapping and property address anomalies.

The amendment is required to update existing heritage protection for the Punt Road Oval, East Melbourne. The Oval is identified in the *Heritage Places Inventory February 2020 Part B* as a 'C' graded building. This amendment implements the recommendations of the *Punt Road Oval (Richmond Cricket Ground) Heritage Review, October 2021* ~~Updated February 2023~~ ~~October 2021~~ by ~~Context C111~~ which identified the Oval as being of individual heritage significance to the City of Melbourne.

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

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

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

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

Environmental

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

Social and Economic

Heritage buildings and places engender a sense of place and connection in communities. The recognition of buildings, streetscapes and precincts contributes to an understanding of Carlton's cultural heritage for present and future generations. The protection of these heritage places will ensure that the unique character, appeal and interest of the Carlton area is retained for the benefit of locals and visitors. The retention of heritage fabric will bring economic benefit as it strengthens the attractiveness of the area and encourages people to want to visit, work and spend time and money.

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

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

Does the Amendment address relevant bushfire risk?

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

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

- The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.
- The Amendment is consistent with Minister's Direction No. 9 – Metropolitan Strategy, pursuant to Section 12 of the Act that requires planning authorities to have regard to the Metropolitan Planning Strategy, Plan Melbourne in preparing an amendment. Specifically, the Amendment is supported by Policy Direction No. 4.4 - *respect Melbourne's heritage as we build for the future*. Policies relating to Direction 4.4 relevant to this amendment are as follows:
 - 4.4.1 *Recognise the value of heritage when managing growth and change.*
 - 4.4.2 *Respect and protect Melbourne's Aboriginal cultural heritage.*
 - 4.4.3 *Stimulate economic growth through heritage conservation.*
 - 4.4.4 *Protect Melbourne's heritage through telling its stories.*
- The Amendment complies with Ministerial Direction No 11 – Strategic Assessment of Amendments as outlined in this Explanatory report.

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

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

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

Clause 15.03-1L-02 (Heritage) – which seeks to conserve and enhance all heritage places as well as to promote the identification, protection and management of Aboriginal cultural heritage values.

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

How does the amendment support or implement the Municipal Planning Strategy?

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

The **Local Planning Policy Framework (LPPF) Municipal Planning Strategy (MPS)** contains **objectives and strategies/strategic directions** that are relevant to the proposed Amendment. In particular, the Amendment supports the following **objectives/strategic direction set under Clause 02.03-4 Built Environment and heritage, is:**

- **Conserve and enhance places of identified cultural heritage significance, including new to heritage places.**

Clause 21.06-2 (Heritage) of the Municipal Strategic Statement which seeks to conserve and enhance places and precincts of identified cultural heritage significance.

Clause 22.05 (Heritage Places outside the Capital City Zone) of the LPPF which seeks to

conserve and enhance all heritage places as well as to promote the identification, protection and management of aboriginal cultural heritage values.

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

The Amendment makes proper use of the Victoria Planning Provisions. The Heritage Overlay and Schedule is the proper Victorian Planning Provision tool for heritage controls over a place of heritage value.

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

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

The views of relevant agencies, affected property owners and relevant principal community groups will be sought during the public exhibition phase for the Amendment.

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

The Amendment does not have an impact 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 the existing resources. These resource and administration costs will be off-set by a reduction in the need for individual responses to the possible demolition of significant heritage places which are not currently included within the Schedule to the Heritage Overlay.

Where you may inspect this Amendment

The amendment can be inspected free of charge at the City of Melbourne's website at <https://participate.melbourne.vic.gov.au/amendment-c405>

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

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

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

Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by Thursday 31 March 2022.

A submission must be in writing and lodged either:

- **Online - <https://participate.melbourne.vic.gov.au/amendment-c405>**
- **By email: heritage@melbourne.vic.gov.au**
- **By post:**
Manager Heritage Strategy

City of Melbourne
GPO Box 1603
MELBOURNE VIC 3001

Panel hearing dates

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

• directions hearing: 27 June 2022

panel hearing: 8 August 20

ATTACHMENT 1: SITES INCLUDED IN AMENDMENT C405 (PERMANENT CONTROLS)

1. NEW INDIVIDUAL HERITAGE OVERLAYS

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend Heritage Places Inventory 2020 Part A Heritage Places Inventory March 2022 | Place also included in Amendment C396 |
|---------------------------|---------------------------|---|--|--|--|---|--|--|
| None | HO1390 | Yes Apply new HO1390 permanent (Mapping reference 5HO and 8HO) | Building 94 Royal Melbourne Institute of Technology (RMIT) 23-37 Cardigan Street | 23-37 Cardigan Street | Yes Update expiry date Add HO1390 as a new heritage place- "Building 94 Royal Melbourne Institute of Technology (RMIT)- (23-37 Cardigan Street, Carlton)" Rename HO1390 from "Building 94 Royal Melbourne Institute of Technology (RMIT)- 23-37 Cardigan Street, Carlton" to HO1390 RMIT Building 94, 23-37 Cardigan Street, Carlton" Add reference to Statement of Significance for HO1390 | Yes | Yes Include in Part A Inventory permanent with category of "Significant" and streetscape category "-" | No |
| None | HO1391 | Yes Apply new HO1391 permanent (Mapping reference 5HO) | None Royal Women's Hospital Carpark 96 Grattan Street | 96 Grattan Street | Yes Update expiry date Add HO1391 as a new heritage place Rename HO1391 from "Royal Women's Hospital Carpark, 96 Grattan Street, Carlton" to HO1391 "Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton" Add reference to Statement of Significance for HO1391 | Yes | Yes Include in Part A Inventory permanent with category of "Significant" and streetscape category "-" | No |
| None | HO1392 | Yes Apply new HO1392 permanent to 253-283 (Mapping reference 5HO) | University of Melbourne Earth Sciences Building (McCoy Building) 253-283 Elgin Street | 253-283 Elgin Street (McCoy Building only) | Yes Update expiry date Add HO1392 as a new heritage place Rename HO1392 from "Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton" to HO1392 "Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton" Add reference to Statement of Significance for HO1392 Add reference to Incorporated Plan for HO1392 | Yes | Yes Include in Part A Inventory permanent with category of "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay (database) | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory 2020</i> Part A <i>Heritage Places Inventory March 2022</i> | Place also included in Amendment C396 |
|--------------------------------------|---------------------------|--|---|---|--|---|--|---------------------------------------|
| 4 | HO1393 | Yes Apply new HO1393 as a permanent HO (Building 71 only) (Mapping reference 5HO) | Building 71 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street | 33-89 Lygon Street 33-89 Lygon Street Building 71 (also known as 42 Cardigan Street) | Yes Delete expiry date Add HO1393 as a new heritage place: Apply HO1393 from Buildings 71 Royal Melbourne Institute of Technology RMIT, 33-89 Lygon Street, Carlton HO1393 "71" Building 71 Royal Melbourne Institute of Technology (RMIT) 33 89 Lygon Street, Carlton (also known as 42 Cardigan Street, Carlton) | Yes | Yes Include in <i>Part A</i> Inventory as a permanent HO with category of "Significant" and streetscape category "-" | No |
| 5 | HO1394 | Yes Apply new HO1394 as a permanent HO (Mapping reference 5HO) | Co-operative housing (Cross Street Co-operative Housing) 422-432 Cardigan Street | 422-432 Cardigan Street | Yes Delete expiry date Add HO1394 as a new heritage place: "Cross Street Co-operative Housing, (422-432 Cardigan Street, Carlton)" | Yes | Yes Include in <i>Part A</i> Inventory as a permanent HO with category of "Significant" and streetscape category "-" | No |

2. NEW INDIVIDUAL HERITAGE OVERLAYS LOCATED IN CARLTON PRECINCT (HO1)

| Existing Heritage Overlay (database) | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory 2020</i> Part A <i>March 2022</i> | Place also included in Amendment C396 |
|--------------------------------------|---------------------------|---|--|-----------------------------------|--|---|---|---------------------------------------|
| 6 | HO1395 | Yes Remove HO1 and apply HO1395 as a permanent HO (Mapping reference 5HO) | Office Building 221 Drummond 207-221 Drummond Street | 207-221 Drummond Street | Yes Delete expiry date Add HO1395 as a new heritage place: "Office Building, (207-221 Drummond Street, Carlton)" | Yes | Yes Include in <i>Part A</i> Inventory as a permanent HO with category of "Significant" "-" | No |
| 7 | HO1396 | Yes | Postmodern Terrace Row | 129-135 Canning Street | Yes Delete expiry date | Yes | Yes | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Place also included in Amendment C396 |
|---------------------------|---------------------------|---|--|-----------------------------------|---|---|--|---------------------------------------|
| | | Remove HO1 and apply HO1396 (Mapping reference 5HO) | 129-135 Canning Street | | | Add HO1396 as a new heritage place: "Postmodern Terrace Row, (129-135, 137 and 139-141 Canning Street, Carlton)" Add reference to Statement of Significance for HO1396 | Include in Part A Inventory with category of "Significant" and streetscape category "-" | |
| 8 | | Yes Remove HO1 and apply HO1396 (Mapping reference 5HO) | Postmodern Terrace Row 137 Canning Street | 137 Canning Street | Yes Add HO1396 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| 9 | | Yes Remove HO1 and apply HO1396 (Mapping reference 5HO) | Postmodern Terrace Row 139-141 Canning Street | 139-141 Canning Street | Yes Add HO1396 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |

3. NEW SERIAL LISTING HERITAGE OVERLAYS LOCATED WITHIN AND OUTSIDE CARLTON PRECINCT HO1

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Place also included in Amendment C396 |
|---------------------------|---------------------------|---|--|-----------------------------------|--|---|--|---------------------------------------|
| HO1397 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 78 Kay Street | 78 Kay Street | Yes Add HO1397 as a new heritage place: "Ministry of Housing Infill Housing, Serial listing 78 Kay Street, Carlton 43-45 Kay Street, Carlton 75-79 Kay Street, Carlton 136 Canning Street, Carlton 66-68 Station Street, Carlton 60-62 Station Street, Carlton 76 Station Street, Carlton 80 Station Street, Carlton 61 Station Street, Carlton 63 Station Street, Carlton" | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Place also included in Amendment C396 |
|---------------------------|---------------------------|---|--|-----------------------------------|---|---|---|---------------------------------------|
| | | | | | | Add reference to Statement of Significance for HO1397 | | |
| HO1397 H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 43-45 Kay Street | 43-45 Kay Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "" | No |
| HO1397 H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 75-79 Kay Street | 75-79 Kay Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "" | No |
| HO1397 H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 136 Canning Street | 136 Canning Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "" | No |
| HO1397 H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 56-58 Station Street | 56-58 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "" | No |
| HO1397 H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 60-62 Station Street | 60-62 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Place also included in Amendment C396 |
|-------------------------------|---------------------------|---|--|--|--|---|---|---------------------------------------|
| HO1397 [Redacted] H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 76 Station Street | 76 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory [Redacted] with category of "Significant" and streetscape category "-" | No |
| HO1397 [Redacted] H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 80 Station Street | 80 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory [Redacted] with category of "Significant" and streetscape category "-" | No |
| HO1397 [Redacted] H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 51 Station Street | 51 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory [Redacted] with category of "Significant" and streetscape category "-" | No |
| HO1397 [Redacted] H O1 | HO1397 | Yes Remove HO1 and apply HO1397 (Mapping reference 5HO) | Ministry of Housing Infill Housing 53 Station Street | 53 Station Street | Yes Add HO1397 as above | Yes | Yes Include in Part A Inventory [Redacted] with category of "Significant" and streetscape category "-" | No |
| HO1398 [Redacted] N one | HO1398 | Yes Add HO1398 (Mapping reference 8HO) | Building 51 Royal Melbourne Institute of Technology (RMIT) 80-92 Victoria Street (Building 51 only) | 80-92 Victoria Street (Building 51 only) | Yes Delete every date Remove HO1398 from Building 51, 80 and 81, Royal Melbourne Institute of Technology (RMIT), Social Housing 80-92 Victoria Street, Carlton Building 51 80-92 Victoria Street, Carlton Building 51 and Building 51 80-92 Victoria Street, Carlton Building 51 and Building 51 RMIT Address 51, 80 and 81, Social Housing 80-92 Victoria Street, Carlton Building 51 | Yes | Yes Include in Part A Inventory [Redacted] with category of "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Place also included in Amendment C396 |
|---------------------------|---------------------------|---|---|---|---|--|--|---------------------------------------|
| | | | | | | <p>33-89 Lygon Street, Carlton (Building 56 and Building 57)</p> <p>Add HO1398 as a new heritage place - Buildings 51, 56 and 57 Royal Melbourne Institute of Technology (RMIT) Serial listing</p> <p>80-90 Victoria Street, Carlton (Building 51)</p> <p>33-89 Lygon Street, Carlton (Building 56 and Building 57)</p> <p>Add reference to Statement of Significance for HO1398</p> | | |
| HO1398 | HO1398 | Yes Add HO1398 (Mapping reference 5HO) | Building 56 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street (Building 56 only) | 33-89 Lygon Street Building 56 only (also known as 115 Queensberry Street) | Yes Add HO1398 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| HO1398 | HO1398 | Yes Add HO1398 (Mapping reference 5HO) | Building 57 Royal Melbourne Institute of Technology (RMIT) 33-89 Lygon Street (Building 57 only) | 33-89 Lygon Street Building 57 only (also known as 53 Lygon Street) | Yes Add HO1398 as above | Yes | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |

4. PROPOSED NEW PRECINCTS CREATED FROM EXISTING HERITAGE OVERLAYS

| Existing Heritage Overlay | Proposed HO | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Place also included in Amendment C396 | |
|---------------------------|-------------|----------------------|--|---|---|---|---|---|----|
| 23 | HO64 | HO64 | No | Former Dover Hotel 1-7 Lygon Street | 1-7 Lygon | Yes Rename HO64 from "1-31 Lygon St, Carlton" to HO64 "Former Carlton Union Hotels Precinct" 1-31 Lygon Street, Carlton. Add reference to Statement of Significance for HO64. | Yes | No | No |
| 24 | | | No | Shop 9 Lygon Street | 9 Lygon Street | Yes Rename HO64 as above | Yes | No | No |
| 25 | | | No | Former Office 11 Lygon Street | 11 Lygon Street | Yes Rename HO64 as above | Yes | No | No |
| 26 | | | No | Shop 13-15 Lygon Street Shop | 13-15 Lygon Street Shop | Yes Rename HO64 as above | Yes | No | No |
| 27 | | | No | Former Offices 17-25 Lygon Street | 17-25 Lygon Street | Yes Rename HO64 as above | Yes | No | No |
| 28 | | | No | John Curtin Hotel 27-31 Lygon Street | 27-31 Lygon Street | Yes Rename HO64 as above | Yes | Yes Include in Part A Inventory with changed building category from "Contributory to Significant" and streetscape category "-" | No |
| 29 | HO81 | HO81 | No | Terrace 110 Drummond Street | 110 Drummond Street | Yes Rename HO81 from "5-21 Pelham St, Carlton" to HO81 "Former Children's Hospital Precinct" 110-150 Drummond Street, 15-31 Pelham Street, 125-161 Rathdowne Street, Carlton. Add reference to Statement of Significance for HO81 | Yes | No | No |
| 30 | | | No | Terrace 112 Drummond Street | 112 Drummond Street | Yes Rename HO81 as above | Yes | No | No |
| 31 | | | No | Terrace 114 Drummond Street | 114 Drummond Street | Yes Rename HO81 as above | Yes | No | No |
| | | | No | Apartment building 116-140 Drummond Street | 116-140 Drummond Street | Yes Rename HO81 as above | Yes | No | No |

| Existing Heritage Overlay | Proposed HO | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Place also included in Amendment C396 | |
|---------------------------|-------------|----------------------|--|--|--|---|---|---------------------------------------|----|
| 33 | | No | Princess May Pavilion 142-150 Drummond Street | 142-150 Drummond Street | Yes Rename HO81 as above | Yes | Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant" | No | |
| 34 | | No | Administration Building 15-31 Pelham Street | 15-31 Pelham Street (Administration Building only) | Yes Rename HO81 as above | Yes | Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant" | No | |
| 35 | | No | Nurses' Home 125-139 Rathdowne Street | 125-139 Rathdowne Street | Yes Rename HO81 as above | Yes | Yes Include in Part A Inventory (Administration Building only) with category of "Significant" and streetscape category "Significant" | No | |
| 36 | HO97 | HO97 | Two storey shop 134 Queensberry Street | 134 Queensberry Street | Yes Delete existing HO97 Rename HO97 from "128-140 Queensberry St, Carlton" to HO97 "Hotel Lincoln and Environs Precinct: 91-95 Cardigan Street, 134-150 Queensberry Street, Carlton" Add reference to Statement of Significance for HO97 | Yes | No | No | |
| 37 | HO97 | HO97 | Two storey shop 136 Queensberry Street | 136 Queensberry Street | Yes Rename HO97 as above | Yes | No | No | |
| 38 | HO97 | HO97 | Yes Correct mapping to cover the extent of the property (mapping reference 5HO) | Two storey shop 138 Queensberry Street | 138 Queensberry Street | Yes Rename HO97 as above | Yes | No | No |
| 39 | HO97 | HO97 | Yes Correct mapping to cover the extent of the property (mapping reference 5HO) | Two storey shop 140 Queensberry Street | 140 Queensberry Street | Yes Rename HO97 as above | Yes | No | No |

| Existing Heritage Overlay | Proposed HO | Change to HO Mapping | Site Name and Property Address (City of Melbourne property database) | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance at Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Place also included in Amendment C396 | |
|---------------------------|-------------|----------------------|--|--|---|---|---|---------------------------------------|----|
| 40 | HO97 | HO97 | No | Hotel Lincoln 91-95 Cardigan Street | 91-95 Cardigan Street | Yes Rename HO97 as above | Yes | No | No |
| 41 | HO807 | HO97 | Yes Remove HO807 and extend HO97 (Mapping reference 5HO) | Former manufacturing building 144-146 Queensberry | 144-146 Queensberry | Yes Remove HO807 and add HO97 Hotel Lincoln and Environs Precinct as above | Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "2" No | Yes | |
| 42 | None | HO97 | Yes Extend HO97 to the site (Mapping reference 5HO) | Chinese Mission Church 148-150 Queensberry Street | 148-150 Queensberry Street | Yes Add HO97 Hotel Lincoln and Environs Precinct as above | Yes Include in Part A Inventory with building category of "Significant" and streetscape category of "-" | No | |

5. EXISTING INDIVIDUAL HERITAGE OVERLAYS TO BE DELETED

| Existing Heritage Overlay | Proposed HO | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to Cl 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|-------------|------------------------------------|--|--|---|--|--|--------------------------------|
| 43 | HO28 | None | Yes Correct mapping to delete HO28 from 73 Cardigan Street, a non-contributory building (Mapping reference 5HO) | 73 Cardigan Street | No Relates to a non-contributory building | Yes Remove HO28 "71 Cardigan St, Carlton" from schedule | No No change (not listed in Inventory) | No |
| 44 | HO34 | HO1 | Yes Remove HO34 and apply HO1 (Mapping reference 5HO) | Three Terrace Dwellings 245-249 Cardigan Street | 245-249 Cardigan Street | Remove HO34 "245-257 Cardigan St, Carlton" from schedule | No Include in Part A Inventory with changed building category from "Significant" to "Contributory" and streetscape category "-" | No |
| 45 | HO117 | None | Yes Remove HO117 (Mapping reference 5HO) | 253-275 Elgin Street | No Demolished No change (not listed in inventory) | Remove HO117 "784-786 Swanston St, Carlton" from schedule | No No change (not listed in inventory) | Yes |

| Existing Heritage Overlay | Proposed HO | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend <i>Heritage Places Inventory 2020 Part A March 2022</i> | Property also included in <i>C396</i> |
|---------------------------|-------------|------------------------------------|---|--|--|--|--|---------------------------------------|
| 46 | HO57 | HO1 | Yes Mapping correction. Remove HO57 and apply HO1. (Mapping reference 5HO) | 112 Faraday Street | 112 Faraday Street | No HO57 incorrectly mapped at 112 Faraday Street HO57 "Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton" will remain in schedule | No No change, already listed in inventory with building category "Contributory" and streetscape category "-" | Yes |
| 47 | HO70 | None | Yes Remove HO70. (Mapping reference 8HO) | 16-26 Orr Street | No Demolished | Remove HO70 "16-22 Orr Street" from schedule | No No change (not listed in inventory) | Yes |
| 48 | HO96 | HO1 | Yes Remove HO96 and apply HO1. (Mapping reference 5HO) | 106-112 Queensberry Street (incorrectly listed in Part B Inventory as 106-108 Queensberry Street) | No Demolished | Remove HO96 "106-112 Queensberry Street" from schedule | Yes Remove from Part B Inventory | Yes |
| 49 5 | HO807 | HO97 | Yes Remove HO807 and extend HO97 to include site (Mapping reference 5HO) | Former Manufacturing Building 144-146 Queensberry Street | 144-146 Queensberry Street | Remove HO807 "144-146 Queensberry St, Carlton" from schedule | YesNo Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "2" | Yes |
| 50 | HO809 | HO992 | Yes Correct mapping to remove HO809 and apply HO992. (Mapping reference 8HO) | 35 Rathdowne Street | Not listed Relates to a non-contributory building | No HO809 incorrectly mapped at 35 Rathdowne Street HO809 "29-31 Rathdowne st, Carlton" will remain in schedule | No No Not listed | Yes |
| 46 54 | HO811 | HO1 | Yes Remove HO811 (Mapping reference 5HO) | 640 Swanston Street (incorrectly listed in Part A Inventory as 630 Swanston Street) | No Demolished | Remove HO811 "630 Swanston St, Carlton" from schedule | Yes Remove from Part A Inventory | No |
| 52 | HO117 | none | Yes Remove HO117 (Mapping reference 5HO) | College Square on Swanston 768-804 Swanston Street | No Demolished Building previously existed at 784-786 Swanston Street | Remove HO117 "784-786 Swanston St, Carlton" from schedule | No No Not listed | Yes |

6. **EXISTING** HERITAGE PLACES PROPOSED TO HAVE NEW STATEMENTS OF SIGNIFICANCE

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|---|--|---|---|---|--------------------------------|
| 47 53 | HO35 | HO35 | No | Residential Terrace Row 18 Cardigan Street | 18 Cardigan Street | Yes Rename HO35 from "18-22 Cardigan Street, Carlton" to HO35 "Residential Terrace Row, 18-22 Cardigan Street, Carlton" Add reference to Statement of Significance for HO35 "Residential terrace row, (18-22 Cardigan St, Carlton)" | Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "3" No | Yes |
| 48 54 | HO35 | HO35 | No | Residential Terrace Row 20 Cardigan | 20 Cardigan | Yes Add reference to Statement of Significance for HO35 as above | Yes Remove from Part B inventory and include in Part A inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "3" No | Yes |
| 49 55 | None HO35 | HO35 | Yes Correct mapping to apply HO35 to include 22 Cardigan Street (Mapping reference 8HO) No | Residential Terrace Row 22 Cardigan | 22 Cardigan | Yes Add reference to Statement of Significance for HO35 as above | Yes Remove from Part B inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "3" No | Yes |
| 50 56 | HO36 | HO36 | No | Mary's Terrace 50 Cardigan Street | 50 Cardigan Street | Yes Rename HO36 from "50-56 Cardigan St, Carlton" to HO36 "Mary's Terrace, 50-56 Cardigan Street, Carlton" Add reference to Statement of Significance for HO36 "Mary's Terrace, 50-56 Cardigan St, Carlton" | Yes No | No |
| 51 7 | | | No | Mary's Terrace 52-56 Cardigan Street | 52-56 Cardigan Street | Yes Add reference to Statement of Significance for HO36 as above | Yes No | No |
| 58 2 | HO27 | HO27 | No | Terrace Row, George's Terrace, Clare House 51 Cardigan Street | 51 Cardigan Street | Yes Rename HO27 from "51-65 Cardigan St, Carlton" to HO27 "Terrace Row, George's Terrace, Clare House, 51-71 Cardigan St, Carlton". Add reference to Statement of Significance for HO27 | Yes No | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend Heritage Places Inventory 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|-----------------------------------|---|---|--|--------------------------------|
| 53 60 | | No | Terrace Row, George's Terrace, Clare House 53 Cardigan Street | 53 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 54 60 | | No | Terrace Row, George's Terrace, Clare House 55 Cardigan Street | 55 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 55 64 | | No | Terrace Row, George's Terrace, Clare House 57 Cardigan Street | 57 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 56 62 | | No | Terrace Row, George's Terrace, Clare House 59 Cardigan Street | 59 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 57 63 | | No | Terrace Row, George's Terrace, Clare House 61 Cardigan Street | 61 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 58 64 | | No | Terrace Row, George's Terrace, Clare House 63 Cardigan Street | 63 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 65 65 | | No | Terrace Row, George's Terrace, Clare House 65-69 Cardigan Street | 65-69 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 66 06 | | No | Terrace Row, George's Terrace, Clare House 71 Cardigan Street | 71 Cardigan Street | Yes Rename HO27 and add reference to Statement of Significance as above | Yes | No | No |
| 67 61 | HO29 | No | Shops and Residences 83-87 Cardigan Street 83 Cardigan Street | 83 Cardigan Street | Yes Rename HO29 from 83-87 Cardigan St location to HO28 Shops and residences 83-87 Cardigan St Carlton Add reference to Statement of Significance for HO29 Shops and residences 83-87 Cardigan St Carlton | Yes | No | No |
| 68 62 | | No | Shops and Residences | 85 Cardigan Street | Yes | Yes | No | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|---|-----------------------------------|---|---|---|--------------------------------|
| | | | 83-87 Cardigan Street 85 Cardigan Street | | Add reference to Statement of Significance for HO29 as above. | | | |
| 69 63 | | No | Shops and Residences 83-87 Cardigan Street 87 Cardigan | 87 Cardigan Street | Yes Add reference to Statement of Significance for HO29 as above | Yes | No | No |
| 70 64 | HO30 | No | Residential Terrace Row 101-111 Cardigan Street 101 Cardigan Street | 101 Cardigan Street | Yes Rename HO30 from 101-111 Cardigan St Carlton to HO30 Residential Terrace Row 101-111 Cardigan St, Carlton Add reference to Statement of Significance for HO30. Residential Terrace Row 101-111 Cardigan St, Carlton | Yes | No | No |
| 74 65 | | | Residential Terrace Row 101-111 Cardigan Street 103 Cardigan Street | 103 Cardigan Street | Yes Add reference to Statement of Significance for HO30 as above | Yes | No | No |
| 72 66 | | | Residential Terrace Row 101-111 Cardigan Street 105 Cardigan Street | 105 Cardigan Street | Yes Add reference to Statement of Significance for HO30 as above | Yes | No | No |
| 73 67 | | | Residential Terrace Row 101-111 Cardigan Street 107 Cardigan Street | 107 Cardigan Street | Yes Add reference to Statement of Significance for HO30 as above | Yes | No | No |
| 74 68 | | | Residential Terrace Row 101-111 Cardigan Street 109 Cardigan Street | 109 Cardigan Street | Yes Add reference to Statement of Significance for HO30 as above | Yes | No | No |
| 75 69 | | | Residential Terrace Row 101-111 Cardigan Street 111 Cardigan Street | 111 Cardigan Street | Yes Add reference to Statement of Significance for HO30 as above | Yes | No | No |
| 76 70 | HO32 | Yes | Pair of Dwellings | 199 Cardigan Street | Yes | Yes | Yes | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A <i>March 2022</i> | Property also included in C396 |
|---------------------------|---------------------------|---|--|-----------------------------------|---|---|---|---------------------------------------|
| | | Amend map to cover the extent of the property boundary (Mapping reference 5HO) | 199 Cardigan Street (incorrect address listed in Part A Inventory as 199-201 Cardigan Street) | | Rename HO32 from 199-201 Cardigan St, Carlton to HO33 - Pair of Dwellings, 199-201 Cardigan St, Carlton Add reference to Statement of Significance for HO32. Pair of Dwellings 199-201 Cardigan St, Carlton | | Include in Part A Inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "- " | |
| 77 71 | | Yes Amend map to cover the extent of the property boundary (Mapping reference 5HO) | Pair of Dwellings 201 Cardigan Street (incorrect address listed in Part A Inventory as 199-201 Cardigan Street) | 201 Cardigan Street | Yes Add reference to Statement of Significance for HO32 a s above. | Yes | Yes Include in Part A Inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "- " | No |
| 78 72 | HO56 | Yes Amend map to cover the extent of the property boundary (Mapping reference 5HO) | Royal Terrace 272-278 Faraday Street | 272-278 Faraday Street | Yes Rename HO56 from 272-278 Faraday St, Carlton to HO58 - Royal Terrace 272-278 Faraday St, Carlton Add reference to Statement of Significance for HO56. Royal Terrace 272-278 Faraday St, Carlton | Yes | No | No |
| 79 73 | HO1 | Yes Delete HO1 and extend HO71 to include 18 Palmerston Street (Mapping reference 5HO) | Hotel and Residences 18 Palmerston Street | 18 Palmerston Street | Yes Rename HO71 from "22-24 Palmerston St, Carlton" to HO71 Former St John's Young Hotel and Residences 18-24 Palmerston St, Carlton Add reference to Statement of Significance for 18-24 Palmerston St, Carlton HO71 | Yes | Yes Include in Part A Inventory Part A Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "- " | No |
| 80 74 | HO1 | Yes Delete HO1 and extend HO71 to include 20 Palmerston Street (Mapping reference 5HO) | Hotel and Residences 20 Palmerston Street | 20 Palmerston Street | Yes. Rename HO71 and add reference to Statement of Significance for HO71 as above. | Yes | Yes Include in Part A Inventory Part A Inventory with changed building category from "Contributory" to "Significant" and streetscape category of "- " | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|--|---|---|---|--------------------------------|
| 84 75 | HO71 | HO71 | No | Hotel (Former Sir John Young Hotel) and Residences 22-24 Palmerston Street (incorrect address listed in Part A Inventory as 24 Palmerston Street Street) | 22-24 Palmerston Street | Yes Rename HO71 and add reference to Statement of Significance for HO71 as above. | Yes Yes Include in inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "-" | No |
| 82 76 | HO82 | HO82 | Yes | Factory / Warehouse 96-106 Pelham Street (incorrect address listed in Part A Inventory as 96 Pelham Street) | 96-106 Pelham Street | Yes Rename HO82 from "96 Pelham St, Carlton" to HO82 "Factory Warehouse" 96-106 Pelham St Carlton" Add reference to Statement of Significance for HO82 "96-106 Pelham St Carlton" HO82 | Yes Yes Include in Part A Inventory with changed address. Property is currently listed in inventory with building category of "Significant" and streetscape category of "-" | No |
| 83 77 | HO87 | HO87 | No | Gavazzi Terrace 19 Queensberry Street | 19 Queensberry Street | Yes Rename HO87 from "19 Queensberry St, Carlton" to HO87 "Gavazzi Terrace, 19 Queensberry St, Carlton" Add reference to Statement of Significance for "Gavazzi Terrace 19 Queensberry St, Carlton" HO87 | Yes YesNo Remove from Part B inventory and include in Part A inventory with building category of "Significant" and streetscape category of "Significant" Building previously graded "C" with a streetscape grading of "4" | Yes |
| 84 78 | HO90 | HO90 | Yes | Former Catholic Apostolic Church now known as Romanian Orthodox Church of St Peter and Paul 53-63 Queensberry Street (Mapping reference 5HO) | 53-63 Queensberry Street | Yes Rename HO90 from "53-63 Queensberry St, Carlton" to HO90 "Former Catholic Apostolic Church, now known as, Romanian Orthodox Church of St Peter and Paul, 53-63 Queensberry St Carlton" Add reference to Statement of Significance for HO90 "53-63 Queensberry St Carlton" | Yes Yes Remove from Part B inventory and include in Part A inventory with building category of "Significant" and streetscape category of "Significant" Building previously graded "A" with a streetscape grading of "4" No | Yes |
| 85 79 | HO91 | HO91 | No | Dwelling 133 Queensberry Street (incorrect address listed in Part A Inventory as 133-135 Queensberry Street) | 133 Queensberry Street | Yes Rename HO91 from "133-135 Queensberry St, Carlton" to HO91 "Pair of Dwellings, 133-135 Queensberry St, Carlton" Add reference to Statement of Significance for HO91 "Pair of Dwellings 133-135 Queensberry St, Carlton" | Yes Yes Include in Part A Inventory with changed address. Property is currently listed in inventory with building category "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule 43.01 | Add Statement of Significance to Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|---|--|--|---|---|--------------------------------|
| 86 80 | | No | Dwelling 135 Queensberry Street (incorrect address listed in Part A Inventory as 133-135 Queensberry Street) | 135 Queensberry Street | Yes Add reference to Statement of Significance for HO91 as above | Yes | Yes Include in Part A Inventory with changed address. Property is currently listed in inventory with building category "Significant" and streetscape category "-" | No |
| 81 87 | HO103 | HO103 | Yes Amend map to cover the extent of the property boundary by removing HO103 from 23 Rathdowne Street and apply HO992 to 23 Rathdowne Street Retain HO103 to 25-27 Rathdowne Street (Mapping reference 8HO) | Dwelling 25-27 Rathdowne Street | 25-27 Rathdowne Street Yes Remove HO103 from 25-27 Rathdowne St, Carlton to HO103, Dwelling, 25-27 Rathdowne St, Carlton Add reference to Statement of Significance for HO103, Dwelling, 25-27 Rathdowne St, Carlton | Yes | No | No |
| 88 82 | HO992 HO809 | HO809 | Yes No Correct mapping to remove HO992 and apply HO809 to 29-31 Rathdowne Street map (Mapping reference 8HO) | Former Manufacturing Building 29-31 Rathdowne Street incorrect address listed in Part B Inventory as 29 Rathdowne Street | 29-31 Rathdowne Street Yes Remove HO809 from 29-31 Rathdowne Street to HO809, Former Manufacturing Building, 29-31 Rathdowne St, Carlton Add reference to Statement of Significance for HO809, Former Manufacturing Building, 29-31 Rathdowne St, Carlton | Yes | Yes No Remove from Part B inventory and include in Part A Inventory with changed address and building category of "Significant" and streetscape category of "-" Building previously graded "D" with a streetscape grading of "3" | Yes |
| 89 83 | HO104 | HO104 | No | Montefiore House 49 Rathdowne Street | 49 Rathdowne Street Yes Remove HO104 from 49 Rathdowne St, Carlton to HO104, Montefiore House, 49 Rathdowne St, Carlton Add reference to Statement of Significance for HO104, Montefiore House, 49 Rathdowne St, Carlton | Yes | No | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add Statement of Significance to CI 72.04 | Amend <i>Heritage Places Inventory</i> 2020 <i>Part A</i> March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|---|---|--|--|--------------------------------|
| 90 84 | HO111 | HO111 | No | Pair of Shops and Residences 462-468 Swanston Street (incorrect address listed in <i>Part A</i> Inventory as 466 Swanston Street) | 462-468 Swanston Street | Yes Rename HO111 from "466 Swanston St, Carlton" to HO111 "Pair of Shops and Residences 462-468 Swanston St, Carlton" Add reference to Statement of Significance for HO111: <i>Pair of Shops and Residences 462-468 Swanston St Carlton</i> | Yes Yes Include in <i>Part A</i> Inventory with changed address. Property is currently listed in inventory with building category "Significant" and streetscape category "-." | No |
| 94 85 | HO112 | HO112 | No | Pair of Shops and Residences 508-512 Swanston Street 508 Swanston Street | 508 Swanston Street | Yes <i>Remove HO112 from 508-512 Swanston St Carlton to HO112 Pair of Shops and Residences 508-512 Swanston St Carlton</i> Add reference to Statement of Significance for HO112: <i>Pair of Shops and Residences 508-512 Swanston St Carlton</i> | Yes Yes Include in <i>Part A</i> Inventory <i>Part A</i> with changed building category from "Contributory" to "Significant" and streetscape category of "-." | No |
| 92 86 | | | No | Pair of Shops and Residences 508-512 Swanston Street 510-512 Swanston <i>Street</i> | 510-512 Swanston Street | Yes <i>Remove HO112 from 508-512 Swanston St Carlton to HO112 a s above</i> | Yes Yes Include in <i>Part A</i> Inventory <i>Part A</i> with changed building category from "Contributory" to "Significant" and streetscape category of "-." | No |
| 93 87 | HO113 | HO113 | No | Pair of Dwellings 554-556 Swanston Street 554 Swanston <i>Street</i> | 554 Swanston <i>Street</i> | Yes <i>Remove HO113 from 554-556 Swanston St Carlton to HO113 Pair of dwellings 554-556 Swanston St Carlton</i> Add reference to Statement of Significance for HO113: <i>Pair of dwellings 554-556 Swanston St Carlton</i> | Yes No | No |
| 94 88 | | | | Pair of Dwellings 554-556 Swanston Street 556 Swanston <i>Street</i> | 556 Swanston <i>Street</i> | Yes <i>Remove HO113 from 554-556 Swanston St Carlton to HO113 a s above</i> | Yes No | No |
| 95 89 | HO116 | HO116 | No | Residential Terrace Row 676-682 Swanston Street 676 Swanston <i>Street</i> | 676 Swanston <i>Street</i> | Yes <i>Remove HO116 from 676-682 Swanston St Carlton to HO116 Residential Terrace Row 676-682 Swanston St Carlton</i> Add reference to Statement of Significance for HO116: <i>Residential Terrace Row 676-682 Swanston St Carlton</i> | Yes No | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Clause 43.01 | Add Statement of Significance to Clause 72.04 | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|--|---|---|---|--------------------------------|
| 96 90 | | | Residential Terrace Row 676-682 Swanston Street 678 Swanston Street | 678 Swanston Street | Yes Add reference to Statement of Significance for HO116 as above | Yes | No | No |
| 97 91 | | | Residential Terrace Row 676-682 Swanston Street 680-682 Swanston Street | 680-682 Swanston Street | Yes Add reference to Statement of Significance for HO116 as above | Yes | No | No |
| 98 92 | HO118 | HO118 | Yes Amend map to cover the extent of the property boundary by removing HO118 from part of 9 Lygon Street and apply HO64 to 9 Lygon Street (Mapping reference 8HO) | Russell Terrace 68-72 Victoria Street 68 Victoria Street | 68 Victoria Street Yes Amend HO118 map 68-72 Victoria Street Lygon to 12-118 Russell Terrace 68-72 Victoria Street Lygon Add reference to Statement of Significance for HO118: Russell Terrace 68-72 Victoria Street | Yes | No | No |
| 99 93 | | No | Russell Terrace 68-72 Victoria Street 70 Victoria Street | 70 Victoria Street | Yes Add reference to Statement of Significance for HO118 as above | Yes | No | No |
| 100 94 | | No | Russell Terrace 68-72 Victoria Street 72 Victoria Street | 72 Victoria Street | Yes Add reference to Statement of Significance for HO118 as above | Yes | No | No |

7. EXTEND CARLTON HERITAGE OVERLAY HO1 AND HERITAGE CATEGORY CHANGE WHERE APPLICABLE

| Existing HO | Proposed HO | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend Heritage Places Inventory 2020 Part A March 2022 | Property also included in C396 | |
|-------------|-------------|------------------------------------|--|--|--|---|--|--|----|
| 401 95 | HO34 | HO1 | Yes Amend map by deleting HO34 and applying HO1 to 245-249 Cardigan Street. (Mapping reference 5HO) | Residences 245-249 Cardigan Street | 245-249 Cardigan Street | Yes Remove HO34 "245-257 Cardigan St, Carlton" from schedule | No | Yes Include in Part A Inventory 2020 Part A March 2022 with changed building category from "Significant" to "Contributory" and streetscape category of "-" | No |
| 402 96 | None | HO1 | Yes Amend map by extending and applying HO1 to include 251-257 Cardigan Street. (Mapping reference 5HO) | 1860's Hotel Building 251-257 Cardigan Street | 251-257 Cardigan Street | No | No | Yes Include in Part A Inventory 2020 Part A March 2022 with changed building category from "Significant" to "Contributory" and streetscape category of "-" | No |
| 403 97 | HO34 | HO1 | Yes Amend map by deleting HO34 and applying HO1 to the northern portion of McDonald Street at the east of 51-53 Queensberry Street. (Mapping reference 5HO) | Residences 51-53 McDonald Street | 51-53 McDonald Street | Yes Remove HO34 "51-53 McDonald Street, Carlton" from schedule | No | Yes Include in Part A Inventory 2020 Part A March 2022 with changed building category from "Significant" to "Contributory" and streetscape category of "-" | No |
| 404 98 | HO34 | HO1 | Yes Apply HO1 to include 138-142 Bouverie Street on a permanent basis. Add HO1 Mapping reference 5HO | Residences 138-142 Bouverie Street | 138-142 Bouverie Street 138-142 Bouverie Street | Yes Remove HO34 "138-142 Bouverie Street, Carlton" from schedule | No | Yes Include in Inventory on a permanent basis with category of "Significant" and streetscape category of "-" | No |

8. PROPOSED HERITAGE CATEGORY CHANGE

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|--|---|---|---|--------------------------------|
| 403 99 | HO1 | HO1 | No | 17-21 Argyle Place South | 17-21 Argyle Place South (17 Argyle Place South only) | No | Yes Amend Part A Inventory to change address to reflect that 17 Argyle Place South is the only contributory building on the site. Property is currently listed in inventory with building category "Contributory" and streetscape category "-" | |
| 104 | None | HO1 | Yes Add HO1 (Mapping reference SHO) | Lincoln Square 138-142 Bouverie Street | 138-142 Bouverie Street (Lincoln Square) | No | Yes include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| 105 102 | HO1 | HO1 | No | San Marco In Lamis Social Club 149-151 Canning Street | 149-151 Canning Street | No | Yes Include in Part A Inventory as a contributory building with changed building category from "Contributory" to "Significant" and streetscape category of "-" | No |
| 103 101 | HO1 | HO1 | No | 174-305 Cardigan Street | 174-305 Cardigan Street 176 Cardigan Street 180 Cardigan Street 182 Cardigan Street 202 Palmerston Street 21 Waterloo Street 23 Waterloo Street | No | Yes include in inventory with all buildings identified as "Contributory" buildings located on the site specifically identified | |
| 106 102 | HO1 | HO1 | No | Clyde Hotel 377-391 Cardigan Street | 377-391 Cardigan Street | No | Yes Include in Part A Inventory as a contributory building with changed building category from "Contributory" to "Significant" and streetscape category of "-" | No |
| 107 101 | HO1 | HO1 | No | 31 Dean Street | 31 Dean Street | No | Yes include in inventory with changed building category from "Contributory" and streetscape category of "Significant" | |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property listed in the City of Melbourne's property data base | Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule 43.01 | Proposed Change to Clause 72.04 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|---|--|---|-----------------------------------|---------------------------------|---|--|--------------------------------|
| 107 106 | HO1 | HO1 | No | Dwelling | 7 Drummond Place | No | No | No | Yes Include in Part A Inventory with changed building category to "Contributory" and streetscape category of "-" | No |
| 108 107 | HO1 | HO1 | No | 10-14 Drummond Place (incorrectly listed in Part A Inventory as 14-16 Drummond Place) | No Demolished 4-16 Drummond Place | No | No | No | Yes Remove from Part A Inventory | No |
| 109 108 | HO1 | HO1 | No | 16-20 Drummond Place (incorrectly listed in Part A Inventory as 18-20 Drummond Place) | No Demolished | No | No | No | Yes Remove from Part A Inventory | No |
| 110 109 | HO1 | HO1 | No | Residence 46-56 Drummond Street which includes: 46 Drummond Street 48 Drummond Street 56 Drummond Street | 56 Drummond Street | No | No | No | Yes Include 56 Drummond Street in Part A Inventory with changed building category of "Contributory" to "Significant" and streetscape category of "Significant" | No |
| 111 | HO1 | HO1 | No | 92-94 Drummond Street (previous address 98 Drummond prior to subdivision) | 92-94 Drummond Street | No | No | No | Yes Include in Part A Inventory with building category "Contributory" and streetscape category of "Significant" 98 Drummond is listed as "Contributory" and streetscape category of "Significant" | Yes |
| 112 | HO1 | HO1 | No | 96 Drummond Street (previous address 98 Drummond prior to subdivision) | 96 Drummond Street | No | No | No | Yes Include in Part A Inventory with building category "Contributory" and streetscape category of "Significant" 98 Drummond is listed as "Contributory" and streetscape category of "Significant" | Yes |
| 113 | HO1 | HO1 | No | 104 Drummond Street | 104 Drummond Street | No | No | No | Yes Include in Inventory with changed building category from "Contributory" to "Contributory" and streetscape category of "Significant" | |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to Cl 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 | |
|---------------------------|---------------------------|------------------------------------|--|---|--|---|--|--|------------|
| 113 111 | HO1 | HO1 | No | Terrace row residences 280 Drummond Street | 280 Drummond Street | No | No | Yes Include in Part A Inventory 113 with building category "Contributory" and streetscape category of "-" | No |
| 114 112 | HO1 | HO1 | No | Terrace row residences 282 Drummond Street | 282 Drummond Street | No | No | Yes Include in Part A Inventory 114 with building category "Contributory" and streetscape category of "-" | No |
| 115 113 | HO1 | HO1 | No | Terrace row residences 284 Drummond Street | 284 Drummond Street | No | No | Yes Include in Part A Inventory 115 with building category "Contributory" and streetscape category of "" | No |
| 116 114 | HO1 | HO1 | No | Terrace row residences 286 Drummond Street | 286 Drummond Street | No | No | Yes Include in Part A Inventory 116 with building category "Contributory" and streetscape category of "" | No |
| 117 | HO45 | HO45 | No | Police Station 334-344 Drummond Street | 334-344 Drummond Street | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "B" with a streetscape grading of "1" | Yes |
| 118 | HO1 | HO1 | No | 1-13 Elgin Street | 1-13 Elgin Street, includes: 16 Barkly Street | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Contributory" and streetscape category of "-" Building previously graded "C" with a streetscape grading of "3" | Yes |
| 119 115 | HO1 | HO1 | No | Interwar office/ warehouse 47-49 Elgin Street | 47-49 Elgin Street | No | No | Yes Include in Part A Inventory 119 with category of "Contributory" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to Cl 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 | |
|---------------------------|---------------------------|------------------------------------|--|---|--|--|---|--|-----|
| 120 116 | HO1 | HO1 | No | Dwelling 54 Faraday Street | 54 Faraday Street | No | No | Yes Include in Part A Inventory with category of "Contributory" and streetscape category "-" | No |
| 124 117 | HO1 | HO1 | No | Warehouse 189-193 Faraday Street | 189-193 Faraday Street | No | No | Yes Remove from Part A Inventory due to category change from "Significant" to "Non contributory" and streetscape category "-" | No |
| 122 | HO57 | HO57 | No | Kathleen Syme Library and Community Centre 249-263 Faraday Street (incorrect address listed in Part B as 251 Faraday Street, Carlton) | 249-263 Faraday Street | Yes Update address to match City of Melbourne property database from "HO57 Kathleen Syme Education Centre (Former Primary School No. 112) 251 Faraday Street, Carlton" to "HO57 Kathleen Syme Education Centre (Former Primary School No. 112) 249-263 Faraday Street, Carlton" | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category of "Significant" and streetscape category of "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |
| 123 118 | HO1 | HO1 | No | Residences 10-14 Grattan Place | 10-14 Grattan Place | No | No | Yes Include in Part A Inventory with category "Contributory" and streetscape category "-" | No |
| 119 | HO1 | HO1 | No | 11-109 Grattan Street | 11-109 Grattan Street 101-109 Grattan Street 105 Grattan Street 107-109 Grattan Street (including 104-14 Grattan Place) | Yes | Yes Include in Inventory with Significant buildings included on the site specifically identified | | |
| 124 | HO68 | HO68 | No | Trades Hall 2-40 Lygon Street (incorrect address listed in Part B as 2 Lygon Street & 172 Victoria Street, Carlton) | 2-40 Lygon Street | Yes Update address in the Schedule to Clause 43.01, to match City of Melbourne property database from "HO68 Trades Hall, 2 Lygon Street & 172 Victoria Street, Carlton" to "HO68 Trades Hall, 2-40 Lygon Street, Carlton" | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to Cl 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|---|---|---|---|--------------------------------|
| 125 HO66 | HO66 | No | Lygon Buildings Shops and Residences 98-126 Lygon Street and 68-72 Queensberry Street | 98-126 Lygon Street | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading "1" | Yes |
| 126 HO1 | HO1 | No | Shop and Residence 320 Lygon Street (incorrectly listed in Part B Inventory with: "includes: Rear 61 University Street") | 320 Lygon Street | No | No | Yes Remove from Part B Inventory and amend Part A Inventory listing to remove the words "includes 320 Lygon Street". Property is currently listed in inventory with building category "Contributory" and streetscape category "-" | Yes |
| 127 HO1 | HO1 | No | Hotel 414-422 Lygon Street (incorrect address listed in Part B as 420 Lygon Street, Carlton) | 414-422 Lygon Street | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant" Building previously graded "C" with a streetscape grading of "1" | Yes |
| 128 120 HO1 | HO1 | No | Argyle Square 153-159 Lygon Street | 153-159 Lygon Street (Argyle Square) | No | No | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| 129 HO1 | HO1 | No | Former three Shops 331-335 Lygon Street | 331-335 Lygon Street | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "-" Building previously graded "B" with a streetscape grading of "2" | Yes |
| 130 121 HO1 | HO1 | No | MacArthur Square 1-71 Macarthur Place North | 1-71 MacArthur Place North (Macarthur Square) | No | No | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property listed in the City of Melbourne's property data base | Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to Cl 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|---|--|---|---|---|---|--------------------------------|
| 134 122 | HO1 | HO1 | No | Murchison Square 23-57 Murchison Street | 23-57 Murchison Street (Murchison Square) | No | No | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| 132 123 | HO1 | HO1 | No | Workshop/ Garage 4 O'Connell Lane | 4 O'Connell Lane | No | No | Yes Include in Part A Inventory with category of "Contributory" and streetscape category "-" | No |
| 133 124 | HO1 | HO1 | No | Workshop/ Garage 6 O'Connell Lane | 6 O'Connell Lane | No | No | Yes Include in Part A Inventory with category of "Contributory" and streetscape category "-" | No |
| 134 | HO976 | HO976 | No | Church of All Nations and Organ 178-204 Palmerston Street includes: includes: 180 Palmerston Street (Church of All Nations and Organ) 180A-204 Palmerston Street (Church Hall) | 178-204 Palmerston Street includes: 180 Palmerston Street (Church of All Nations and Organ) | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |
| 135 | HO1 | HO1 | No | (Church Hall— Carlton Senior Citizens Centre) 178-204 Palmerston Street | 178-204 Palmerston Street includes: 180A-204 Palmerston Street (Church Hall) | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "D" with a streetscape grading of "1" | Yes |
| 136 | HO65 | HO65 | No | St Judes Church 221-239 Palmerston Street | 221-239 Palmerston Street (St Judes Anglican Church, also known as 349-371 Lygon Street and 2-34 Keppel Street) | No | No | Yes Remove from Part B Inventory and include in Part A Inventory with building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|--|--|---|---|--------------------------------|
| 137 125 | HO1 | HO1 | No | Terrace Row Dwellings 60 Pelham Street | 60 Pelham Street | No | Yes Include in Part A Inventory with category of "Contributory" and streetscape category "-" | No |
| 138 126 | HO1 | HO1 | No | Terrace Row Dwellings 62 Pelham Street | 62 Pelham Street | No | Yes Include in Part A Inventory with category of "Contributory" and streetscape category "-" | No |
| 139 127 | HO1 | No | No | University Square 190-192 Pelham Street | 190-192 Pelham Street (University Square) | No | Yes Include in Part A Inventory with category of "Significant" and streetscape category "-" | No |
| 140 | HO88 | HO88 | No | Dalmeny House 21 Queensberry Street (incorrect address listed in Part B Inventory as 21-23 Queensberry Street) | 21 Queensberry Street | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |
| 141 | HO89 | HO89 | No | Cramond House 23 Queensberry Street (incorrect address listed in Part B Inventory as 21-23 Queensberry Street) | 23 Queensberry Street | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |
| 142 128 | HO89 | HO89 | No | Dwelling 4-6 Elm Tree Place (incorrectly listed in Part A Inventory as 4-12 Elm Tree Place) | 4-6 Elm Tree Place | No | Yes Amend Part A Inventory to change address. Property is currently listed in inventory with building category "Significant" and streetscape category "-" | No |
| 143 129 | HO89 | HO89 | No | Dwelling 8-12 Elm Tree Place (incorrectly listed in Part A Inventory as 4-12 Elm Tree Place) | 8-12 Elm Tree Place | No | Amend Part A Inventory to change address. Property is currently listed in inventory with building category "Significant" and streetscape category "-" | No |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|--|---|---|--|---------------------------------------|
| 144 | HO105 | HO105 | No | Former Presbyterian Manse 97-105 Rathdowne Street (incorrect address listed in Part B Inventory as 101 Rathdowne Street) | 97-105 Rathdowne Street | No | Yes Remove from Part B inventory and include in Part A Inventory with changed address and building category "Significant" and streetscape category "Significant" Building previously graded "A" with a streetscape grading of "1" | Yes |
| 145 | HO992 | HO992 | No | St Nicholas Place, Two-storey Victorian terrace 107-123 Rathdowne Street, Includes: 107 Rathdowne Street 109 Rathdowne Street 111-123 Rathdowne Street (incorrect address listed in Part B Inventory as 107-109 Rathdowne Street) | 107 Rathdowne Street | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant" Building previously graded "C" with a streetscape grading of "1" | Yes |
| 146 | | | No | St Nicholas Place, Two-storey Victorian terrace 107-123 Rathdowne Street, Includes: 107 Rathdowne Street 109 Rathdowne Street 111-123 Rathdowne Street (incorrect address listed in Part B Inventory as 107-109 Rathdowne Street) | 109 Rathdowne Street | No | Yes Remove from Part B Inventory and include in Part A Inventory with changed address and with building category "Significant" and streetscape category "Significant" Building previously graded "C" with a streetscape grading of "1" | Yes |

| Existing Heritage Overlay | Proposed Heritage Overlay | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|---------------------------|---------------------------|------------------------------------|--|---|---|---|---|---------------------------------------|
| 147 | HO1 | HO1 | No | Victorian Art Statue Store 25 Victoria Place | 25 Victoria Place | No | Yes Remove from Part B inventory and include in Part A include in inventory with building category "Contributory" and streetscape category "-" Building previously graded "D" with a streetscape grading of "3" | Yes |

9. PUNT ROAD OVAL: NEW INDIVIDUAL HERITAGE OVERLAY AND STATEMENT OF SIGNIFICANCE

| Existing HO | Proposed HO | Change to Heritage Overlay Mapping | Property Address as listed in the City of Melbourne's property data base | Address to be listed in Inventory | Proposed Change to Schedule to Clause 43.01 | Add separate Statement of Significance to CI 72.04 (Incorporated documents) | Amend <i>Heritage Places Inventory</i> 2020 Part A March 2022 | Property also included in C396 |
|-------------|--|---|--|---|---|--|--|---------------------------------------|
| 148 130 | HO2 East Melbourne & Jolimont Precinct | HO1400 Punt Road Oval (Richmond Cricket Ground) | Yes Remove HO2 and apply new HO1400 (Mapping reference 9HO) | Punt Road Oval, Yarra Park, Punt Road EAST MELBOURNE VIC 3002 | Punt Road Oval (Richmond Cricket Ground), Punt Road | Yes Add HO1400 as a new heritage place: "Punt Road Oval (Richmond Cricket Ground)" Add reference to Statement of Significance for HO1400 | Yes No | No |
| 149 131 | HO2 East Melbourne & Jolimont Precinct | HO1400 Punt Road Oval (Richmond Cricket Ground) | Yes Remove HO2 and apply new HO1400 to the small section of Yarra Park to the southeast of the Punt Road Oval (Mapping reference 9HO) | Yarra Park, Brunton Avenue EAST MELBOURNE VIC 3002 (a small section of Yarra Park to the southeast of the Punt Road Oval is affected by the Amendment) | No change to existing listings for Yarra Park | Yes Add HO1400 as a new heritage place: "Punt Road Oval (Richmond Cricket Ground)" Add reference to Statement of Significance for HO1400 | No | |

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C405melb

INSTRUCTION SHEET

The planning authority for this amendment is Melbourne City Council.

The Melbourne Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of ~~twelve (12)~~ eleven (11) attached map sheets.

Overlay Maps

1. Amend Planning Scheme Map Nos 5HO, 8HO and 9HO in the manner shown on the ~~twelve~~ eleven ~~(12)~~ attached maps marked "Melbourne Planning Scheme, Amendment C405melb".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

2. ~~in Planning Policy Framework – replace Clause 15.03-1L-02~~ insert new Clause 15.03 in Local Planning Policy Framework – replace Clause 22.05 with a new Clause 22.05 15.03-1L-02 in the form of the attached document.

~~2.3~~ in Planning Policy Framework – delete Clause 15.03-1L-03

- ~~3.4.~~ 4. In **Overlays** – Clause 43.01, replace the Schedule with a new Schedule in the form of the attached document.
- ~~4.5.~~ 5. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
- ~~5.6.~~ 6. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

Changes made in response to Panel recommendations,
and all supplementary changes, are shown as track
changes highlighted green

15.03
31/07/2018
VC148

HERITAGE

15.03-1S Heritage conservation

26/10/2018
VC155

Objective

To ensure the conservation of places of heritage significance.

Strategies

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.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L- Heritage places within the World Heritage Environs Area

01

21/09/2022
C409melb

Policy application

This policy applies to land shown as 'Area of Greater Sensitivity' in the Area of Greater Sensitivity Plan to this clause, and within HO992 (World Heritage Environs Area Precinct), HO81, HO87, HO103, HO104 and HO809.

Objectives

To provide a buffer zone for the World Heritage Listed Royal Exhibition Building and Carlton Gardens.

To provide a setting and context of significant historic character for the World Heritage property.

To protect significant views and vistas to the Royal Exhibition Building and Carlton Gardens.

To maintain and conserve the significant historic character including built form and landscapes of the area.

To ensure development in the area responds to the prominence and visibility of the Royal Exhibition Building and Carlton Gardens.

Strategies

Retain and conserve individually significant and contributory places, including contributory fabric, form, architectural features and settings.

Retain and conserve the valued heritage character of streetscapes.

Retain the predominantly lower scale form of development which provides a contrast to the dominant scale and form of the Royal Exhibition Building.

Avoid consolidation of allotments in residential areas that will result in the loss of evidence of typical nineteenth century subdivision and allotment patterns.

Protect direct views and vistas to the Royal Exhibition Building and Carlton Gardens from bordering streets and other views and vistas to the dome available from streets within the precinct including Queensberry Street, the north ends of Spring and Exhibition Streets, and the east end of Latrobe Street.

Discourage the introduction and proliferation of permanent structures and items such as shelters, signage (other than for historic interpretation purposes), kiosks and the like around the perimeter of the Royal Exhibition Building and Carlton Gardens in order to:

- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed allees and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

Policy document

Consider as relevant:

- *World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens* (Lovell Chen, 2009)

Area of Greater Sensitivity Plan



15.03-1L- Heritage

02

18/10/2022

C394melb

Policy application

This policy applies to places within a Heritage Overlay and for properties categorised ‘significant’, ‘contributory’ or ‘non-contributory’ in an incorporated document to this scheme. Definitions are located in the *Heritage Places Inventory March 2022* incorporated into this Scheme. This policy should be applied in conjunction with Statements of Significance as incorporated into this scheme.

Objectives

To encourage high quality contextual design for new development that avoids replication of historic forms and details.

To encourage retention of the three dimensional fabric and form of a building and discourage facadism.

To enhance the presentation and appearance of heritage places through restoration and reconstruction of original or contributory fabric.

To protect significant views and vistas to heritage places.

Demolition strategies

The demolition of a non-contributory place will generally be permitted.

Full demolition of significant or contributory buildings will not generally be permitted.

Partial demolition in the case of significant buildings and of significant elements or the front or principal part of contributory buildings will not generally be permitted.

Encourage the retention of the three dimensional form regardless of whether it is visible whilst discouraging facadism.

Encourage adaptive reuse of a heritage place as an alternative to demolition.

The poor structural or aesthetic condition of a significant or contributory building will not be considered justification for permitting demolition.

A demolition permit will not be granted until the proposed replacement building or works have been approved.

Preserve fences and outbuildings that contribute to the significance of the heritage place.

Demolition policy guidelines

Consider as relevant:

- The assessed significance of the heritage place or building.
- The character and appearance of the proposed building or works and their effect on the historic, social and architectural values of the heritage place and the street.
- The significance of the fabric or part of the building, and the degree to which it contributes to its three-dimensional form, regardless of whether it is visible.
- Whether the demolition or removal of any part of the building contributes to the long-term conservation of the significant fabric of the building.
- Whether the demolition will adversely affect the conservation of the heritage place.
- Whether there are any exceptional circumstances.

Alterations strategies

Preserve external fabric that contributes to the significance of the heritage place on any part of a significant building, and on any visible part of a contributory building.

Ensure alterations to non-contributory buildings and fabric respect, and not detract, from the assessed significance of the heritage precinct.

Avoid sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces.

Encourage removal of paint from original unpainted masonry or other surfaces, provided it can be undertaken without damage to the heritage place.

Support reconstruction of an original awning or verandah where it is based on evidence of the original form, detailing and materials.

Support new awnings or verandahs that are an appropriate contextual design response, compatible with the location on the heritage place and that can be removed without loss of fabric.

Alterations policy guidelines

Consider as relevant:

- The assessed significance of the building and heritage place.
- The degree to which the alterations would detract from the significance, character and appearance of the building and heritage place.
- The structural condition of the building.
- The character and appearance of the proposed replacement materials.
- Whether the alterations can be reversed without loss of fabric which contributes to the significance of the heritage place.

Additions strategies

Ensure additions to buildings in a heritage precinct are respectful of and in keeping with:

- 'Key attributes' of the heritage precinct, as identified in the precinct Statement of Significance.
- Precinct characteristics including building height, massing and form; style and architectural expression; details; materials; front and side setbacks; and orientation.
- Character and appearance of nearby significant and contributory buildings.
- Where abutting a lane, the scale and form of heritage fabric as it presents to the lane.

Ensure additions to significant or contributory buildings:

- Are respectful of the building's character and appearance, scale, materials, style and architectural expression.
- Do not visually dominate or visually disrupt the appreciation of the building as it presents to the street.
- Maintain the prominence of the building by setting back the addition behind the front or principal part of the building, and from other visible parts.
- Do not build over or extend into the air space directly above the front or principal part of the building.
- Retain significant roof form within the setback from the building façade together with roof elements of original fabric.
- Do not obscure views of façades or elevations associated with the front or principal part of the building.

- Are distinguishable from the original fabric of the building.

Ensure additions:

- Adopt high quality and respectful contextual design.
- Avoid direct reproduction of the form of historic fabric.
- Adopt an interpretive design approach to other details such as verandahs, fences, and shopfronts.

Concealment of additions strategies

Outside the Capital City Zone and Docklands Zone, ensure additions are:

- Concealed in significant streetscapes for significant or contributory buildings.
- Concealed in other streetscapes for significant buildings, for a second-storey addition to a single storey building, concealment is often achieved by setting back the addition at least 8 metres behind the front facade.
- Partly concealed in other streetscapes for contributory buildings, which means that some of the addition may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.
- For ground level additions to the side of a building, set back behind the front or principal part of the building.
- All additions to corner properties may be visible, but should be respectful of the significant or contributory building in terms of scale and placement, and not dominate or diminish the prominence of the building or adjoining contributory or significant building.

New buildings strategies

Ensure new buildings:

- Are in keeping with 'key attributes' of the heritage precinct as identified in the precinct Statement of Significance.
- Are in keeping with key attributes of the heritage precinct such as:
 - Building height, massing and form.
 - Style and architectural expression.
 - Details.
 - Materials.
 - Front and side setbacks.
 - Orientation.
 - Fencing.
 - Prevailing streetscape height and scale.
- Do not obscure views from the street and public parks of the front or principal part of adjoining significant or contributory places or buildings.
- Do not visually dominate or visually disrupt the appreciation of the heritage place.
- Maintain a façade height that is consistent with that of adjoining significant or contributory buildings, whichever is the lesser.
- Set back higher building components so as not to dominate or reduce the prominence of an adjoining significant or contributory place or building.
- Adopt a façade height that is generally consistent with the prevailing heights in the street, avoiding

heights that are significantly lower.

- Are neither positioned forward of the façade of adjoining significant or contributory heritage places or buildings, or set back significantly behind the prevailing building line in the street.
- Do not build over or extend into the air space directly above the front or principal part of an adjoining significant or contributory building or heritage place.
- Where abutting a lane, are respectful of the scale and form of historic fabric of heritage places abutting the lane.
- Do not impact adversely on Aboriginal cultural heritage values.
- Adopt high quality and respectful contextual design.
- Adopt an interpretive design approach to other details such as verandahs, fences and shopfronts.
- In the Capital City Zone and Docklands Zone, should be positioned in line with the prevailing building line in the street.

Concealment of higher rear parts of a new building strategies

Outside the Capital City Zone and Docklands Zone, ensure:

- In significant streetscapes, higher rear parts of a new building should be concealed.
- In other streetscapes, higher rear parts of a new building should be partly concealed. Some of the higher rear part may be visible, provided it does not dominate or reduce the prominence of the building's façade(s) and the streetscape.

Restoration and reconstruction strategies

Encourage the restoration and/or reconstruction of heritage places.

Ensure where there is to be reconstruction or restoration to any part of a significant building, or any visible part of a contributory building, that it be an authentic restoration or reconstruction process, or should not preclude such a process at a future date.

Ensure where there is to be restoration or reconstruction of a building, it is based on evidence of what a building originally looked like by reference to elements of nearby identical buildings, other parts of the building or early photographs and plans.

Subdivision strategies

Ensure subdivision:

- Reflects the pattern of development in the street or precinct.
- Maintains settings and contexts for significant and contributory heritage buildings and places, including the retention of any original garden areas, large trees and other features which contribute to the significance of the heritage place.
- Does not provide for future development which will visually disrupt the setting and impact on the presentation of the significant or contributory building.

Ensure subdivision that provides for three dimensional building envelopes for future built form to each lot proposed.

Discourage subdivision of airspace above heritage buildings that provides for future development.

Relocation strategy

Retain buildings in-situ unless it can be shown that it has a history of relocation or is designed for relocation.

Vehicle accommodation and access strategies

Discourage new on-site car parking, garages, carports, and vehicle crossovers unless:

- Car parking is located to the rear of the property, where this is an established characteristic.
- Any garage or carport is placed behind the principal or front part of the building (excluding verandahs, porches, bay windows or similar projecting features), and:
 - It will be visually recessive.
 - It will not conceal an original contributory element of the building (other than a plain side wall).
 - The form, details and materials will be respectful of, but not replicate details of the building.
- Ramps to basement or sub-basement car parking are located to the rear of the property, or to a side street or side lane boundary, where they would not visually disrupt the setting of the significant or contributory building, or impact on the streetscape character.

Fences and gates strategies

Ensure the reconstruction of fences or gates to the front or principal part of a building are based on evidence of the original form, detailing and materials.

Ensure for new fences or gates there is an appropriate contextual design response; the style, details and materials are interpretive and consistent with the architectural period of the heritage place and established street characteristics and:

- It does not conceal views of the building or heritage place.
- Is a maximum height of 1.5 metres.
- Is more than 50 per cent transparent.

Trees strategies

Retain trees with assessed heritage significance (as noted in the Schedule to the Heritage Overlay).

Locate new development at a distance that ensures the ongoing health of any tree with assessed heritage significance.

Ensure new buildings and works comply with the *Australian Standard AS 4970-2009 Protection of Trees on Development Sites* (Standards Australia) for vegetation of assessed significance.

Services and ancillary fixtures strategies

Ensure services and ancillary fixtures, in particular those that will reduce greenhouse gas emissions or water consumption such as solar panels, solar hot water services or water storage tanks, may be permitted on any visible part of significant or contributory buildings, where:

- It can be demonstrated there is no feasible alternative.
- It will not detract from the character and appearance of the building or heritage place.

Ensure items affixed to roofs, such as solar panels, align with the profile of the roof.

Ensure services and ancillary fixtures are installed in a manner where they can be removed without damaging significant fabric.

Ensure, for new buildings, services and ancillary fixtures are concealed, integrated or incorporated into the design of the building.

Street fabric and infrastructure strategies

Encourage street furniture, including shelters, seats, rubbish bins, bicycle racks, drinking fountains and

the like, where it avoids:

- Impacts on views to significant or contributory places and contributory elements.
- Physical impacts on bluestone kerbs, channels and gutters, other historic street infrastructure, lanes and street tree plantings.

Ensure works to existing historic street/lane fabric and infrastructure is carried out in a way that retains the original fabric, form and appearance.

Signage strategies

Retain existing signage with heritage value and do not alter or obscure historic painted signage.

Ensure new signage associated with heritage places:

- Minimises visual clutter.
- Does not conceal architectural features or details which contribute to the significance of the heritage place.
- Does not damage the fabric of the heritage place.
- Is in keeping with historical signage in terms of size and proportion in relation to the heritage place.
- Is placed in locations where they were traditionally placed.
- Is readily removable.

Policy documents

Consider as relevant:

- *Heritage Places Inventory March 2022* (City of Melbourne, 2022)
- *Central Activities District Conservation Study* (Graeme Butler, 1985)
- *Central City (Hoddle Grid) Heritage Review* (Graeme Butler, 2011)
- *Bourke Hill Precinct Heritage Review Amendment C240* (Trethowan, 2015)
- *The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance, 2013* (Australia ICOMOS)
- *City North Heritage Review, RBA Architects* (RBA Architects, 2013)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *North and West Melbourne Conservation Study* (Graeme Butler, 1985 & 1994)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Melbourne Conservation Study* (Bryce Raworth Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Hoddle Grid Heritage Review* (GML and GJM, July 2020) (Updated March 2022)
- *Guildford and Hardware Laneways Heritage Study* (Lovell Chen, 2017) (Updated October 2018)
- *Southbank Heritage Review* (Biosis and Graeme Butler, 2017) (Updated November 2020)
- *South Melbourne Urban Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1987)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)

- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington: Percy Street Area* (Graeme Butler, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)
- *West Melbourne Heritage Review* (Graeme Butler & Associates, 2016)
- *Amendment C396 Heritage Category Conversion Review* (Lovell Chen and Anita Brady Heritage, 2021)
- *Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report* (HLCD, 2022)

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2023)

- *Port Road Oval Richmond Cycle Ground Heritage Review* (GMU, 2021, Updated February 2023)

15.03-1L-03

21/09/2022
C409mall

Heritage – Old categorisation system

Policy application

This policy applies to places within a Heritage Overlay and graded A to D within the *Heritage Places Inventory February 2020 Part B*.

General objectives

To conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.

To ensure that new development, and the construction or external alteration of buildings, make a positive contribution to the built form and amenity of the area and are respectful to the architectural, social or historic character and appearance of the streetscape and the area.

To promote the identification, protection and management of aboriginal cultural heritage values.

Demolition strategies

The demolition or removal of original parts of buildings, as well as complete buildings, will not normally be permitted in the case of 'A' and 'B', the front part of 'C' and many 'D' graded buildings. The front part of a building is generally considered to be the front two rooms in depth.

A demolition permit should not be granted until the proposed replacement building or works have been approved.

Demolition policy guidelines

Consider as relevant

— The degree of its significance.

— The character and appearance of the building or works and its contribution to the architectural, social or historic character and appearance of the streetscape and the area.

— Whether the demolition or removal of any part of the building contributes to the long term conservation of the significant fabric of that building.

— Whether the demolition or removal is justified for the development of land or the alteration of, or addition to, a building.

Renovating graded buildings strategy

Intact significant external fabric on any part of an outstanding building, and on any visible part of a contributory building, should be preserved. Guidelines on what should be preserved are included in

Changes made in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted green

Urban Conservation in the City of Melbourne

Renovating graded buildings policy guidelines

Consider as relevant

- The degree of its significance.
- Its contribution to the significance, character and appearance of a building or a streetscape.
- Its structural condition.
- The character and appearance of proposed replacement materials.
- The contribution of the features of the building to its historic or social significance.
- Where there is evidence of what a building originally looked like, renovation of any part of an outstanding building, or any visible part of a contributory building, should form part of an authentic restoration or reconstruction process, or should not preclude it at a future date. Evidence of what a building used to look like might include other parts of the building or early photographs and plans.
- Where there is no evidence of what a building originally looked like, renovations should preferably be respectful of an interpretive modern design, rather than "guesswork" reconstruction or any other form of reproduction design.

Sandblasting and painting of previously unpainted surfaces strategy

Sandblasting of render, masonry or timber surfaces and painting of previously unpainted surfaces will not normally be permitted.

Designing new buildings and works or additions to existing buildings strategies

Form

The external shape of a new building, and of an addition to an existing building, should be respectful in a Level 1 or 2 streetscape, or interpretive in a Level 3 streetscape.

Facade Pattern and Colours

The facade pattern and colours of a new building, and of an addition or alteration to an existing building, should be respectful where visible in a Level 1 streetscape, and interpretive elsewhere.

Materials

The surface materials of a new building, and of an addition or alteration to an existing building, should always be respectful.

Details

The details (including verandahs, ornaments, windows and doors, fences, shopfronts and advertisements) of a new building, and of an addition or alteration to an existing building, should preferably be interpretive, that is, a simplified modern interpretation of the historic form rather than a direct reproduction.

Concealment of Higher Rear Parts (Including Additions)

Higher rear parts of a new building, and of an addition to an existing graded building, should be concealed in a Level 1 streetscape, and partly concealed in a Level 2 and 3 streetscape. Also, additions to outstanding buildings ('A' and 'B' graded buildings anywhere in the municipality) should always be concealed. In most instances, setting back a second storey addition to a single storey building, at least 8 metres behind the front facade will achieve concealment.

Facade Height and Setback (New Buildings)

The facade height and position should not dominate an adjoining outstanding building in any streetscape, or an adjoining contributory building in a Level 1 or 2 streetscape. Generally, this means that the building should neither exceed in height, nor be positioned forward of, the specified adjoining building. Conversely, the height of the facade should not be significantly lower than typical.

heights in the streetscape. The facade should also not be set back significantly behind typical building lines in the streetscape.

Building Height

The height of a building should respect the character and scale of adjoining buildings and the streetscape. New buildings or additions within residential areas consisting of predominantly single and two-storey terrace houses should be respectful and interpretive.

Archaeological sites strategy

Proposed development must not impact adversely on the aboriginal cultural heritage values, as indicated in an archaeologist's report, for any site known to contain aboriginal archaeological relics.

Sites of historic or social significance policy guidelines

Consider as relevant:

- The degree to which the existing fabric demonstrates the historic and social significance of the place, and how the proposal will affect this significance. Particular care should be taken in the assessment of cases where the diminished architectural condition of the place is outweighed by its historic or social value.

Policy documents

Consider as relevant:

- *Urban Conservation in the City of Melbourne* (City of Melbourne, 1985)
- *East Melbourne & Jolimont Conservation Study* (Meredith Gould, 1985)
- *Parkville Conservation Study* (City of Melbourne, 1985)
- *North & West Melbourne Conservation Study* (Graeme Butler & Associates, 1985, & 1994)
- *Flemington & Kensington Conservation Study* (Graeme Butler & Associates, 1985)
- *Carlton, North Carlton and Princes Hill Conservation Study* (Nigel Lewis and Associates, 1994 & 1985)
- *South Yarra Conservation Study* (Meredith Gould, 1985)
- *South Melbourne Conservation Study* (Allom Lovell Sanderson Pty Ltd, 1985 & 1998)
- *Harbour, Railway, Industrial Conservation Study* (Meredith Gould Architects, 1985)
- *Kensington Heritage Review* (Graeme Butler & Associates, 2013)
- *Review of Heritage Buildings in Kensington - Percy Street Area* (Graeme Butler, 2013)
- *City North Heritage Review* (RBA Architects, 2013)
- *Arden Macaulay Heritage Review* (Graeme Butler & Associates, 2012)

15.03-2S
31/07/2018
VC148

Aboriginal cultural heritage

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006*.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

29/03/2019
C351melb

1.0

24/08/2022
C408melb

Application requirements

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A comprehensive explanation as to how the proposed development achieves the policy objectives of Clause 15.03-1S, and Clause 15.03-1L ~~Heritage~~ ~~or Clause 15.03-1L Heritage (Old categorisation system)~~.
- Information on the history of the place, where there is limited information in an existing citation or council documentation.
- A Heritage Impact Statement in accordance with Heritage Victoria's Guidelines for preparing Heritage Impact Statements. For a heritage precinct, the statement should address impacts on adjoining significant or contributory buildings and the immediate heritage context, in addition to impacts on the subject place.
- For major development proposals to significant heritage places, a Conservation Management Plan in accordance with the *Conservation Management Plans: Managing Heritage Places - A Guide* (Heritage Council of Victoria, 2010).
- For works that may affect significant vegetation (as listed in the schedule to the Heritage Overlay or vegetation of assessed significance), an arboricultural report. The report should, where relevant, address landscape significance, arboricultural condition, impacts on the vegetation and impacts on the assessed significance of the heritage place.
- For development in heritage precincts, sightlines and heights of existing and adjoining buildings, streetscape elevations, photos and 3D model, as necessary to determine the impact of the proposed development.
- For building relocation or full demolition, information that demonstrates a method to record its location on the site prior to relocation or demolition and supervision of the works by an appropriately qualified person including archival photographic recording and/ or measured drawings.
- For alterations, works or demolition of an individual heritage building or works involving or affecting heritage trees, a conservation analysis and management plan in accordance with the principles of the *Charter for the Conservation of Places of Cultural Significance* (Australian International Council on Monuments and Sites, 2013, 'the Burra Charter').

2.0

19/10/2022
C394melb

Heritage places

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

2.1

04/11/2022
VC224

Precincts

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1120 | Former Ramsay Surgical Precinct 182-210 Berkeley Street, Carlton | Yes | No | No | Yes | 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 | Yes | No | No | No | No |
| HO1 | <i>Carlton Precinct</i> Statement of Significance: Heritage Precincts- Statements of Significance February 2020 (Amended April 2022) Carlton Precinct Statement of Significance, November 2021 2023 | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO2 | <i>East Melbourne & Jolimont Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |
| HO1124 | <i>Elizabeth Street North (Boulevard) Precinct</i> <i>518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street</i> | Yes | No | No | Yes | No | No | No | No |
| HO9 | <i>Kensington Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | 2020 (Amended April 2022) | | | | | | | | |
| HO1122 | <i>Lincoln Square South Precinct</i> <i>11-31 Lincoln Square</i> <i>South & 631-645 Swanston Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO3 | <i>North & West Melbourne Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|---|-------------------------------------|--|--|----------------------------|----------------------------|
| HO4 | <p><i>Parkville Precinct</i></p> <p>Statement of Significance:</p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p> | Yes | No | No | Yes | No | No | No | No |
| HO6 | <p><i>South Yarra Precinct</i></p> <p>Incorporated plan:</p> <p>Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002</p> <p>Statement of Significance:</p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p> <p>285 Walsh Street, South Yarra Statement of Significance, March 2022</p> | Yes | No | Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1123 | <i>Villiers Street Precinct</i> <i>14-42 Villiers Street, North Melbourne</i> | Yes | No | No | Yes | No | No | No | No |
| HO64 | Former <i>Carlton Union Hotels Precinct</i> <i>1-31 Lygon Street, Carlton</i> Statement of Significance: Former <i>Carlton Union Hotels Precinct Statement of Significance (1-31 Lygon Street, Carlton) November 2021</i> 2020 | <u>Yes</u> | <u>No</u> | <u>No</u> | <u>Yes</u> | <u>No</u> | <u>No</u> | <u>No</u> | <u>No</u> |
| HO81 | <i>Former Children's Hospital Precinct</i> <i>110-150 Drummond Street, 15-31 Pelham Street, and 125-161 Rathdowne Street</i> Statement of Significance: | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | Former Children's Hospital Precinct Statement of Significance (110-150 Drummond Street, 15-31 Pelham Street, and 125-161 Rathdowne Street, Carlton), November 2021 | | | | | | | | |
| HO97 | Hotel Lincoln and Environs Precinct 91-95 Cardigan Street, and 134-150 Queensberry Street, Carlton Statement of Significance: Hotel Lincoln and Environs Precinct Statement of Significance (91-95 Cardigan Street, and 134-150 Queensberry Street, Carlton), November 2021 | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO992 | <i>World Heritage Environs Area Precinct</i> | Yes | No | No | Yes | No | No | No | No |
| HO1162 | <i>Barnett Street North Residential Precinct</i> | Yes | No | No | Yes | No | - | No | No |
| HO1163 | <i>Barnett Street South Residential Precinct</i> | Yes | No | No | Yes | No | - | No | No |
| HO1164 | <i>Kensington Railway Station Commercial & Residential Precinct</i> | Yes | No | No | Yes | No | - | No | No |
| HO1165 | <i>Lambeth Street Streetscape</i> | Yes | No | No | Yes | No | - | No | No |
| HO1166 | <i>Parsons Street South Streetscape</i> | Yes | No | No | Yes | No | - | No | No |
| HO1167 | <i>Parsons Street West Precinct</i> | Yes | No | No | Yes | No | - | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1168 | <i>Pridham Street North Residential Street North Residential Precinct</i> | Yes | No | No | Yes | No | - | No | No |
| HO1169 | <i>Rankins Road North Streetscape</i> | Yes | No | No | Yes | No | - | No | No |
| HO1170 | <i>Smith Street Victorian Era Residential Streetscape</i> | Yes | No | No | Yes | No | - | No | No |
| HO1171 | <i>William Adams' Investment House Streetscape</i> | Yes | No | No | Yes | 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</i> | Yes | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p><i>channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p><i>Incorporated plan:</i></p> <p><i>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</i></p> | | | | | | | | |
| HO869 | <p><i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i></p> <p><i>2-52 Gracie Street, North Melbourne</i></p> | Yes | No | No | Yes | No | No | No | No |
| HO455 | <p><i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i></p> <p><i>3-21 Anderson Street,</i></p> <p><i>24-78 Laurens Street (including alternate address 1-</i></p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>25 Munster Terrace) North Melbourne</i> | | | | | | | | |
| HO868 | 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance: 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022 | Yes | No | No | Yes | No | No | No | No |
| HO1094 | <i>Duncan & Yeo Wool Store later R Lohn & Co P/L warehouse precinct 407-411 Macaulay Road, 43-51 Albermarle Street, Kensington</i> | Yes | No | No | Yes | No | No | No | No |
| HO770 | <i>Inter-war industrial precinct 33-43, 45-47, 55-67 Batman Street, 15-21 Boughton Place and 34-36, 38 Jeffcott Street, West</i> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p><i>Melbourne</i></p> <p>Statement of Significance:</p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p> | | | | | | | | |
| HO771 | <p><i>Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</i></p> <p>Statement of Significance:</p> <p>West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO503 | <i>Bank Place Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |
| HO500 | <i>Bourke Hill Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |
| HO501 | <i>Bourke West Precinct</i> Statement of Significance: Heritage Precincts Statement of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO502 | <i>The Block Precinct</i> Statement of Significance: Heritage Precincts Statement of Significance February 2020 (Amended April 2022 (May 2022)) | Yes | No | No | Yes | No | No | No | No |
| HO504 | <i>Collins East Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 (May 2022)) | Yes | No | No | Yes | No | No | No | No |
| HO1290 | <i>Drewery Lane Precinct</i> Statement of Significance: Drewery Lane Precinct Statement of Significance, April 2022 | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1125 | <i>Elizabeth Street (CBD) Precinct</i> <i>413-503 Elizabeth Street</i> | Yes | No | No | Yes | No | No | No | No |
| HO1204 | <i>Elizabeth Street West Precinct</i> Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended July 2020) Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO505 | <p><i>Flinders Gate Precinct</i></p> <p>Statement of Significance:</p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p> | Yes | No | No | Yes | No | No | No | No |
| HO506 | <p><i>Flinders Lane Precinct</i></p> <p>Statement of Significance:</p> <p>Heritage Precincts Statements of Significance February 2020 (Amended April 2022)</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1205 | <p><i>Guildford & Hardware Laneways Precinct</i></p> <p>Incorporated document:</p> <p>Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended April 2022)</p> <p>Statement of Significance:</p> <p>Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)</p> | Yes | No | No | Yes | No | No | No | No |
| HO1286 | <p><i>Flinders Lane East Precinct</i></p> <p>Statement of Significance:</p> <p>Flinders Lane East Precinct Statement of</p> | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | Significance, April 2022 | | | | | | | | |
| HO510 | <i>Law Courts Precinct</i> | Yes | No | No | Yes | No | No | No | No |
| HO507 | <i>Little Bourke Street Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2021, April 2022, 2023) | Yes | No | No | Yes | No | No | No | No |
| HO509 | <i>Post Office Precinct</i> Statement of Significance: Heritage Precincts | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | Statements of Significance February 2020 (Amended April 2022) | | | | | | | | |
| HO7 | <i>Queen Victoria Market Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022) | Yes | No | No | Yes | No | No | No | No |
| HO1288 | <i>Swanston Street North Precinct</i> Statement of Significance: Swanston Street North Precinct Statement of Significance, April 2022 | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1289 | <p><i>Swanston Street South Precinct</i></p> <p>Statement of Significance:</p> <p>Swanston Street South Precinct Statement of Significance, April 2022</p> | No | No | No | Yes | No | No | No | No |
| HO984 | <p><i>Little Lonsdale Street Precinct</i></p> <p>Statement of Significance:</p> <p>Little Lonsdale Street Precinct Statement of Significance, April 2022</p> | No | No | No | Yes | No | No | No | No |

2.2
04/11/2022
VC226

Trees and gardens

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

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO402 | <i>Royal Botanic Gardens, Birdwood Ave, Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1459 | Yes | No |
| HO512 | <i>Chinese Honey Locusts Tree, King Street, Melbourne</i> | | No | Yes | Yes | No | No | No | No |
| HO514 | <i>Common Olive Tree, Little Lonsdale Street, Melbourne</i> | No | No | Yes | Yes | No | No | No | No |
| HO907 | <i>Federal Oak, Parliament House Gardens, 110-160 Spring St, Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1317 | | |
| HO883 | <i>Fitzroy Gardens, Wellington Pde, Lansdowne St, Clarendon St and Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1834 | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO793 | <i>Flagstaff Gardens, King St & William St & LaTrobe St & Dudley St, West Melbourne</i> | - | - | - | Yes | - | Yes Ref No H2041 | Yes | No |
| HO69 | <i>Royal Exhibition Building and Carlton Gardens (World Heritage Place), Nicholson Street & Victoria Street & Rathdowne Street & Carlton Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H1501 | Yes | No |
| HO917 | <i>Treasury Gardens, Spring Street, and Wellington Parade, Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1887 | Yes | No |
| HO1095 | <i>Mature pepper tree row Part 208-292 Arden Street, North Melbourne</i> | No | No | Yes | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>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> | | | | | | | | |
| 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 | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|-------------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1182 | <p><i>Elm ('Ulmus' sp.) street trees x2, near 80, 86 Capel Street, West Melbourne</i></p> <p>Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p> | No | No | Yes, 2 Elm street trees | Yes | No | No | No | No |
| HO1185 | <p><i>Elm (x6) street trees, near 81-141 Jeffcott Street, West Melbourne</i></p> <p>Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended</p> | No | No | Yes | Yes | No | No | No | No |

| | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|
| March 2022) | | | | | | | | | |
|-------------|--|--|--|--|--|--|--|--|--|

2.3

[Proposed C405](#)
25/01/2023
C445melb

Carlton and Carlton North

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO17 | <i>Former Myer Despatch Buildings 31-47 Barry Street and 258-274 Queensberry Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO800 | <i>Pair of houses 56-58 Barry Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1126 | <i>Repco Warehouse 90-104 Berkeley Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO803 | <i>Former Modern Printing Company Warehouse 21 – 25 Bouverie Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1127 | <i>Former Modern Printing Company Factory 129-135 Bouverie Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO804 | <i>Former Ingram Bros Warehouse 145 – 147 Bouverie Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1130 | <i>Former Baptist Kindergarten Part 197-235 Bouverie Street, Carlton (alternate address 225 -235 Bouverie Street, Carlton)</i> | Yes | No | No | Yes | No | No | No | No |
| HO25 | <i>Former Carlton & United Brewery, 2-76 Bouverie Street & Swanston Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H24 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1128 | <i>Former Pitman Books Building</i> <i>158-164 Bouverie Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1129 | <i>House</i> <i>166-170 Bouverie Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1396 Interim-Control Expiry-date: 01/02/2024 | <i>Postmodern Terrace Row, 129-135, 137 and 139-141 Canning Street, Carlton</i> <u>Statement of Significance:</u> <u>Postmodern Terrace Row Statement of Significance (129-135, 137 and 139-141 Canning Street, Carlton),</u> <u>November 2024</u> | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1390 Interim-Control Expiry-date: 01/02/2024 | <p>RMIT Building 94 Royal Melbourne Institute of Technology (RMIT) 23-37 Cardigan Street, Carlton</p> <p><u>Statement of Significance:</u></p> <p>RMIT Building 94, Royal Melbourne Institute of Technology (RMIT) Statement of Significance (23-37 Cardigan Street, Carlton), November 2024 May 2023</p> | No | No | No | Yes | No | No | No | No |
| HO27 | <p><u>Terrace Row, George's Terrace and Clare House, 51 – 65 7,</u> Cardigan St, Carlton</p> <p><u>Statement of</u></p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p><u>Significance:</u></p> <p><u>Terrace Row, George's Terrace and Clare House Statement of Significance (51-71 Cardigan St, Carlton),</u> November 2021 May 2023</p> | | | | | | | | |
| HO28 | 71 Cardigan St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO29 | <p><u>Shops and Residences, 83-87 Cardigan St, Carlton</u></p> <p><u>Statement of Significance:</u></p> <p><u>Shops and Residences Statement of Significance (83-87 Cardigan St, Carlton),</u> November 2021 May 2023</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO30 | <p>Residential Terrace Row, 101-111 Cardigan St, Carlton</p> <p>Statement of Significance:</p> <p>Residential Terrace Row Statement of Significance (101-111 Cardigan St, Carlton), November 2024 May 2023</p> | Yes | No | No | Yes | No | No | No | No |
| HO32 | <p>Pair of Dwellings, 199-201 Cardigan St, Carlton</p> <p>Statement of Significance:</p> <p>Pair of Dwellings Statement of Significance (199-201 Cardigan Street, Carlton), November 2024 May 2023</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO34 | 245-257 Cardigan St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO35 | Residential Terrace Row, 18-22 Cardigan St, Carlton Statement of Significance: Residential Terrace Row Statement of Significance (18-22 Cardigan St, Carlton), November 2024 May 2023 | Yes | No | No | Yes | No | No | No | No |
| HO36 | Mary's Terrace, 50-56 Cardigan St, Carlton Statement of Significance: Mary's Terrace Statement of Significance (50-56 Cardigan St, Carlton), | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | November 2024 May 2023 | | | | | | | | |
| HO1394 Interim-Control Expiry-date: 01/02/2024 | <i>Cross Street Co-operative Housing, 422-432 Cardigan Street, Carlton</i> Statement of Significance: Cross Street Co-operative Housing Statement of Significance (422-432 Cardigan Street, Carlton) , November 2024 May 2023 | No | No | No | Yes | No | No | No | No |
| HO799 | <i>Melbourne General Cemetery, College Crescent, Carlton North</i> | - | - | - | Yes | - | Yes Ref No 1788 | Yes | No |
| HO39 | <i>Drummond Terrace, 93-105 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H872 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO40 | <i>Lothian Buildings, 175-179 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H372 | Yes | No |
| HO41 | <i>Shops and residences, 313-315 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H43 | Yes | No |
| HO43 | <i>Carlton Court House, 345-349 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H1467 | Yes | No |
| HO37 | <i>Rosaville, 46 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H408 | Yes | No |
| HO38 | <i>Medley Hall, 48 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H409 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1395 Interim Control Expiry date: 01/02/2024 | <i>Office Building, 207-221 Drummond Street, Carlton</i> <u>Statement of Significance:</u> <u>Office Building Statement of Significance (207-221 Drummond Street, Carlton),</u> November 2021 May 2020 | No | No | No | Yes | No | No | No | No |
| HO45 | <i>Police Station, 334-344 Drummond St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H1543 | Yes | No |
| HO1392 Interim Control Expiry date: 01/02/2024 | <i>Earth Science Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton</i> Incorporated plan | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p>Earth Sciences Building (McCoy Building) University of Melbourne 253-283 Elgin Street, Carlton, Incorporated Plan, May 2023</p> <p><u>Statement of Significance:</u></p> <p><u>Earth Sciences Building (McCoy Building), University of Melbourne Statement of Significance (253-283 Elgin Street, Carlton), November 2024 May 2023</u></p> | | | | | | | | |
| HO46 | 518 Elizabeth St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO49 | 556 Elizabeth St, Carlton | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO50 | <i>576 Elizabeth St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO51 | <i>580 Elizabeth St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO52 | <i>614-618 Elizabeth St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO44 | <i>656-668 Elizabeth St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO54 | <i>708 Elizabeth St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO924 | <i>Underground Public Toilets, Faraday Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H2134 | Yes | No |
| HO925 | <i>La Mama Theatre Building, 205-207 Faraday St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H1991 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO56 | <p>Royal Terrace, 272-278 Faraday St, Carlton</p> <p>Statement of Significance:</p> <p>Royal Terrace Statement of Significance (272-278 Faraday St, Carlton), November 2021</p> | Yes | No | No | Yes | No | No | No | No |
| HO57 | <p><i>Kathleen Syme Education Centre (Former Primary School No. 112)</i></p> <p>249-263 Faraday Street, Carlton</p> | - | - | - | Yes | - | Yes Ref No H1625 | Yes | No |
| HO1391 | <p>Cardigan House Carpark (Former)</p> <p>Royal Women's Hospital Carpark, 96 Grattan Street, Carlton</p> <p>Statement of Significance:</p> | No | No | No | Yes | No | No | No | No |

Interim-Control

Expiry-date:

01/02/2024

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p>Cardigan House Carpark (Former Royal Women's Hospital Carpark) Statement of Significance (96 Grattan Street, Carlton) November 2024 May 2023</p> | | | | | | | | |
| HO1397 Interim-Control Expiry-date: 01/02/2024 | <p>Ministry of Housing Infill Housing, Serial listing:</p> <ul style="list-style-type: none"> 75-79 Kay Street, Carlton 76 – 80 Station Street, Carlton 78 Kay Street, Carlton 43-45 Kay Street, Carlton 75-79 Kay Street, Carlton 136 | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p><i>Canning Street, Carlton</i></p> <p>56-58 Station Street, Carlton</p> <p>60-62 Station Street, Carlton</p> <p>76 Station Street, Carlton</p> <p>80 Station Street, Carlton</p> <p>• 51 51 Station Street, Carlton</p> <p>53 Station Street, Carlton</p> <p>55-63 Station Street, Carlton</p> <p><u>Statement of Significance:</u></p> <p><u>Ministry of Housing Infill Public Housing Statement of Significance (78, and 75-77) Kay</u></p> | | | | | | | | |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p>Street, 75 Kay Street, 43-45 Kay Street, 136 Canning, 11-53 Station Street, 50 62, 56-58, 60-62, 76, 80 Station Street Carlton), November 2021 May 2021</p> | | | | | | | | |
| HO884 | <p>Queen Elizabeth Maternal & Child Health Centre, 52-112 Keppel Street, 455-495 Cardigan Street & 960 Swanston Street, Carlton</p> | - | - | - | Yes | - | Yes Ref No H1813 | Yes | No |
| HO59 | <p>The 60L Green Building 62 Leicester St, Carlton</p> | Yes | No | No | Yes | No | No | No | No |
| HO62 | <p>Pattison Terrace 148-152 Leicester St, Carlton</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|-----------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO85 | <i>Carlton Inn 154-160 Leicester Street, Carlton (Alternate address is 175 Pelham St, Carlton)</i> | Yes | No | No | Yes | No | No | No | No |
| HO1131 | <i>Former Astral Motor Wheel Works 51-61 Leicester Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO63 | <i>Former Factory & Residence 119-125 Leicester St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1132 | <i>Former Factory 135-139 Leicester Street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO64 | 1-31 Lygon St, Carlton | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1393 Interim Control Expiry date: 01/02/2024 | <p>RMIT Building 71- Royal Melbourne Institute of Technology (RMIT), 33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton)</p> <p><u>Statement of Significance:</u></p> <p>RMIT Building 71 Royal Melbourne Institute of Technology Statement of Significance (33-89 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) November 2024 May 2024</p> | Yes | No | No | Yes | No | No | No | No |
| HO65 | <p><i>St Judes Anglican Church, 349-371 Lygon Street, 221-239 Palmerston</i></p> | - | - | - | Yes | - | Yes Ref No H14 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>Street & 2-34 Keppel Street, Carlton</i> | | | | | | | | |
| HO68 | <i>Trades Hall, 2-40 Lygon Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H663 | Yes | No |
| HO66 | <i>Lygon Buildings, 98-126 Lygon Street and 68-72 Queensberry Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H406 | Yes | No |
| HO67 | <i>Holdsworth Buildings, 380 Lygon St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H74 | Yes | No |
| HO885 | <i>Former Carlton Creche, 101-111 Neill Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H1864 | Yes | No |
| HO71 | <i>Former Sir John Young Hotel and Cottage Residence</i> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p>es 1822-24 Palmerston St, Carlton</p> <p><u>Statement of Significance:</u></p> <p>Former St John Young Hotel and Cottages Residences es Statements of Significance (18-24 Palmerston St, Carlton), November 2021 May 2023</p> | | | | | | | | |
| HO976 | Church of All Nations and Organ, 180 Palmerston St, Carlton | - | - | - | Yes | - | Yes Ref No H2179 | Yes | No |
| HO81 | 5-21 Pelham St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO84 | Former C Huppert & Co. Factory 157-163 Pelham St, Carlton | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO82 | <p>Former Factory and Store Warehouse-96 - 106 Pelham St, Carlton</p> <p>Statement of Significance:</p> <p>Former Factory and Store Warehouse Statement of Significance (96-106 Pelham St, Carlton). November 2024 May 2023</p> | Yes | No | No | Yes | No | No | No | No |
| HO83 | <p>Former Residence</p> <p>226 Pelham St, Carlton</p> | Yes | No | No | Yes | No | No | No | No |
| HO1159 | <p>House</p> <p>228 Pelham Street, Melbourne</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO926 | <i>Cast Iron Urinal, Queensberry Street – North Side, East of Elizabeth Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H2137 | No | No |
| HO927 | <i>Cast Iron Urinal, Queensberry Street –South Side, West of Swanston Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H2138 | No | No |
| HO87 | <u>Gavazzi Terrace, 19 Queensberry St, Carlton</u> <u>Statement of Significance:</u> <u>Gavazzi Terrace Statement of Significance (19 Queensberry St, Carlton), November 2024</u> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO88 | <i>Dalmeny House, 21 Queensberry St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H525 | Yes | No |
| HO89 | <i>Cramond House, 23 Queensberry St and 4-12 Elm Tree Place, Carlton</i> | - | - | - | Yes | - | Yes Ref No H482 | Yes | No |
| HO90 | <u>Former Catholic Apostolic Church</u> <u>Complex</u> 53-63 Queensberry St, Carlton <u>Statement of Significance:</u> <u>Former Catholic Apostolic Church</u> <u>Complex</u> <u>Statement of Significance (53-63 Queensberry St, Carlton),</u> <u>November 2024</u> <u>May 2023</u> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO91 | <p><u>Pair of Dwellings, 133-135 Queensberry St, Carlton</u></p> <p><u>Statement of Significance:</u></p> <p><u>Pair of Dwellings Statement of Significance (133-135 Queensberry St, Carlton), November 2021</u></p> | Yes | No | No | Yes | No | No | No | No |
| HO1136 | <p><i>Former Factory</i></p> <p>225-227</p> <p><i>Queensberry Street, Carlton</i></p> | Yes | No | No | Yes | No | No | No | No |
| HO94 | <p><i>Former Independent Mission Hall</i></p> <p>229 Queensberry St, Carlton</p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|--|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO95 | <i>Former Mills Hotel 259 Queensberry St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO97 Interim Control Expiry date: 01/02/2024 | 128-140 Queensberry St, and 148-150 Queensberry St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO807 | 144-146 Queensberry St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO1134 | <i>Former Paton's Brake Replacement Factory 198-202 Queensberry street, Carlton</i> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO99 | <i>Shop</i> <i>210 Queensberry St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO1135 | <i>Carlton Tram Substation</i> <i>214-222 Queensberry Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H2325 | Yes | No |
| HO93 | <i>Former Primary School No. 2365</i> <i>224 Queensberry St, Carlton</i> | - | - | - | Yes | - | Yes Ref No H970 | Yes | No |
| HO102 | <i>Public Urinal, Queensberry St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO103 | <u>Dwelling</u> , 25-27 Rathdowne St, Carlton <u>Statement of Significance:</u> <u>Dwelling</u> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | Statement of Significance (25-27 Rathdowne St, Carlton), November 2024 May 2023 | | | | | | | | |
| HO809 | Former Manufacturing Building, 29-31 Rathdowne St, Carlton Statement of Significance: Former Manufacturing Building Statement of Significance (29-31 Rathdowne Street, Carlton), November 2024 May 2023 | Yes | No | No | Yes | No | No | No | No |
| HO104 | Montefiore House, 49 Rathdowne St, Carlton Statement of Significance: Montefiore House | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | Statement of Significance (49 Rathdowne St, Carlton), November 2021 May 2023 | | | | | | | | |
| HO105 | Former Presbyterian Manse, 97-10 5 Rathdowne Street, Carlton | - | - | - | Yes | - | Yes Ref No H17 | Yes | No |
| HO106 | Primary School No. 2605, 201-231 Rathdowne St, Carlton | - | - | - | Yes | - | 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 | - | Yes Ref No H16 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO108 | <i>Queensberry Hotel</i> <i>593 Swanston St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO810 | <i>Shop</i> <i>599 Swanston St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO110 | <i>625-629 Swanston St, Carlton</i> | Yes | No | No | Yes | No | No | No | No |
| HO111 | <u>Pair of Shops and Residences, 462-468 Swanston St, Carlton</u> <u>Statement of Significance:</u> <u>Pair of Shops and Residences</u> <u>Statement of Significance (462-468 Swanston St, Carlton)</u> , November 2024 May 2023 | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO112 | <p><u>Pair of Shops and Residences 508-512 Swanston St, Carlton</u></p> <p><u>Statement of Significance:</u></p> <p><u>Pair of Shops and Residences Statement of Significance (508-512 Swanston St, Carlton), November 2024</u></p> | Yes | No | No | Yes | No | No | No | No |
| HO113 | <p><u>Pair of Dwellings, 554-556 Swanston St, Carlton</u></p> <p><u>Statement of Significance:</u></p> <p><u>Pair of Dwellings Statements of Significance (554-556 Swanston St, Carlton), November 2024</u></p> | Yes | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO814 | 630 Swanston St, Carlton | Yes | No | No | Yes | No | No | No | No |
| HO115 | Former No 3 Carlton Fire Station, 644-658 Swanston St, Carlton | - | - | - | Yes | - | Yes Ref No H1320 | Yes | No |
| HO116 | Residential Terrace Row, 676-682 Swanston St, Carlton Statement of Significance: Residential Terrace Row Statement of Significance (676-682 Swanston St, Carlton) , November 2024 May 2023 | Yes | No | No | Yes | No | No | No | No |
| HO912 | Residence, 896-898 Swanston Street, Carlton | - | - | - | Yes | - | Yes Ref No H95 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|---|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO1299 | <i>Plumbers and Gasfitters Union Building</i> <i>50-52 Victoria Street, Carlton</i> | - | - | - | Yes | - | Yes Ref No H2307 | Yes | No |
| HO118 | <u>Russell Terrace</u> , 68-72 Victoria St, Carlton <u>Statement of Significance:</u> <u>Russell Terrace Statements of Significance (68-72 Victoria St, Carlton), November 2021</u> | Yes | No | No | Yes | No | No | No | No |
| HO1398 Interim-Control Expiry-date: 01/02/2024 | RMIT Building 51, 56 and 57, Royal Melbourne Institute of Technology (RMIT) Serial listing: • 80-90 Victoria Street, Carlton | No | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p>(Building 51)</p> <ul style="list-style-type: none"> 33-89 Lygon Street, Carlton (Building 56 and Building 57) <p><u>Statement of Significance:</u></p> <p>RMIT Buildings 51, 56 and 57 Royal Melbourne Institute of Technology (RMIT) <u>Statement of Significance (80-92 Victoria Street and 33-89 Lygon Street, Carlton),</u> November 2021 <u>May 2023</u></p> | | | | | | | | |

2.4 East Melbourne and Jolimont

07/07/2022
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| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO928 | <i>Mary Mackillop House, 348-362 Albert Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1062 | Yes | No |
| HO120 | <i>402-406 Albert St, East Melbourne</i> | Yes | No | No | Yes | No | No | No | No |
| HO121 | <i>Terrace, 408 Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H851 | Yes | No |
| HO122 | <i>Victorian Artists Society, 428-430 Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H634 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO123 | <i>Former Baptist Church House, 486- 492 Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H3 | Yes | No |
| HO124 | <i>East Melbourne Synagogue, 494-500 Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H495 | Yes | No |
| HO125 | <i>494-508 Albert St, East Melbourne</i> | Yes | No | No | Yes | No | No | No | No |
| HO128 | <i>Old Men's Shelter, Powlett Reserve, 61-67 Albert Street & 150-152 Powlett Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H945 | Yes | No |
| HO129 | <i>St. Patricks Cathedral Precinct, 2-20 Gisborne Street, 2-60</i> | - | - | - | Yes | - | Yes Ref No H8 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>Cathedral Place, 371-449 Albert Street, 7-9 Lansdowne Street, East Melbourne</i> | | | | | | | | |
| HO890 | <i>Melbourne Cricket Ground, Brunton Ave, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1928 | Yes | No |
| HO134 | <i>St. Hilda's House, 1-19 Clarendon St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H481 | Yes | No |
| HO130 | <i>Philadelphia Robertson House (Mosspennoch), 22-40 Clarendon Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H420 | Yes | No |
| HO131 | <i>Bishopscourt, 84-122 Clarendon St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H27 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO886 | <i>Freemasons Hospital, 166 Clarendon Street, , East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1972 | Yes | No |
| HO132 | <i>Residence, 202-206 Clarendon St, cnr Albert Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H28 | Yes | No |
| HO133 | <i>Clarendon Terrace, 208-212 Clarendon St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H29 | Yes | No |
| HO136 | <i>Residence, 191-197 George St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H565 | Yes | No |
| HO135 | <i>Braemar, 176-180 George St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H52 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO922 | <i>Ola Cohn House, 41-43 Gipps Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H2002 | Yes | No |
| HO986 | <i>Residence, 98-106 Gipps Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H2131 | Yes | No |
| HO138 | <i>Little Parndon, 159 Gipps St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H56 | Yes | No |
| HO139 | <i>Town House, 179 Gipps St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H57 | Yes | No |
| HO137 | <i>Nepean Terrace, 128-132 Gipps Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H53 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO142 | <i>St. Peters Eastern Hill Precinct, 13-19 Gisborne St & 453-479 Albert Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H9 | Yes | No |
| HO143 | <i>Eastern Hill Fire Station, 23-41 Gisborne Street, 446-476 Albert Street, & 108-122 Victoria Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1042 | Yes | No |
| HO144 | <i>Town House, 115-117 Grey St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H58 | Yes | No |
| HO145 | <i>Terrace, 128-132 Grey St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H59 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO929 | <i>Mercy Hospital, 145- 161 Grey Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1954 | Yes | No |
| HO146 | <i>St. John's Church, 1251-1289 Hoddle Street, 576-594 Victoria Pde & 2-30 Albert Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H757 | Yes | No |
| HO147 | <i>Chandos, 42-48 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H535 | Yes | No |
| HO148 | <i>Queen Bess Row, 72-76 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H602 | Yes | No |
| HO149 | <i>Fairhall, 154-156 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H60 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO887 | <i>Residence, 157 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H61 | Yes | No |
| HO150 | <i>Cyprus Terrace, 158 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H62 | Yes | No |
| HO151 | <i>Cyprus Terrace, 160 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H63 | Yes | No |
| HO152 | <i>Cyprus Terrace, 162 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H64 | Yes | No |
| HO153 | <i>Cyprus Terrace, 164 Hotham St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H65 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO192 | <i>Residence, 12 Jolimont Terrace, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H513 | Yes | No |
| HO193 | <i>Residence, 32-34 Jolimont Terrace, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H514 | Yes | No |
| HO154 | <i>Burlington Terrace, 15-27 Lansdowne Street & 384- 400 Albert Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H797 | Yes | No |
| HO888 | <i>Tram Shelter, Cnr Macarthur St & St. Andrews Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1870 | Yes | No |
| HO127 | <i>New Temple Church, 2-6 Morrison Place & 420-422 Albert Street, East</i> | - | - | - | Yes | - | Yes Ref No H852 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>Melbourne</i> | | | | | | | | |
| HO160 | <i>Terrace, 8-10 Morrison Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H853 | Yes | No |
| HO161 | <i>Terrace, 14-18 Morrison Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H854 | Yes | No |
| HO162 | <i>Terrace, 20 Morrison Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H855 | Yes | No |
| HO163 | <i>Terrace, 22 Morrison Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H856 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO164 | <i>Aubrey Bowen Wing, Royal Vict. Eye & Ear Hospital, Morrison Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1724 | Yes | No |
| HO930 | <i>Cast Iron Urinal, Nicholson Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H2149 | No | No |
| HO165 | <i>ICI House, 1-4 Nicholson St & 510-532 Albert St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H786 | Yes | No |
| HO166 | <i>Tasma Terrace, 2-12 Parliament Place & 34-40 St Andrews Place, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1025 | Yes | No |
| HO167 | <i>Lutheran Church, 22-36 Parliament Place & 65-75 Cathedral Place,</i> | - | - | - | Yes | - | Yes Ref No H15 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <i>East Melbourne</i> | | | | | | | | |
| HO168 | <i>Foynes, 52 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H499 | Yes | No |
| HO169 | <i>Eastcourt, 54 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H87 | Yes | No |
| HO170 | <i>Canterbury Terrace, 82-112 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H454 | Yes | No |
| HO171 | <i>Residence, 130 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H88 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------------------|---|--|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO172 | <i>The Opera House, 138 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H89 | Yes | No |
| HO889 | <i>East Collingwood Rifles Volunteer Orderly Room, 172-188 Powlett Street, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H1801 | Yes | No |
| HO1400 | Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne Statement of Significance: Punt Road Oval (Richmond Cricket Ground) Statement of Significance (Punt Road, East Melbourne), November | Yes, Jack Dyer Stand 1913-14 and 1927 wind | No | No | Yes | No | No | No | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | 2021-May 2021 | | | | | | | | |
| 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 | - | Yes Ref No H1526 | Yes | No |
| HO931 | Gordon Reserve, Spring Street and Macarthur Street, East Melbourne | - | - | - | Yes | - | Yes Ref No H47 | Yes | No |
| HO188 | Former Salvation Army Training Garrison, 68-88 Victoria Pde, East Melbourne | - | - | - | Yes | - | Yes Ref No H554 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|--|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO179 | <i>Terrace, 146-148 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H857 | Yes | No |
| HO180 | <i>Terrace, 150 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H858 | Yes | No |
| HO812 | <i>152 Victoria Pde, East Melbourne</i> | Yes | No | No | Yes | No | No | No | No |
| HO813 | <i>160 Victoria Pde, East Melbourne</i> | Yes | No | No | Yes | No | No | No | No |
| HO181 | <i>Ardee, 162-166 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H859 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO182 | <i>Ensor, 168-172 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H860 | Yes | No |
| HO183 | <i>Church of the Holy Annunciation Evangelismos, 186-196 Victoria Parade, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H532 | Yes | No |
| HO184 | <i>Cathedral College, Former Christian Brothers College 'Parade', 256-278 Victoria Parade, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H20 | Yes | No |
| HO185 | <i>Terrace, 352-354 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H638 | Yes | No |
| HO186 | <i>Terrace, 356-358 Victoria Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H639 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| HO187 | <i>Former Victoria Brewery, 388-442 Victoria Parade, 148-200 Albert St & 187-225 Powlett St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H624 | Yes | No |
| HO189 | <i>Ornamental Tramway Overhead Poles, Victoria Pde, East Melbourne (see also HO299)</i> | - | - | - | Yes | - | Yes Ref No H1023 | Yes | No |
| HO173 | <i>Former Yarra Park Primary School No. 1406, 2-40 Webb Lane, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H768 | Yes | No |
| HO194 | <i>Yarra Park & Former Grand Rank Cabman's Shelter near Footbridge, Wellington Pde and Punt Rd and Vale St and Jolimont Tce and Brunton Ave</i> | - | - | - | Yes | - | Yes Ref No H849 & Ref No H2251 | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|---|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | <p><i>and Jolimont St, East Melbourne</i></p> <p><i>The heritage place includes</i></p> <p><i>Two Aboriginal Scarred Trees</i></p> <p><i>Yarra Park</i></p> | | | | | | | | |
| HO190 | <i>Elizabeth House, 86-92 Wellington Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H102 | Yes | |
| HO921 | <i>Jolimont Square, 95-133 Wellington Pde south and 49-55 Charles St and 50-62 Agnes St, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No H2009 | Yes | No |
| HO191 | <i>Virginia, 116 Wellington Pde, East Melbourne</i> | - | - | - | Yes | - | Yes Ref No | Yes | No |

| PS map ref | Heritage place | External paint controls apply? | Internal alteration controls apply? | Tree controls apply? | Solar energy system controls apply? | Outbuildings or fences not exempt under Clause 43.01-4 | Included on the Victorian Heritage Register under the Heritage Act 2017? | Prohibited uses permitted? | Aboriginal heritage place? |
|------------|----------------|--------------------------------|-------------------------------------|----------------------|-------------------------------------|--|--|----------------------------|----------------------------|
| | | | | | | | H103 | | |

27/10/2020
C399melb

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

~~25/04/2023~~
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[Proposed](#)
[C405melb](#)
[C445melb](#)

Incorporated documents

| Name of document | Introduced by: |
|--|-----------------|
| 86-96 Stubbs Street, Kensington - August 2022 | C436melb |
| 2 Bayswater Road, Kensington Statement of Significance, March 2022 | C396melb |
| 12 Riverside Quay, Southbank, November 2020 | C391melb |
| 19 Gower Street, Kensington Statement of Significance, March 2022 | C396melb |
| 17 Westbourne Road, Kensington Statement of Significance, March 2022 | C396melb |
| 17-19 Bayswater Road, Kensington Statement of Significance, March 2022 | C396melb |
| 29-31 Rathdowne Street, Carlton Statement of Significance, March 2022 | C396melb |
| 47-55, 59 & 69 Westbourne Road Precinct, Kensington Statement of Significance, March 2022 | C396melb |
| 53-57 Lonsdale Street, Melbourne Statement of Significance, April 2022 | C387melb |
| 59 Bayswater Road, Kensington Statement of Significance, March 2022 | C396melb |
| 72-74 Bourke Street, Melbourne Statement of Significance, March 2022 | C396melb |
| 73-77 Bourke Street, Melbourne Statement of Significance, March 2022 | C396melb |
| 83 Bayswater Road, Kensington Statement of Significance, March 2022 | C396melb |
| 86 Bourke Street, Melbourne Statement of Significance, March 2022 | C396melb |
| 90-92 Bayswater Road, Kensington Statement of Significance, March 2022 | C396melb |
| 111 Lorimer Street, Docklands, Incorporated Document, November 2022 | C364melb |
| 150 Lonsdale Street, Melbourne - Australian Federal Police, Melbourne State Office, May 2020 | C375melb |

| Name of document | Introduced by: |
|--|----------------|
| 150-160 & 162-188 Turner Street, Port Melbourne, Incorporated Document, November 2022 | C420melb |
| 166 Russell Street, Melbourne Statement of Significance, April 2022 | C387melb |
| 21-35 Power Street & 38 Freshwater Place, Southbank, July 2021 | C398melb |
| 271 Spring Street, Melbourne, Transitional Arrangements, May 2016 | C287 |
| 285 Walsh Street, South Yarra Statement of Significance, March 2022 | C396melb |
| 55 Southbank Boulevard, Southbank, February 2017 | C288 |
| 310-316 Walsh Street, South Yarra Statement of Significance, March 2022 | C396melb |
| 346-376 Queen Street, 334-346 La Trobe Street and 142-171 A'Beckett Street Open Lot Car Park, Melbourne | NPS1 |
| 447 Collins Street, Melbourne, Transitional Arrangements, May 2016 | C289 |
| 70 Southbank Blvd, June 2014 | C239 |
| 80 Collins Street Melbourne Development, May 2013 | C219 |
| 87-127 Queens Bridge Street, Southbank, July 2018 (Amended August 2020) | C386melb |
| 850-858 Lorimer Street, Port Melbourne, Incorporated Document, March 2022 | C361melb |
| ABC Melbourne New Office and Studio Accommodation Project (Southbank), December 2013 | C226 |
| Advertising Signs - Mercedes-Benz, 135-149 Kings Way, Southbank | C103 |
| AMP Tower and St James Building Complex Statement of Significance (527-555 Bourke Street, Melbourne), April 2022 | C387melb |
| Apartment Building Statement of Significance (13-15 Collins Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|---|--------------------------|
| Arden Macaulay Heritage Review 2012: Statements of Significance June 2016 | C207 |
| Arden Parking Precinct Plan, August 2021 | C407melb |
| Arden Precinct Cross Sections, July 2022 | C407melb |
| Arden Precinct Development Contributions Plan, July 2022 | C407melb |
| Australia-Netherlands House Statement of Significance (468-478 Collins Street, Melbourne), April 2022 | C387melb |
| 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 House Carpark (Former Royal Women's Hospital Carpark) Statement of Significance (96 Grattan Street, Carlton), November 2021 - May 2023 | C405melb |
| Carlton Connect Initiative Incorporated Document, March 2018 | C313 |
| Carlton Recreation Ground Incorporated Document, September 2020 | C377melb |
| Former Carlton Union Hotels Precinct Statement of Significance, (1-31 Lygon Street, Carlton), November 2021 - May 2023 | C405melb |
| Charles Grimes Bridge Underpass, December 2011 | C191 |
| City North Heritage Review 2013: Statements of Significance (Revised June 2015) | C198 |
| Cliveden Hill Private Hospital, 29 Simpson Street, East Melbourne, July 1999 | C6 |
| Caulfield Dandenong Rail Upgrade Project, Incorporated Document, April 2016 | C349melb |

| Name of document | Introduced by: |
|---|--------------------------|
| Coates Building Statement of Significance (18-22 Collins Street, Melbourne), April 2022 | C387melb |
| Collins Gate Statement of Significance (377-379 Little Collins Street, Melbourne), April 2022 | C387melb |
| Commercial building Statement of Significance (480 Bourke Street, Melbourne), April 2022 | C387melb |
| Commercial building Statement of Significance (582-584 Little Collins Street, Melbourne), April 2022 | C387melb |
| Cross Street Co-operative Housing Statement of Significance (422-432 Cardigan Street, Carlton), November 2021 | C405melb |
| Crown Casino Third Hotel, September 2007 | C136 |
| David Jones Melbourne City Store Redevelopment, May 2008 | C139 |
| Downs House Statement of Significance (441-443 Little Bourke Street, Melbourne), April 2022 | C387melb |
| Dreman Building Statement of Significance (96-98 Flinders Street, Melbourne), April 2022 | C387melb |
| Drewery Lane Precinct Statement of Significance, April 2022 | C387melb |
| Dwelling Statement of Significance (25-27 Rathdowne Street, Carlton), November 2021 | C405melb |
| Dynon Port Rail Link Project | C113 |
| Earth Sciences Building (McCoy Building) University of Melbourne, Statement of Significance, (253-283 Elgin Street Carlton), November 2021 | C405melb |
| Earth Sciences Building (McCoy Building) University of Melbourne, 253-283 Elgin Street, Carlton, Incorporated Plan, May 2022 | C405melb |
| Electricity Substation Statement of Significance (224-236 Salmon Street, Port Melbourne), May 2022 | C394melb |

| Name of document | Introduced by: |
|---|----------------|
| Emporium Melbourne Development, July 2009 | C148 |
| Epstein House Statement of Significance (134-136 Flinders Street, Melbourne), April 2022 | C387melb |
| Equitable House Statement of Significance (335-349 Little Collins Street, Melbourne), April 2022 | C387melb |
| Federation Arch and Sports and Entertainment Precinct Signs, April 2002 | C66 |
| Flinders Gate car park, Melbourne, July 1999 | C6 |
| Flinders Lane East Precinct Statement of Significance, April 2022 | C387melb |
| Flinders Street Railway Viaduct Statement of Significance (Flinders Street, Melbourne), April 2022 | C387melb |
| Former Ajax House Statement of Significance (103-105 Queen Street, Melbourne), April 2022 | C387melb |
| Former Allans Building Statement of Significance (276-278 Collins Street, Melbourne), April 2022 | C387melb |
| Former AMP Building Statement of Significance (344-350 Collins Street, Melbourne), April 2022 | C387melb |
| Former AMP Building Statement of Significance (402-408 Lonsdale Street, Melbourne), April 2022 | C387melb |
| Former Atlas Assurance Building Statement of Significance (404-406 Collins Street, Melbourne), April 2022 | C387melb |
| Former Australia Pacific House Statement of Significance (136-144 Exhibition Street, Melbourne), April 2022 | C387melb |
| Former Bank of Adelaide Building Statement of Significance (265-269 Collins Street, Melbourne), April 2022 | C387melb |
| Former Bank of Australasia Statement of Significance (152-156 Swanston Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|---|---------------------------------|
| Former Bank of New South Wales Statement of Significance (137-139 Flinders Lane, Melbourne), April 2022 | C387melb |
| Former Batman Automatic Telephone Exchange Statement of Significance (376-382 Flinders Lane, Melbourne), April 2022 | C387melb |
| Former Bryson Centre Statement of Significance (174-192 Exhibition Street, Melbourne), April 2022 | C387melb |
| Former Cassells Tailors Pty Ltd Statement of Significance (341-345 Elizabeth Street, Melbourne), April 2022 | C387melb |
| <u>Former Catholic Apostolic Church - now known as Romanian Orthodox Church of C405melb St Peter and Paul Complex Statement of Significance (53-63 Queensberry Street, Carlton), November 2021</u> May 2022 | <u>C405melb</u> |
| <u>Former Children's Hospital Precinct Statement of Significance (110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, Carlton), November 2021</u> May 2022 | <u>C405melb</u> |
| Former Coles and Garrard Building Statement of Significance (376-378 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Colonial Mutual Life Assurance Building and Plaza with 'Children's Tree' Sculpture Statement of Significance (308-336 Collins Street, Melbourne), April 2022 | C387melb |
| Former Commercial Banking Company of Sydney Building Statement of Significance (251-257 Collins Street, Melbourne), April 2022 | C387melb |
| Former Commonwealth Banking Corporation Building Statement of Significance (359-373 Collins Street, Melbourne), April 2022 | C387melb |
| Former Craig, Williamson Pty Ltd complex Statement of Significance (57-67 Little Collins Street, Melbourne), April 2022 | C387melb |
| Former Dalgety House Statement of Significance (457-471 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Dillingham Estates House Statement of Significance (114-128 William Street, Melbourne), April 2022 | C387melb |
| Former Excelsior Chambers Statement of Significance (17-19 Elizabeth Street, Melbourne), April 2022 | C387melb |
| Former Exhibition Towers Statement of Significance (287-293 Exhibition Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|---|--------------------------|
| Former Factory Statement of Significance (203-207 King Street, Melbourne), April 2022 | C387melb |
| Former Factory Warehouse and Store Statement of Significance (96-106 Pelham Street, Carlton), November 2021 May 2022 | C405melb |
| Former Fishmarket Site, Flinders Street Melbourne, September 2002 | C68 |
| Former Gilbert Court Statement of Significance (100-104 Collins Street, Melbourne), April 2022 | C387melb |
| Former Godfrey's Building Statement of Significance (188-194 Little Collins Street, Melbourne), April 2022 | C387melb |
| Former Gordon Buildings Statement of Significance (384-386 Flinders Lane, Melbourne), April 2022 | C387melb |
| Former Gothic Chambers and warehouse Statement of Significance (418-420 Bourke Street and 3 Kirks Lane, Melbourne), April 2022 | C387melb |
| Former Guardian Building Statement of Significance (454-456 Collins Street, Melbourne), April 2022 | C387melb |
| Former Herald and Weekly Times building, 46-74 Flinders Street, Melbourne, August 2002 | C69 |
| Former Hosie's Hotel Statement of Significance (1-5 Elizabeth Street, Melbourne), April 2022 | C387melb |
| Former John Danks & Son Statement of Significance (Part 393-403 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Kantay House Statement of Significance (12-18 Meyers Place, Melbourne), April 2022 | C387melb |
| Former Kraft Vegemite Factory Statement of Significance (1 Vegemite Way, Port Melbourne), July 2022 | C394melb |
| Former Law institute House (382 Little Collins Street, Melbourne), April 2022 | C387melb |
| Former Law Department's Building Statement of Significance (221-231 Queen Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|---|--------------------------|
| Former Legal and General House Statement of Significance (375-383 Collins Street, Melbourne), April 2022 | C387melb |
| Former London Assurance House Statement of Significance (Part 468-470 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Malcolm Reid & Co Department Store Statement of Significance (151-163 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Manchester Unity Oddfellows Building Statement of Significance (335-347 Swanston Street, Melbourne), April 2022 | C387melb |
| Former Manufacturing Building Statement of Significance (29-31 Rathdowne Street, Carlton) , November 2021 May 2022 | C405melb |
| Former Markillie's Prince of Wales Hotel Statement of Significance (562-564 Flinders Street and rear in Downie Street, Melbourne), April 2022 | C387melb |
| Former Melbourne and Metropolitan Tramways Board Building Statement of Significance (616-622 Little Collins Street, Melbourne), April 2022 | C387melb |
| Former Melbourne City Council Power Station Statement of Significance (617-639 (part) and 651-669 Lonsdale Street, 602-606 and 620-648 Little Bourke Street, Melbourne), April 2022 | C387melb |
| Former Melbourne City Council Substation Statement of Significance (23-25 George Street, Melbourne), April 2022 | C387melb |
| Former Melbourne City Council Substation Statement of Significance (10-14 Park Street, Melbourne), April 2022 | C387melb |
| Former Melbourne City Council Substation Statement of Significance (11-27 Tavistock Place, Melbourne), April 2022 | C387melb |
| Former Melbourne Shipping Exchange Statement of Significance (25 King Street, Melbourne), April 2022 | C387melb |
| Former National Bank of Australasia Stock Exchange Branch Statement of Significance (85-91 Queen Street, Melbourne), April 2022 | C387melb |
| Former Olympic Swimming Stadium, Collingwood Football Club signage, April 2004 | C91 |
| Former Palmer's Emporium Statement of Significance (220 Bourke Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|--|--------------------------|
| Former Patersons Pty Ltd Statement of Significance (Part 152-158 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Paramount House Statement of Significance (256-260 King Street, Melbourne), April 2022 | C387melb |
| Former Printcraft House Statement of Significance (428-432 Little Bourke Street, Melbourne), April 2022 | C387melb |
| Former Queen Victoria Hospital Site - Open Lot Car Park, Melbourne | NPS1 |
| Former Princes Bridge Lecture Room Statement of Significance (Princes Walk, Birrarung Marr, Melbourne),), April 2022 | C387melb |
| Former Ridgway Terrace Statement of Significance (20 Ridgway Place, Melbourne), April 2022 | C387melb |
| Former Rockman's Showrooms Pty Ltd Statement of Significance (188 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Royal Automobile Club of Victoria Statement of Significance (111-129 Queen Street, Melbourne), April 2022 | C387melb |
| Former Russell Street Automatic Telephone Exchange and Postal Building Statement of Significance (114-120 Russell Street, Melbourne), April 2022 | C387melb |
| Former Sharpe Bros Pty Ltd Statement of Significance (202-204 Bourke Street Melbourne), April 2022 | C387melb |
| Former St John's Hotel and residences, 18-24 Palmerston Street, Carlton, November 2021 to 2022 | C405melb |
| Former Sleigh Buildings Statement of Significance (158-172 Queen Street, Melbourne), April 2022 | C387melb |
| Former South British Insurance Company Ltd Building Statement of Significance (155-161 Queen Street, Melbourne), April 2022 | C387melb |
| Former Southern Cross Hotel site, Melbourne, March 2002 | C64 |
| Former State Savings Bank of Victoria Statement of Significance (258-264 Little Bourke Street, Melbourne), April 2022 | C387melb |

| Name of document | Introduced by: |
|--|--------------------------|
| Former State Savings Bank of Victoria Statement of Significance (233-243 Queen Street, Melbourne), April 2022 | C387melb |
| Former State Savings Bank of Victoria Statement of Significance (45-63 Swanston Street, Melbourne), April 2022 | C387melb |
| Former Sunday School Union of Victoria Statement of Significance (100-102 Flinders Street, Melbourne), April 2022 | C387melb |
| Former Thomas Warburton Pty Ltd Statement of Significance (365-367 Little Bourke Street, 2-6 and 8-14 Rankins Lane. Melbourne), April 2022 | C387melb |
| Former Union House Statement of Significance (43-51 Queen Street, Melbourne), April 2022 | C387melb |
| Former Victoria Brewery site, East Melbourne – ‘Tribeca’ Redevelopment October 2003 | C86 |
| Former Victorian Amateur Turf Club Statement of Significance (482-484 Bourke Street, Melbourne), April 2022 | C387melb |
| Former Wenley Motor Garage Statement of Significance (39-41 Little Collins Street, Melbourne), April 2022 | C387melb |
| Former Zander's No 2 Store Statement of Significance (11 Highlander Lane, Melbourne), April 2022 | C387melb |
| Freshwater Place, Southbank, August 2001 (Amended 2012) | C193 |
| Gavazzi Terrace Statement of Significance (19 Queensberry Street, Carlton) , November 2021 July 2021 | C405melb |
| Grange Lynne Pty Ltd Statement of Significance (183-189 A'Beckett Street, Melbourne), April 2022 | C387melb |
| Great Western Hotel Statement of Significance (204-208 King Street, Melbourne), April 2022 | C387melb |
| Guildford and Hardware Laneways Heritage Study May 2017: Heritage Inventory, November 2018 (Amended April 2022) | C387melb |
| Guildford and Hardware Laneways Heritage Study May 2017: Statements of Significance, November 2018 (Amended April 2022) | C387melb |

| Name of document | Introduced by: |
|--|--------------------------|
| Hamer Hall Redevelopment July 2010 | C166 |
| Henty House Statement of Significance (499-503 Little Collins Street, Melbourne), April 2022 | C387melb |
| Heritage Places Inventory March 2022 (Amended January-November 2021 2021 2023) | C445melb |
| Heritage Places Inventory February 2020 Part B (Amended September 2022) | C409melb |
| Heritage Precincts Statements of Significance February 2020 (Amended November-April-May 2022 2021) | C387melb |
| High wall signs - 766 Elizabeth Street, Carlton | NPS1 |
| Hilton on the Park Complex Redevelopment, December 2004 | C101 |
| C01 Carlton Precinct Statement of Significance November 2021 May 2023 | C405melb |
| Hobsons Road Precinct Incorporated Plan, March 2008 | C124 |
| Hospital Emergency Medical Services - Helicopter Flight Path Protection Areas Incorporated Document, June 2017 | GC49 |
| Hotel Lincoln and Environs Precinct Statement of Significance (91-95 Cardigan Street and 134-150 Queensberry Street, Carlton), November 2021 May 2023 | C405melb |
| Hotham Estate | C134 |
| Hoyts Mid City Cinemas Statement of Significance (194-200 Bourke Street, Melbourne), April 2022 | C387melb |
| Incorporated Plan Overlay No. 1 – 236-254 St Kilda Road | NPS1 |
| Judy Lazarus Transition Centre, March 2005 | C102 |

| Name of document | Introduced by: |
|--|--------------------------|
| Kensington Heritage Review Statements of Significance, March 2018 | C324 |
| Laurens House Statement of Significance (414-416 Lonsdale Street, Melbourne), April 2022 | C387melb |
| Little Lonsdale Street Precinct Statement of Significance, April 2022 | C387melb |
| Lonsdale Exchange Building Statement of Significance (447-453 Lonsdale Street, Melbourne), April 2022 | C387melb |
| Lyceum Club Statement of Significance (2-18 Ridgway Place, Melbourne), April 2022 | C387melb |
| M1 Redevelopment Project, October 2006 | C120 |
| Major Promotion Signs, December 2008 | C147 |
| Mary's Terrace Statement of Significance (50-56 Cardigan Street, Carlton), November 2024 May 2021 | C405melb |
| Melbourne Aquarium Signs, July 2001 | C11 |
| Melbourne Arts Precinct Transformation Project, Phase One, January 2022 | C356melb |
| Melbourne Assessment Prison (MAP) 317-353 Spencer Street, West Melbourne, February 2020 | C258 |
| Melbourne Central redevelopment, March 2002 (Amended October 2019) | C344melb |
| Melbourne City Link Project – Advertising Sign Locations, November 2003 | VC20 |
| Melbourne Convention Centre Development, Southbank and North Wharf redevelopment, Docklands, April 2006, Amended May 2016 | GC44 |
| Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002 | C22 |

| Name of document | Introduced by: |
|---|----------------|
| Melbourne Grammar School Master Plan - Volume One, Senior School South Yarra Campus, Issue Date 14 October 2003. | C90 |
| Melbourne House Statement of Significance (354-360 Little Bourke Street, Melbourne), April 2022 | C387melb |
| Melbourne Metro Rail Project Incorporated Document, May 2018 | GC82 |
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| Melbourne Park Redevelopment February 2014 | C229 |
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| Peter Hall Building (formerly known as the Richard Berry Building) Statement of Significance (The University of Melbourne, Parkville), March 2022 | C396melb |
| PMG Postal Workshops, Garages & Stores complex, Part 45-99 Sturt Street Southbank Incorporated Plan, November 2020 | C305melb |
| Port Capacity Project, Webb Dock Precinct, Incorporated Document, October 2012 (Amended August 2016) | GC54 |
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| Rialto South Tower Communications Facility Melbourne, November 2020 | C57 |
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| Warehouse Statement of Significance (26-32 King Street, Melbourne), April 2022 | C387melb |
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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

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Proposed
C405

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|--|---|
| <i>A Strategy for a Safe City 2000-2002</i> (City of Melbourne, 2000) | C162 Clause 13.07-1L Clause 15.01-1L |
| <i>Amendment C396 Heritage Category Conversion Review</i> (Lovell Chen and Anita Brady Heritage, July 2021) | C396melb Clause 15.03-1L |
| <i>Arden Macaulay Heritage Review</i> (Graeme Butler & Associates, 2012) | C258 Clause 15.03-1L |
| <i>Arden Precinct Flood Management Policy</i> (Melbourne Water, June 2022) | C407melb Clause 11.03-6L |
| <i>Arden Structure Plan</i> (Victorian Planning Authority, July 2022) | C407melb Clause 11.03-6L |
| <i>Bike Plan 2002—2007—A Transportation Strategy</i> (City of Melbourne, 2002) | C162 |
| <i>Bourke Hill Heritage, Planning and Urban Design Review</i> (Department of Transport, Planning and Local Infrastructure, 2014) | C240 Clause 15.01-1L |
| <i>Bourke Hill Precinct Heritage Review Amendment C240</i> (Trethowan, 2015) | C258 Clause 15.03-1L |
| <i>The Burra Charter: the Australia ICOMOS charter for Places of Cultural Significance</i> (Australia ICOMOS, 2013) | C258 Clause 15.03-1L |
| <i>Carlton Access and Parking Strategy</i> (City of Melbourne, 2004) | C162 |
| <i>Carlton Brewery Masterplan</i> (City of Melbourne, 2007) | C126 |
| <i>Carlton Gardens Master Plan</i> (City of Melbourne, 1991) | C162 |
| Carlton Heritage Review (Lovell Chen, November 2021, Updated February 2023) | C405melb Clause 15.03-1L |
| <i>Carlton Integrated Local Area Plan—A Vision to 2010</i> (City of Melbourne, 2000) | C162 |

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|--|--|
| <i>Carlton, North Carlton and Princes Hill Conservation Study</i> (Nigel Lewis and Associates, 1994 & 1985) | C258 Clause 15.03-1L |
| <i>City North Heritage Review</i> , RBA Architects (RBA Architects, 2013) | C258 Clause 15.03-1L |
| <i>Central Activities District Conservation Study</i> (Graeme Butler, 1985) | C258 Clause 15.03-1L |
| <i>Central City Built Form Review Synthesis Report</i> (Department of Environment, Land, Water and Planning, 2016) | C270 Clause 15.01-1L Clause 15.01-2L |
| <i>Central City Built Form Review Overshadowing Technical Report</i> (Department of Environment, Land, Water and Planning, April 2016) | C270 Clause 15.01-1L |
| <i>Central City (Hoddle Grid) Heritage Review</i> (Graeme Butler, 2011) | C258 Clause 15.03-1L |
| <i>Central City Planning and Design Guidelines</i> (City of Melbourne, 1991) | C105 Clause 15.01-1L |
| <i>Central Melbourne Design Guide</i> (City of Melbourne, 2019) | C308melb Schedule 1 to Clause 43.02 |
| <i>City Plan 2010</i> (City of Melbourne, 2001) | C162 |
| <i>City of Melbourne: Energy, Water and Waste Review</i> (City of Melbourne, 2011) | C187 Clause 15.01-2L |
| <i>City of Melbourne Open Space Strategy</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012) | C209 Clause 19.02-6L |
| <i>City of Melbourne Open Space Strategy, Technical Report</i> (Thompson Berrill Landscape Design and Environment & Land Management, 2012) | C209 Clause 19.02-6L |
| <i>City of Melbourne Open Space Strategy, Open Space</i> | C209 |

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| <i>Contributions Framework</i> (Environment & Land Management and Thompson Berrill Landscape Design, 2012) | Clause 19.02-6L |
| <i>City of Melbourne, Zero, Net Emissions by 2020</i> (City of Melbourne, 2002) | C187 Clause 15.01-2L |
| <i>City of Melbourne, Zero Net Emissions by 2020 Update 2008</i> (City of Melbourne, 2008) | C187 Clause 15.01-2L |
| <i>CBD Lanes Built Form Review ID Sheets</i> (Hansen Partnership Ltd, 2005) | C105 Clause 15.01-1L |
| <i>City of Melbourne, Total Watermark - City as a Catchment</i> (City of Melbourne, 2009) | C187 Clause 15.01-2L |
| <i>City of Melbourne Waste Management Strategy</i> (City of Melbourne, 2005) | C187 Clause 15.01-2L |
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| <i>Guidelines for Preparing a Waste Management Plan</i> (City of Melbourne, 2021) | C187 Clause 15.01-2L |
| <i>City of Melbourne Social Planning Framework</i> (City of Melbourne, 2002) | C162 |
| <i>City of Melbourne Stormwater Management Plan</i> (City of Melbourne, 2000) | C162 |
| <i>City North Heritage Review</i> , RBA Architects (RBA Architects, 2013) | C198 Clause 15.03-1L |
| <i>City of Port Phillip and City of Moreland, Sustainable Design Scorecard</i> (City of Port Phillip and City of Moreland) | C187 Clause 15.01-2L |
| <i>City West Plan, 2002</i> (City of Melbourne, 2002) | C162 |
| <i>Disability Action Plan 2001—2004</i> (City of Melbourne, 2001) | C162 |
| <i>Docklands Community Development Plan 2001-2016</i> (City of Melbourne, 2002) | C162 Clause 11.03-6L |
| <i>Drugs Action Plan 2001-2003</i> (City of Melbourne, 2001) | C162 |
| <i>East Melbourne & Jolimont Conservation Study</i> (Meredith Gould, 1985) | C258 Clause 15.03-1L |
| <i>Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report</i> (HLCD, 2022) | C394melb Clause 02.03-4 and |

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| <i>Fitzroy and Treasury Gardens Management Plan</i> (City of Melbourne, 1996) | C162 |
| <i>Fishermans Bend Vision</i> (DELWP, 2016) | C162 Clause 11.03-6L |
| <i>Fishermans Bend Framework</i> (DELWP, 2018) | C162 Clause 11.03-6L |
| <i>Fishermans Bend Community Infrastructure Plan</i> (DELWP, 2017) | C162 |
| <i>Fishermans Bend Urban Design Strategy</i> (Hodyl and Co, 2017) | C162 |
| <i>Fishermans Bend Public Space Strategy</i> (Planisphere, 2017) | C162 |
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| <i>Fishermans Bend Sustainability Strategy</i> (DELWP, 2017) | C162 |
| <i>Flagstaff Gardens Master Plan</i> (City of Melbourne, 2000) | C162 |
| <i>Flemington & Kensington Conservation Study</i> (Graeme Butler & Associates, 1985) | C258 Clause 15.03-1L |
| <i>Future Melbourne Community Plan</i> (City of Melbourne, September 2008) | C187 Clause 15.01-2L |
| <i>Grids and Greenery: The Character of Inner Melbourne</i> (City of Melbourne, 1987) | C162 Clause 15.01-1L |
| <i>Growing Green</i> (City of Melbourne, 2003) | C162 |
| <i>Green Star Rating Tools</i> (Green Building Council of Australia) | C187 Clause 15.01-2L |
| <i>Guildford and Hardware Laneways Heritage Study</i> (Lovell Chen, 2017) (Updated October 2018) | C387melb Clause 15.03-1L |
| <i>Harbour, Railway, Industrial Conservation Study</i> (Meredith Gould Architects, 1985) | C258 Clause 15.03-1L |
| <i>Hoddle Grid Heritage Review</i> (GML and GJM, July 2020) (Updated March 2022) | C387melb Clause 15.03-1L |
| <i>How to Calculate Floor Area Uplifts and Public Benefits</i> (DELWP, 2016) | C270 Clause 15.01-2L |

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| <i>Integration and Design Excellence, Melbourne Docklands</i> (Docklands Authority, July 2000) | C162 Clause 11.03-6L |
| <i>JJ Holland Park Concept Plan</i> (City of Melbourne, 1998) | C162 |
| <i>Kensington Heritage Review</i> (Graeme Butler & Associates, 2013) | C215 Clause 15.03-1L |
| <i>Linking People, Homes and Communities - A Social Housing Strategy 2001—2004</i> (City of Melbourne, 2001) | C162 |
| <i>Lygon Street Action Plan</i> (Melbourne Metropolitan Board of Works and City of Melbourne, 1984) | C59 Clause 17.02-1L |
| <i>Melbourne BioAgenda</i> (City of Melbourne, 2002) | C162 |
| <i>Melbourne Docklands Bicycle Strategy</i> (EDAW in association with SKM, 2000) | C92 Clause 11.03-6L |
| <i>Melbourne Docklands Community Development Plan 2001-2016</i> (Docklands Authority, 2001) | C92 Clause 11.03-6L |
| <i>Melbourne Docklands ESD Guide</i> (Docklands Authority, 2002) | C92 Clause 11.03-6L |
| <i>Melbourne Docklands Outdoor Signage Guidelines</i> (VicUrban, 2004) | C162 Clause 11.03-6L Clause 15.01-1L |
| <i>Melbourne's Greenhouse Action Plan 2001-2003</i> (City of Melbourne, 2001) | C162 |
| <i>Melbourne Sustainable Energy and Greenhouse Strategy</i> (City of Melbourne, 2000) | C162 |
| <i>Melbourne Docklands Water Plan</i> (Docklands Authority, June 2001) | C92 Clause 11.03-6L |
| <i>Moving Melbourne into the Next Century-Transport Strategy</i> (City of Melbourne, 1997) | C162 |
| <i>National Australian Built Environment Rating System 'NABERS'</i> | C187 Clause 15.01-2L |
| <i>North and West Melbourne Conservation Study</i> (Graeme Butler 1985 & 1994) | C258 Clause 15.03-1L |
| <i>North West 2010 Local Plan</i> (City of Melbourne, 1999) | C162 |
| <i>Parks Policy</i> (City of Melbourne, 1997) | C162 |

| Name of background document | Amendment number - clause reference |
|---|---|
| <i>Parkville Conservation Study</i> (City of Melbourne, 1985) | C258 Clause 15.03-1L |
| <i>Places for People</i> (City of Melbourne and Jan Gehl, 1994) | C60 (part1A) Clause 15.01-1L |
| <i>Places for Everyone – A Strategy for Creating and Linking Public</i> | C92 |
| Punt Road Oval (Richmond Cricket Ground) Heritage Review (Context GML - October 2021, Updated February 2023) | C405melb Clause 15.03-1L |
| <i>Swanston Street, Carlton- Urban Design Guidelines</i> (City of Melbourne, 1999) | C162 |
| <i>Swanston Street Walk – Precinct Amenity Planning Report</i> (Department of Planning and Housing, City of Melbourne, 1992) | C60 Clause 15.01-1L |
| <i>The Docklands Authority Environmental Management Plan</i> (EMP, 2000) | C92 Clause 11.03-6L |
| <i>The Shrine of Remembrance: Managing the significance of the Shrine</i> (Message Consultants Australia, 2013) | C162 Clause 15.01-1L |
| <i>The Bourke Russell Street Area Development Strategy</i> (City of Melbourne, 1999) | C60 Clause 13.07-1L |
| <i>Total Watermark 2004</i> (City of Melbourne, 2004) | C162 |
| <i>Towards a Knowledge City Strategy</i> (SGS Economics & Planning and The Eureka Project for City of Melbourne , 2002) | C162 |
| <i>Transport Program 2003-2006</i> (City of Melbourne 2003) | C162 |
| <i>Urban Stormwater Best Practice Environmental Management Guidelines</i> (CSIRO, 1999) | C187 Clause 19.03-3L |
| <i>Victoria Harbour Development Plan</i> (Lend Lease, 2010) | C92 Clause 11.03-6L |
| <i>Water Sensitive Urban Design – Engineering Procedures: Stormwater</i> (Melbourne Water, 2005) | C142 Clause 19.03-3L |
| <i>West Melbourne Heritage Review</i> (Graeme Butler & Associates, 2016) | C258 Clause 15.03-1L |
| <i>West Melbourne Structure Plan</i> (City of Melbourne, 2018) | C385melb |
| <i>World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, 2009) | C154 Clause 15.03-1L |

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| <i>Yarra River: Use and Development Guidelines</i> (R.G. Harvey Pty. Ltd., 1991) | C60 Clause 15.01-1L |
| <i>Zero Net Emissions by 2020 – A Roadmap to a Climate Neutral City</i> (City of Melbourne, 2003) | C162 |



Melbourne Planning Scheme

Incorporated Document

Heritage Places Inventory March 2022 (Amended
~~May~~ ~~January~~ 2023)

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

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INTRODUCTION

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

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

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

The property listings are divided into the following geographical areas:

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

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

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

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

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

DEFINITIONS

| Term | Definition |
|---------------------------------------|---|
| Concealed/partly concealed | Concealed means cannot be seen from a street (other than a lane, unless the land has heritage value) or public park. Partly concealed means that some of the addition or higher rear part may be visible provided it does not visually dominate or reduce the prominence of the existing building's façade(s) in the street. |
| Contextual design | A contextual design for new buildings and additions to existing buildings is one which adopts a design approach, derived through analysis of the subject property and its heritage context. Such an approach requires new development to comfortably and harmoniously integrate with the site and the street character. |
| Contributory heritage place | A contributory heritage place is important for its contribution to a heritage precinct. It is of historic, aesthetic, scientific, social or spiritual significance to the heritage 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 heritage precinct. Contributory places are typically externally intact, but may have visible changes which do not detract from the contribution to the heritage precinct. |
| Enhance | Enhance means to improve the presentation and appearance of a heritage place through restoration, reconstruction or removal of unsympathetic or intrusive elements; and through appropriate development. |
| Facadism | The retention of the exterior face/faces of a building without the three-dimensional built form providing for its/their structural support and understanding of its function. |
| Front or principal part of a building | The front or principal part of a building is generally considered to be the front two rooms in depth, complete with the structure and cladding to the roof; or that part of the building associated with the primary roof form, whichever is the greater. For residential buildings this is generally 8-10 metres in depth. For most non-residential buildings, the front or principal part is generally considered to be one full structural bay in depth complete with the structure and cladding to the roof or generally 8-10 metres in depth. For corner sites, the front or principal part of a building includes the side street elevation. For sites with more than one street frontage, the front or principal part of a building may relate to each street frontage. |
| Individual heritage place | An individual heritage place is equivalent to a significant heritage place. It may be categorised significant within a heritage precinct. It may also have an individual Heritage Overlay control, and be located within or outside a heritage precinct. |
| Lane | A lane is a narrow road or right of way (ROW) generally abutting the rear or side boundary of a property. It may be paved or unpaved and in public or private ownership and will typically provide vehicle access to adjoining properties. |
| Non-contributory | A non-contributory place does not make a contribution to the cultural significance or historic character of the heritage precinct. |
| Respectful and interpretive | Respectful means a modern design approach to new buildings, additions and alterations to buildings, in which historic building size and form are adopted, and proportions and details are referenced but not directly copied, and sympathetic colours and materials are used. Interpretive means a looser and simplified modern interpretation of historic building form, details and materials. |
| Services and ancillary fixtures | Services and ancillary fixtures include, but are not limited to, satellite dishes, shade canopies and sails, solar panels, water storage tanks, disabled access ramps and handrails, air conditioners, cooling or heating systems and hot water services. |

| Term | Definition |
|----------------------------|---|
| 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. |
| Significant streetscape | Significant streetscapes are collections of buildings outstanding either because they are a particularly well preserved group from a similar period or style, or because they are a collection of buildings significant in their own right. |
| Visible | Visible means anything that can be seen from a street (other than a lane, unless the lane is identified as having heritage value) or public park. |

CARLTON AND CARLTON NORTH

| CARLTON AND CARLTON NORTH | | | |
|---------------------------|---------------------------------------|-------------------|-------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Argyle Place North | 10-12 | Contributory | - |
| Argyle Place North | 14 | Significant | - |
| Argyle Place North | 16-18 | Contributory | - |
| Argyle Place North | 20 | Significant | - |
| Argyle Place North | 22 | Significant | - |
| Argyle Place North | 24 | Contributory | - |
| Argyle Place North | 26 | Contributory | - |
| Argyle Place South | Substation adjacent to 2 Argyle Place | Contributory | - |
| Argyle Place South | 17- 24 | Contributory | - |
| Argyle Place South | 29 | Contributory | - |
| Argyle Place South | 31 | Contributory | - |
| Argyle Place South | 33 | Contributory | - |
| Argyle Place South | 35 | Contributory | - |
| Argyle Place South | 37 | Contributory | - |
| Barkly Street | 20-24 | Contributory | - |
| Barkly Street | 30 | Contributory | - |
| Barkly Street | 32 | Contributory | - |
| Barkly Street | 34 | Contributory | - |
| Barkly Street | 36 | Contributory | - |
| Barkly Street | 38-40 | Contributory | - |
| Barkly Street | 42 | Contributory | - |
| Barkly Street | 44 | Contributory | - |
| Barkly Street | 58-60 | Contributory | - |
| Barkly Street | 62-66 | Contributory | - |
| Barkly Street | 68 | Significant | - |
| Barkly Street | 82-84 | Significant | Significant |
| Barkly Street | 86 | Significant | Significant |
| Barkly Street | 88 | Significant | Significant |
| Barkly Street | 90 | Significant | Significant |
| Barkly Street | 92-94 | Contributory | Significant |
| Barkly Street | 96 | Contributory | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Barkly Street | 98 | Contributory | Significant |
| Barkly Street | 100 | Significant | Significant |
| Barkly Street | 102 | Contributory | Significant |
| Barkly Street | 104 | Contributory | Significant |
| Barkly Street | 106 | Contributory | Significant |
| Barkly Street | 108 | Significant | Significant |
| Barkly Street | 110 | Significant | Significant |
| Barkly Street | 112-114 | Significant | Significant |
| Barkly Street | 116-120 | Significant | Significant |
| Barkly Street | 122 | Contributory | Significant |
| Barkly Street | 124 | Contributory | Significant |
| Barkly Street | 126-128 | Contributory | Significant |
| Barkly Street | 130-132 | Contributory | Significant |
| Barkly Street | 134 | Significant | Significant |
| Barkly Street | 136 | Significant | Significant |
| Barkly Street | 138 | Contributory | Significant |
| Barkly Street | 140 | Contributory | Significant |
| Barkly Street | 142-144 | Contributory | Significant |
| Barkly Street | 146 | Contributory | Significant |
| Barkly Street | 150 | Contributory | Significant |
| Barkly Street | 152 | Significant | Significant |
| Barkly Street | 154 | Significant | Significant |
| Barkly Street | 156 | - | Significant |
| Barkly Street | 158-162 | Significant | Significant |
| Barkly Street | 164 | Contributory | Significant |
| Barkly Street | 166 | Contributory | Significant |
| Barkly Street | 29 | Contributory | - |
| Barkly Street | 35-37 | Contributory | - |
| Barkly Street | 61 | Contributory | - |
| Barkly Street | 63 | Contributory | - |
| Barkly Street | 65-67 | Significant | - |
| Barkly Street | 81-85 | Contributory | - |
| Barkly Street | 87 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Barkly Street | 89 | Contributory | - |
| Barkly Street | 91 | Contributory | - |
| Barkly Street | 93 | Contributory | - |
| Barkly Street | 95 | Contributory | - |
| Barkly Street | 101 | Significant | - |
| Barkly Street | 103 | Contributory | - |
| Barkly Street | 105 | Contributory | - |
| Barkly Street | 117 | Contributory | - |
| Barkly Street | 119 | Contributory | - |
| Barkly Street | 121 | Contributory | - |
| Barkly Street | 123 | Contributory | - |
| Barkly Street | 125-127 | Contributory | - |
| Barkly Street | 131 | Contributory | - |
| Barkly Street | 133 | Contributory | - |
| Barkly Street | 135 | Contributory | - |
| Barkly Street | 137 | Contributory | - |
| Barkly Street | 139 | Contributory | - |
| Barkly Street | 141 | Contributory | - |
| Barkly Street | 143 | Contributory | - |
| Barkly Street | 145 | Significant | - |
| Barrup Street | 2-4 | Contributory | - |
| Barrup Street | 14 | Contributory | - |
| Barrup Street | 16 | Contributory | - |
| Barry Street | 56 | Significant | - |
| Barry Street | 58 | Significant | - |
| Barry Street | 11 | Significant | - |
| Barry Street | 31-47 | Significant | - |
| Barry Street | 95-129, includes: | | |
| | • 95 Barry Street | Contributory | - |
| | • 97 Barry Street | Contributory | - |
| | • 99 Barry Street | Contributory | - |
| | • 101 Barry Street | Contributory | - |
| | • 103 Barry Street | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| | • 105 Barry Street | Contributory | - |
| | • 107 Barry Street | Contributory | - |
| | • 109 Barry Street | Contributory | - |
| Barry Street | 131-137, includes: | | |
| | • 131 Barry Street | Contributory | - |
| | • 135 Barry Street | Contributory | - |
| | • 137 Barry Street | Contributory | - |
| Barry Street | 139 | Significant | - |
| Barry Street | 141 | Significant | - |
| Barry Street | 143-151 | Significant | Significant |
| Barry Street | 153-163, includes: | | |
| | • 153 Barry Street | Significant | - |
| | • 155 Barry Street | Significant | - |
| | • 157 Barry Street | Significant | - |
| | • 159 Barry Street | Significant | - |
| Berkeley Street | 90-104 | Significant | - |
| Berkeley Street | 182-200 | Significant | - |
| Berkeley Street | 202-206 | Contributory | - |
| Berkeley Street | 208-210 | Contributory | - |
| Berkeley Street | 221 | Significant | - |
| Bouverie Street | 138-142 (Lincoln Square) | Significant | - |
| Bouverie Street | 158-164 | Significant | - |
| Bouverie Street | 166-170 | Significant | - |
| Bouverie Street | 21-25 | Significant | - |
| Bouverie Street | 129-135 | Significant | - |
| Bouverie Street | 145-147 | Significant | - |
| Bouverie Street | 183-195 Melbourne Business School, includes: | | |
| | • 193-195 Bouverie Street | Contributory | - |
| | • 168 Leicester Street | Contributory | - |
| | • 174-180 Leicester Street | Contributory | - |
| | • 160-170 Pelham Street | Contributory | - |
| Bouverie Street | 197-235, includes | | |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| | <ul style="list-style-type: none"> 225-235 Bouverie Street | Significant | - |
| | <ul style="list-style-type: none"> 210-214 Leicester Street (Stella Longford Wing) | Contributory | - |
| | <ul style="list-style-type: none"> 222-234 Leicester Street (Gladstone Terrace) | Significant | - |
| Bowen Crescent | 109 | Significant | - |
| Canning Street | 4-6 | Significant | Significant |
| Canning Street | 16 | Significant | Significant |
| Canning Street | 18 | Contributory | Significant |
| Canning Street | 20 | Contributory | Significant |
| Canning Street | 22 | Significant | Significant |
| Canning Street | 24 | Significant | Significant |
| Canning Street | 28-34 | Contributory | - |
| Canning Street | 38 | Significant | - |
| Canning Street | 40 | Significant | - |
| Canning Street | 42 | Significant | - |
| Canning Street | 44 | Significant | - |
| Canning Street | 46 | Significant | - |
| Canning Street | 48 | Significant | - |
| Canning Street | 50 | Significant | - |
| Canning Street | 54A | Contributory | - |
| Canning Street | 106 | Contributory | - |
| Canning Street | 108 | Contributory | - |
| Canning Street | 110 | Contributory | - |
| Canning Street | 116 | Contributory | - |
| Canning Street | 118 | Contributory | - |
| Canning Street | 120 | Contributory | - |
| Canning Street | 122 | Contributory | - |
| Canning Street | 124 | Contributory | - |
| Canning Street | 126 | Contributory | - |
| Canning Street | 128 | Contributory | - |
| Canning Street | 130 | Contributory | - |
| Canning Street | 132 | Contributory | - |
| Canning Street | 136 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Canning Street | 148 | Contributory | - |
| Canning Street | 150 | Contributory | - |
| Canning Street | 152 | Contributory | - |
| Canning Street | 154 | Contributory | - |
| Canning Street | 160 | Contributory | - |
| Canning Street | 162 | Contributory | - |
| Canning Street | 164 | Contributory | - |
| Canning Street | 166 | Contributory | - |
| Canning Street | 168 | Contributory | - |
| Canning Street | 172 | Contributory | - |
| Canning Street | 174 | Contributory | - |
| Canning Street | 176-178 | Contributory | - |
| Canning Street | 180 | Contributory | - |
| Canning Street | 182 | Contributory | - |
| Canning Street | 190 | Contributory | - |
| Canning Street | 192 | Contributory | - |
| Canning Street | 194 | Contributory | - |
| Canning Street | 196 | Contributory | - |
| Canning Street | 202 | Contributory | - |
| Canning Street | 204 | Contributory | - |
| Canning Street | 206 | Contributory | - |
| Canning Street | 208 | Contributory | - |
| Canning Street | 210 | Contributory | - |
| Canning Street | 3 | Contributory | - |
| Canning Street | 5 | Contributory | - |
| Canning Street | 7 | Contributory | - |
| Canning Street | 13 | Contributory | - |
| Canning Street | 15 | Contributory | - |
| Canning Street | 17 | Contributory | - |
| Canning Street | 23 | Contributory | - |
| Canning Street | 25 | Contributory | - |
| Canning Street | 27-29 | Significant | - |
| Canning Street | 31 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-------------------------|---|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Canning Street | 33 | Significant | - |
| Canning Street | 47-49 | Contributory | - |
| Canning Street | 93 | Contributory | - |
| Canning Street | 97-99 | Contributory | - |
| Canning Street | 101-103 | Contributory | - |
| Canning Street | 105 | Contributory | - |
| Canning Street | 115-117 | Contributory | - |
| Canning Street | 119 | Significant | - |
| Canning Street | 121 | Significant | - |
| Canning Street | 123 | Significant | - |
| Canning Street | 129-135 | Significant | = |
| Canning Street | 137 | Significant | = |
| Canning Street | 139-141 | Significant | = |
| Canning Street | 143 | Contributory | - |
| Canning Street | 149-151 | Contributory Significant | - |
| Canning Street | 153-157 | Contributory | - |
| Canning Street | 159 | Contributory | - |
| Canning Street | 161 | Contributory | - |
| Canning Street | 167 | Contributory | - |
| Canning Street | 169 | Contributory | - |
| Canning Street | 171 | Contributory | - |
| Canning Street | 173 | Significant | - |
| Canning Street | 175 | Significant | - |
| Canning Street | 177 | Significant | - |
| Canning Street | 179 | Significant | - |
| Canning Street | 181 | Contributory | - |
| Canning Street | 183 | Contributory | - |
| Canning Street | 185 | Contributory | - |
| Canning Street | 187 | Contributory | - |
| Canning Street | 189 | Contributory | - |
| Canning Street | 191 | Contributory | - |
| Canning Street | 193 | Contributory | - |
| Canning Street | 195 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Canning Street | 197 | Contributory | - |
| Canning Street | 199 | Contributory | - |
| Canning Street | 201 | Contributory | - |
| Canning Street | 203-205 | Contributory | Significant |
| Canning Street | 209-213 | Significant | - |
| Canning Street | 215 | Contributory | - |
| Canning Street | 217-219 | Contributory | - |
| Canning Street | 223-227 | Significant | - |
| Cardigan Street | 18 | Contributory | - |
| Cardigan Street | 20 | Contributory | - |
| Cardigan Street | 22 | Contributory | - |
| Cardigan Street | 50 | Significant | - |
| Cardigan Street | 52-56 | Significant | - |
| Cardigan Street | 106 | Contributory | - |
| Cardigan Street | 108 | Contributory | - |
| Cardigan Street | 110 | Contributory | - |
| Cardigan Street | 120 | Contributory | - |
| Cardigan Street | 122 | Contributory | - |
| Cardigan Street | 156-164 | Contributory | - |
| Cardigan Street | 166-168 | Contributory | - |
| Cardigan Street | 176 | Contributory | - |
| Cardigan Street | 264 | Significant | - |
| Cardigan Street | 266 | Significant | - |
| Cardigan Street | 268 | Significant | - |
| Cardigan Street | 270 | Significant | - |
| Cardigan Street | 276 | Significant | - |
| Cardigan Street | 278 | Contributory | - |
| Cardigan Street | 290 | Contributory | - |
| Cardigan Street | 292 | Contributory | - |
| Cardigan Street | 294 | Contributory | - |
| Cardigan Street | 304-306 | Contributory | Significant |
| Cardigan Street | 308 | Significant | Significant |
| Cardigan Street | 310 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--------------------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Cardigan Street | 312 | Significant | Significant |
| Cardigan Street | 314 | Significant | Significant |
| Cardigan Street | 316 | Significant | Significant |
| Cardigan Street | 318 | Significant | Significant |
| Cardigan Street | 320 | Significant | Significant |
| Cardigan Street | 322 | Significant | Significant |
| Cardigan Street | 324 | Significant | Significant |
| Cardigan Street | 326 | Significant | Significant |
| Cardigan Street | 330-332 | Contributory | Significant |
| Cardigan Street | 334 | Contributory | Significant |
| Cardigan Street | 336 | Contributory | Significant |
| Cardigan Street | 338 | Contributory | Significant |
| Cardigan Street | 340 | Contributory | Significant |
| Cardigan Street | 342 | Contributory | Significant |
| Cardigan Street | 344 | Contributory | Significant |
| Cardigan Street | 346 | Contributory | Significant |
| Cardigan Street | 348 | Contributory | Significant |
| Cardigan Street | 350 | Contributory | Significant |
| Cardigan Street | 352 | Contributory | Significant |
| Cardigan Street | 354 | Contributory | Significant |
| Cardigan Street | 356-358 | Contributory | - |
| Cardigan Street | 360 | Contributory | - |
| Cardigan Street | 362 | Contributory | - |
| Cardigan Street | 364 | Contributory | - |
| Cardigan Street | 366 | Contributory | - |
| Cardigan Street | 368 | Contributory | - |
| Cardigan Street | 374-386 includes | Contributory | |
| | • 378 Cardigan Street | Contributory | |
| | • 380 Cardigan Street | Contributory | |
| | • 382 Cardigan Street | Contributory | |
| | • 242 Palmerston Street | Contributory | |
| | • 21 Waterloo Street | Contributory | |
| | • 23 Waterloo Street | Contributory | |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-------------------------|-------------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Cardigan Street | 390 | Significant | - |
| Cardigan Street | 392 | Significant | - |
| Cardigan Street | 394 | Significant | - |
| Cardigan Street | 396 | Significant | - |
| Cardigan Street | 398 | Significant | - |
| Cardigan Street | 400 | Contributory | - |
| Cardigan Street | 402 | Contributory | - |
| Cardigan Street | 422-432 | Significant | - |
| Cardigan Street | 23-37 | Significant | - |
| Cardigan Street | 51 | Significant | - |
| Cardigan Street | 53 | Significant | - |
| Cardigan Street | 55 | Significant | - |
| Cardigan Street | 57 | Significant | - |
| Cardigan Street | 59 | Significant | - |
| Cardigan Street | 61 | Significant | - |
| Cardigan Street | 63 | Significant | - |
| Cardigan Street | 65-69 | Significant | - |
| Cardigan Street | 71 | Significant | - |
| Cardigan Street | 83 | Significant | - |
| Cardigan Street | 85 | Significant | - |
| Cardigan Street | 87 | Significant | - |
| Cardigan Street | 91-95 | Significant | - |
| Cardigan Street | 101 | Significant | - |
| Cardigan Street | 103 | Significant | - |
| Cardigan Street | 105 | Significant | - |
| Cardigan Street | 107 | Significant | - |
| Cardigan Street | 109 | Significant | - |
| Cardigan Street | 111 | Significant | - |
| Cardigan Street | 199 | Significant | - |
| Cardigan Street | 199 -201-201 | Significant | - |
| Cardigan Street | 245-249 | Significant Contributory | - |
| Cardigan Street | 251-257 | Significant Contributory | - |
| Cardigan Street | 345 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Cardigan Street | 347 | Contributory | - |
| Cardigan Street | 349 | Contributory | - |
| Cardigan Street | 351 | Contributory | - |
| Cardigan Street | 353 | Contributory | - |
| Cardigan Street | 377-391 | Contributory Significant | - |
| Cardigan Street | 395 | Significant | Significant |
| Cardigan Street | 397 | Significant | Significant |
| Cardigan Street | 399 | Significant | Significant |
| Cardigan Street | 401 | Significant | Significant |
| Cardigan Street | 403 | Contributory | Significant |
| Cardigan Street | 405 | Contributory | Significant |
| Cardigan Street | 407 | Contributory | Significant |
| Cardigan Street | 409 | Contributory | Significant |
| Cardigan Street | 411-415 | - | Significant |
| Cardigan Street | 417 | Contributory | Significant |
| Cardigan Street | 419-423 | - | Significant |
| Cardigan Street | 425 | Contributory | Significant |
| Cardigan Street | 427-429 | Contributory | Significant |
| Cardigan Street | 431-433 | Contributory | Significant |
| Cardigan Street | 435 | Contributory | Significant |
| Cardigan Street | 437-439 | Contributory | Significant |
| Cardigan Street | 441-445 | Significant | Significant |
| Cardigan Street | 447 | Contributory | Significant |
| Cardigan Street | 455-467 | Significant | - |
| Cardigan Street | 469-495 | Significant | - |
| Carlton Street | 12-14 | Significant | Significant |
| Carlton Street | 16 | Contributory | Significant |
| Carlton Street | 18 | Significant | Significant |
| Carlton Street | 20 | Significant | Significant |
| Carlton Street | 22 | Significant | Significant |
| Carlton Street | 24 | Significant | Significant |
| Carlton Street | 26 | Significant | Significant |
| Carlton Street | 28 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Carlton Street | 30 | Contributory | Significant |
| Carlton Street | 32 | Contributory | Significant |
| Carlton Street | 34 | Contributory | Significant |
| Carlton Street | 36 | Contributory | Significant |
| Carlton Street | 38 | Contributory | Significant |
| Carlton Street | 40 | Contributory | Significant |
| Carlton Street | 42 | Contributory | Significant |
| Carlton Street | 44 | Contributory | Significant |
| Carlton Street | 46-50 | Significant | Significant |
| Carlton Street | 54 | Contributory | Significant |
| Carlton Street | 56-60 | Contributory | Significant |
| Carlton Street | 62 | Significant | Significant |
| Carlton Street | 64 | Significant | Significant |
| Carlton Street | 66 | Significant | Significant |
| Carlton Street | 68 | Significant | Significant |
| Carlton Street | 70 | Contributory | Significant |
| Carlton Street | 72 | Contributory | Significant |
| Carlton Street | 74 | Contributory | Significant |
| Carlton Street | 76 | Contributory | Significant |
| Carlton Street | 78-80 | Significant | Significant |
| Carlton Street | 82-84 | Significant | Significant |
| Carlton Street | 86 | Significant | Significant |
| Carlton Street | 88 | Contributory | Significant |
| Carlton Street | 90 | Significant | Significant |
| Carlton Street | 92 | Significant | Significant |
| Carlton Street | 94 | Significant | Significant |
| Carlton Street | 96 | Significant | Significant |
| Carlton Street | 98 | Significant | Significant |
| Carlton Street | 100 | Significant | Significant |
| Carlton Street | 102 | Contributory | Significant |
| Carlton Street | 104-106 | Significant | Significant |
| Charles Street | 2 | Contributory | Significant |
| Charles Street | 4 | Contributory | Significant |

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|----------------------------------|----------------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Charles Street | 6 | Contributory | Significant |
| Charles Street | 8 | Contributory | Significant |
| Charles Street | 10 | Contributory | Significant |
| Charles Street | 12 | Contributory | Significant |
| Charles Street | 14 | Contributory | Significant |
| Charles Street | 16 | Contributory | Significant |
| Charles Street | 18 | Contributory | Significant |
| Charles Street | 22-24 | Contributory | Significant |
| Charles Street | 1 | Contributory | Significant |
| Charles Street | 3 | Contributory | Significant |
| Charles Street | 5 | Contributory | Significant |
| Charles Street | 7 | Contributory | Significant |
| Charles Street | 9 | - | Significant |
| Charles Street | 11 | Contributory | Significant |
| Charles Street | 13 | Contributory | Significant |
| Charles Street | 15-17 | Significant | Significant |
| Cochrane Place | 1-2 | Contributory | - |
| College Crescent | Melbourne General Cemetery | Significant | Significant |
| David Street | 1 | Significant | - |
| David Street | 3 | Significant | - |
| David Street | 5 | Significant | - |
| David Street | 7 | Significant | - |
| David Street | 9 | Significant | - |
| David Street | 11 | Contributory | - |
| David Street | 13 | Contributory | - |
| Dorrit Street | 12-14 | Contributory | Significant |
| Dorrit Street | 16 | Contributory | Significant |
| Dorrit Street | 18 | Contributory | Significant |
| Dorrit Street | 20 | Contributory | Significant |
| Dorrit Street | 22 | - | Significant |
| Dorrit Street | 24 | - | Significant |
| Dorrit Street | 26 | Contributory | Significant |
| Dorrit Street | 28 | Contributory | Significant |

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|----------------------------------|----------------------|--|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Dorrit Street | 30-32 | Contributory | Significant |
| Dorrit Street | 34 | Contributory | Significant |
| Dorrit Street | 36 | Contributory | Significant |
| Dorrit Street | 38 | Contributory | Significant |
| Dorrit Street | 40-42 | Contributory | Significant |
| Dorrit Street | 44 | Contributory | Significant |
| Dorrit Street | 46-48 | Contributory | Significant |
| Dorrit Street | 50 | Contributory | Significant |
| Dorrit Street | 52 | Contributory | Significant |
| Dorrit Street | 54 | Contributory | Significant |
| Dorrit Street | 56 | Contributory | Significant |
| Dorrit Street | 58 | Contributory | Significant |
| Dorrit Street | 60 | - | Significant |
| Dorrit Street | 62 | Contributory | Significant |
| Dorrit Street | 64-66 | Contributory | Significant |
| Dorrit Street | 68 | Significant | Significant |
| Dorrit Street | 70 | Significant | Significant |
| Drummond Place | 14-16 | Contributory | - |
| Drummond Place | 18-20 | Contributory | - |
| <u>Drummond Place</u> | <u>7</u> | <u>Contributory</u> | - |
| Drummond Street | 2-14 | Significant | Significant |
| Drummond Street | 16-20 | Contributory | Significant |
| Drummond Street | 22 | Contributory | Significant |
| Drummond Street | 24 | Contributory | Significant |
| Drummond Street | 26 | Significant | Significant |
| Drummond Street | 28-32 | Contributory | Significant |
| Drummond Street | 46-56, includes: | | |
| | • 46 Drummond Street | Significant | Significant |
| | • 48 Drummond Street | Significant | Significant |
| | • 56 Drummond Street | Contributory <u>Significant</u> | Significant |
| Drummond Street | 58 | Significant | Significant |
| Drummond Street | 60 | Significant | Significant |
| Drummond Street | 62 | Significant | Significant |

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|----------------------------------|-------------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Drummond Street | 64-68 | Significant | Significant |
| Drummond Street | 70-72 | Significant | Significant |
| Drummond Street | 92-94 | Contributory | Significant |
| Drummond Street | 96 | Contributory | Significant |
| Drummond Street | 98 | Contributory | Significant |
| Drummond Street | 100-108 | - | Significant |
| Drummond Street | 110 | Contributory | Significant |
| Drummond Street | 112 | Contributory | Significant |
| Drummond Street | 114 | Contributory | Significant |
| Drummond Street | 116-140 | - | Significant |
| Drummond Street | 142-150 | Significant | Significant |
| Drummond Street | 154-184 | Significant | Significant |
| Drummond Street | 186 | Significant | Significant |
| Drummond Street | 188 | Significant | Significant |
| Drummond Street | 190 | Significant | Significant |
| Drummond Street | 192 | Significant | Significant |
| Drummond Street | 194 | Significant | Significant |
| Drummond Street | 196 | Significant | Significant |
| Drummond Street | 198 | Significant | Significant |
| Drummond Street | 200 | Significant | Significant |
| Drummond Street | 202 | Significant | Significant |
| Drummond Street | 204 | Significant | Significant |
| Drummond Street | 206 | Contributory | Significant |
| Drummond Street | 208 | Contributory | Significant |
| Drummond Street | 210 | Contributory | Significant |
| Drummond Street | 212 | Contributory | Significant |
| Drummond Street | 214 | Contributory | Significant |
| Drummond Street | 216 | Contributory | Significant |
| Drummond Street | 218-224 | Contributory | Significant |
| Drummond Street | 236 | Contributory | Significant |
| Drummond Street | 238 | Contributory | Significant |
| Drummond Street | 240 | Contributory | Significant |
| Drummond Street | 242 | Contributory | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------------|------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Drummond Street | 244 | Contributory | Significant |
| Drummond Street | 246 | Contributory | Significant |
| Drummond Street | 248 | Contributory | Significant |
| Drummond Street | 250 | Contributory | Significant |
| Drummond Street | 252 | Contributory | Significant |
| Drummond Street | 254 | Contributory | Significant |
| Drummond Street | 256 | Contributory | Significant |
| Drummond Street | 258 | Contributory | Significant |
| Drummond Street | 260 | Contributory | Significant |
| Drummond Street | 280 | Contributory | - |
| Drummond Street | 282 | Contributory | - |
| Drummond Street | 284 | Contributory | - |
| Drummond Street | 286 | Contributory | - |
| Drummond Street | 304-308 | Contributory | - |
| Drummond Street | 310-312 | Contributory | - |
| Drummond Street | 320-322 | Contributory | - |
| Drummond Street | 324-326 | Significant | - |
| Drummond Street | 332 | Contributory | - |
| Drummond Street | 334-344 | Significant | Significant |
| Drummond Street | 372-374 | Significant | - |
| Drummond Street | 376 | Significant | - |
| Drummond Street | 378 | Significant | - |
| Drummond Street | 380-382 | Contributory | - |
| Drummond Street | 384 | Contributory | - |
| Drummond Street | 386 | Contributory | - |
| Drummond Street | 388 | Contributory | - |
| Drummond Street | 390-392 | Contributory | - |
| Drummond Street | 1 | Significant | Significant |
| Drummond Street | 3 | Significant | Significant |
| Drummond Street | 5 | Significant | Significant |
| Drummond Street | 7 | Significant | Significant |
| Drummond Street | 9 | Significant | Significant |
| Drummond Street | 11 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Drummond Street | 13 | Significant | Significant |
| Drummond Street | 15 | Significant | Significant |
| Drummond Street | 17 | Significant | Significant |
| Drummond Street | 19 | Significant | Significant |
| Drummond Street | 21-23 | Significant | Significant |
| Drummond Street | 25 | Significant | Significant |
| Drummond Street | 27 | Significant | Significant |
| Drummond Street | 29 | Significant | Significant |
| Drummond Street | 31 | Significant | Significant |
| Drummond Street | 33 | Significant | Significant |
| Drummond Street | 35 | Significant | Significant |
| Drummond Street | 37-39 | Significant | Significant |
| Drummond Street | 41-43 | Significant | Significant |
| Drummond Street | 45 | Significant | Significant |
| Drummond Street | 47 | Significant | Significant |
| Drummond Street | 49 | Contributory | Significant |
| Drummond Street | 51 | Contributory | Significant |
| Drummond Street | 53-55 | Contributory | Significant |
| Drummond Street | 67 | Contributory | Significant |
| Drummond Street | 69-71 | Contributory | Significant |
| Drummond Street | 75-91 | - | Significant |
| Drummond Street | 93-105 | Significant | Significant |
| Drummond Street | 113 | Contributory | Significant |
| Drummond Street | Rear 113 | Contributory | - |
| Drummond Street | 115 | Contributory | Significant |
| Drummond Street | 117 | Significant | Significant |
| Drummond Street | 121 | Contributory | Significant |
| Drummond Street | 123 | Significant | Significant |
| Drummond Street | 125 | Significant | Significant |
| Drummond Street | 127 | Contributory | Significant |
| Drummond Street | 129-131 | - | Significant |
| Drummond Street | 133-137 | Significant | Significant |
| Drummond Street | 139 | - | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-------------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Drummond Street | 141 | Contributory | Significant |
| Drummond Street | 143 | Contributory | Significant |
| Drummond Street | 145 | Contributory | Significant |
| Drummond Street | 147 | Contributory | Significant |
| Drummond Street | 149 | Contributory | Significant |
| Drummond Street | 153 | Contributory | Significant |
| Drummond Street | 155-157 | Contributory | Significant |
| Drummond Street | 159 | Contributory | Significant |
| Drummond Street | 161 | Contributory | Significant |
| Drummond Street | 163 | Significant | Significant |
| Drummond Street | 165 | Contributory | Significant |
| Drummond Street | 167 | Contributory | Significant |
| Drummond Street | 169 | Contributory | Significant |
| Drummond Street | 171 | Significant | Significant |
| Drummond Street | 173 | Significant | Significant |
| Drummond Street | 175-179 | Significant | Significant |
| Drummond Street | 181 | Contributory | Significant |
| Drummond Street | 183 | Contributory | Significant |
| Drummond Street | 185 | Contributory | Significant |
| Drummond Street | 187-193 | - | Significant |
| Drummond Street | 195 | Contributory | Significant |
| Drummond Street | 197 | Contributory | Significant |
| Drummond Street | 199 | Contributory | Significant |
| Drummond Street | 201 | Significant | Significant |
| Drummond Street | 203 | Significant | Significant |
| Drummond Street | 205 | Significant | Significant |
| Drummond Street | 207-221 | Significant | - |
| Drummond Street | 259-261 | Contributory (275 only) | - |
| Drummond Street | 263 | Contributory | - |
| Drummond Street | 265 | Contributory | - |
| Drummond Street | 279 | Contributory | - |
| Drummond Street | 281 | Contributory | - |
| Drummond Street | 291 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Drummond Street | 293 | Significant | - |
| Drummond Street | 295-297 | Contributory | - |
| Drummond Street | 313-315 | Significant | - |
| Drummond Street | 345-349 | Significant | - |
| Drummond Street | 387 | Contributory | - |
| Drummond Street | 389 | Contributory | - |
| Drummond Street | 397-401 | Significant | - |
| Elgin Street | 54-58 | Contributory | - |
| Elgin Street | 60 | Significant | - |
| Elgin Street | 62 | Significant | - |
| Elgin Street | 64 | Significant | - |
| Elgin Street | 66 | Significant | - |
| Elgin Street | 68 | Significant | - |
| Elgin Street | 78-80 | Contributory | - |
| Elgin Street | 82 | Contributory | - |
| Elgin Street | 84 | Contributory | - |
| Elgin Street | 88 | Significant | - |
| Elgin Street | 90 | Significant | - |
| Elgin Street | 92 | Significant | - |
| Elgin Street | 94-98 | Contributory | - |
| Elgin Street | 118-120 | Contributory | - |
| Elgin Street | 126-130 | Significant | - |
| Elgin Street | 132-136 | Contributory | - |
| Elgin Street | 138-144 | Contributory | - |
| Elgin Street | 146-154 | Significant | - |
| Elgin Street | 162 | Contributory | - |
| Elgin Street | 168-174 | Significant | - |
| Elgin Street | 178 | Contributory | - |
| Elgin Street | 180 | Contributory | - |
| Elgin Street | 182 | Contributory | - |
| Elgin Street | 184 | Contributory | - |
| Elgin Street | 186 | Contributory | - |
| Elgin Street | 188 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Elgin Street | 190 | Contributory | - |
| Elgin Street | 194 | Contributory | - |
| Elgin Street | 198 | Contributory | - |
| Elgin Street | 200-202 | Contributory | - |
| Elgin Street | 208-214 | Significant | - |
| Elgin Street | 252 | Contributory | Significant |
| Elgin Street | 254 | Contributory | Significant |
| Elgin Street | 256 | Contributory | Significant |
| Elgin Street | 258 | Contributory | Significant |
| Elgin Street | 260 | Contributory | Significant |
| Elgin Street | 262 | Contributory | Significant |
| Elgin Street | 264 | Contributory | Significant |
| Elgin Street | 266 | Contributory | Significant |
| Elgin Street | 268 | Significant | Significant |
| Elgin Street | 270 | - | Significant |
| Elgin Street | 272 | - | Significant |
| Elgin Street | 1-13, includes: | | |
| | <ul style="list-style-type: none"> • 16 Barkly Street | Contributory | - |
| Elgin Street | 21 | Contributory | - |
| Elgin Street | 25 | Contributory | - |
| Elgin Street | 27 | Contributory | - |
| Elgin Street | 29 | Contributory | - |
| Elgin Street | 31 | Contributory | - |
| Elgin Street | 33 | Contributory | - |
| Elgin Street | 35 | Contributory | - |
| Elgin Street | 37 | Contributory | - |
| Elgin Street | 39 | Contributory | - |
| Elgin Street | 41 | Contributory | - |
| Elgin Street | 43 | Significant | - |
| Elgin Street | 45 | Significant | - |
| Elgin Street | 47-49 | Contributory | - |
| Elgin Street | 51 | Significant | - |
| Elgin Street | 55-57 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Elgin Street | 59 | Significant | - |
| Elgin Street | 61 | Significant | - |
| Elgin Street | 67 | Significant | - |
| Elgin Street | 69 | Significant | - |
| Elgin Street | 71 | Contributory | - |
| Elgin Street | 73 | Contributory | - |
| Elgin Street | 75-77 | Contributory | - |
| Elgin Street | 79 | Contributory | - |
| Elgin Street | 83-85 | Contributory | - |
| Elgin Street | 87-89 | Significant | - |
| Elgin Street | 91 | Contributory | - |
| Elgin Street | 93 | Contributory | - |
| Elgin Street | 95 | Contributory | - |
| Elgin Street | 105 | Contributory | - |
| Elgin Street | 107 | Contributory | - |
| Elgin Street | 109 | Significant | - |
| Elgin Street | 111 | Significant | - |
| Elgin Street | 145 | Significant | - |
| Elgin Street | 147 | Significant | - |
| Elgin Street | 149 | Significant | - |
| Elgin Street | 151 | Significant | - |
| Elgin Street | 153 | Significant | - |
| Elgin Street | 155 | Contributory | - |
| Elgin Street | 157 | Contributory | - |
| Elgin Street | 159 | Contributory | - |
| Elgin Street | 161-169 | Significant | - |
| Elgin Street | 171-175 | Significant | - |
| Elgin Street | 181 | Contributory | - |
| Elgin Street | 183 | Contributory | - |
| Elgin Street | 185 | Contributory | - |
| Elgin Street | 187 | Contributory | - |
| Elgin Street | 189 | Contributory | - |
| Elgin Street | 219 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Elgin Street | 221 | Significant | Significant |
| Elgin Street | 223-225 | - | Significant |
| Elgin Street | 227 | Significant | Significant |
| Elgin Street | 229 | Significant | Significant |
| Elgin Street | 231 | Contributory | Significant |
| Elgin Street | 233 | Significant | Significant |
| Elgin Street | 235 | Significant | Significant |
| Elgin Street | 237 | Significant | Significant |
| Elgin Street | 253-283 (McCoy Building only) | Significant | - |
| Elm Tree Place | 4- 12 6 | Significant | - |
| Elm Tree Place | 8-12 | Significant | - |
| Faraday Street | 12-14 | Contributory | - |
| Faraday Street | 16 | Contributory | - |
| Faraday Street | 18 | Contributory | - |
| Faraday Street | 20 | Contributory | - |
| Faraday Street | 40-48 | Contributory | - |
| Faraday Street | 54 | Contributory | - |
| Faraday Street | 56 | Contributory | - |
| Faraday Street | 58 | Contributory | - |
| Faraday Street | 64 | Contributory | - |
| Faraday Street | 66-68 | Significant | - |
| Faraday Street | 78 | Contributory | - |
| Faraday Street | 80 | Contributory | - |
| Faraday Street | 82 | Significant | - |
| Faraday Street | 84 | Significant | - |
| Faraday Street | 88-90 | Contributory | - |
| Faraday Street | 92 | Significant | - |
| Faraday Street | 96 | Significant | - |
| Faraday Street | 98 | Contributory | - |
| Faraday Street | 100 | Contributory | - |
| Faraday Street | 102 | Contributory | - |
| Faraday Street | 104 | Contributory | - |
| Faraday Street | 106 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Faraday Street | 108 | Contributory | - |
| Faraday Street | 110 | Contributory | - |
| Faraday Street | 112 | Contributory | - |
| Faraday Street | 114 | Significant | - |
| Faraday Street | 116-118 | Significant | - |
| Faraday Street | 120 | Significant | - |
| Faraday Street | 122 | Significant | - |
| Faraday Street | 124 | Significant | - |
| Faraday Street | 126 | Significant | - |
| Faraday Street | 128 | Contributory | - |
| Faraday Street | 130 | Contributory | - |
| Faraday Street | 140-144 | Significant | - |
| Faraday Street | 152 | Contributory | - |
| Faraday Street | 154 | Contributory | - |
| Faraday Street | 156 | Contributory | - |
| Faraday Street | 158 | Contributory | - |
| Faraday Street | 160 | Significant | - |
| Faraday Street | 162 | Significant | - |
| Faraday Street | 172-174 | Significant | - |
| Faraday Street | 176-178 | Significant | - |
| Faraday Street | 180 | Contributory | - |
| Faraday Street | 182-184 | Contributory | - |
| Faraday Street | 186-192 | Significant | - |
| Faraday Street | 198-204 | Significant | - |
| Faraday Street | 206-212 | Contributory | - |
| Faraday Street | Opposite 208-212 Underground Public Toilet | Significant | - |
| Faraday Street | 226 | Contributory | - |
| Faraday Street | 228-230 | Contributory | - |
| Faraday Street | 232-234 | Contributory | - |
| Faraday Street | 236 | Contributory | - |
| Faraday Street | 238-240 | Significant | - |
| Faraday Street | 244 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Faraday Street | 248-250 | Contributory | - |
| Faraday Street | 252 | Contributory | - |
| Faraday Street | 254 | Contributory | - |
| Faraday Street | 256 | Contributory | - |
| Faraday Street | 258 | Contributory | - |
| Faraday Street | 260 | Contributory | - |
| Faraday Street | 262 | Contributory | - |
| Faraday Street | 272-278 | Significant | - |
| Faraday Street | 13-23 | Contributory | - |
| Faraday Street | 25 | Contributory | - |
| Faraday Street | 27 | Contributory | - |
| Faraday Street | 29-31 | Contributory | - |
| Faraday Street | 33 | Contributory | - |
| Faraday Street | 35 | Contributory | - |
| Faraday Street | 37 | Contributory | - |
| Faraday Street | 39 | Contributory | - |
| Faraday Street | 53 | Contributory | - |
| Faraday Street | 55-61 | Significant | Significant |
| Faraday Street | 83 | Significant | - |
| Faraday Street | 95 | Contributory | - |
| Faraday Street | 99 | Contributory | - |
| Faraday Street | 101 | Contributory | - |
| Faraday Street | 103 | Contributory | - |
| Faraday Street | 105 | Contributory | - |
| Faraday Street | 107-109 | Contributory | - |
| Faraday Street | 111 | Contributory | - |
| Faraday Street | 113 | Contributory | - |
| Faraday Street | 139 | Contributory | - |
| Faraday Street | 141-143 | Contributory | - |
| Faraday Street | 145 | Contributory | - |
| Faraday Street | 147 | Contributory | - |
| Faraday Street | 149 | Contributory | - |
| Faraday Street | 185-187 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Faraday Street | 189-193 | Significant | - |
| Faraday Street | 201-203 | Contributory | - |
| Faraday Street | 205-207 | Significant | - |
| Faraday Street | 221-229 | Contributory | - |
| Faraday Street | 231 | Significant | - |
| Faraday Street | 233 | Contributory | - |
| Faraday Street | 235-237 | Contributory | - |
| Faraday Street | 249-263 | Significant | Significant |
| <u>Grattan Place</u> | <u>10-14</u> | <u>Contributory</u> | - |
| Grattan Street | 2-10 | Significant | Significant |
| Grattan Street | 12 | Contributory | Significant |
| Grattan Street | 14 | Significant | Significant |
| Grattan Street | 16 | Significant | Significant |
| Grattan Street | 18 | Significant | Significant |
| Grattan Street | 20-26 | - | Significant |
| Grattan Street | 28 | Significant | Significant |
| Grattan Street | 30 | Significant | Significant |
| Grattan Street | 32 | Significant | Significant |
| Grattan Street | 44 | Contributory | - |
| Grattan Street | 46 | Contributory | - |
| Grattan Street | 48-50 | Contributory | - |
| Grattan Street | 52-56 | Significant | - |
| Grattan Street | 58 | Contributory | - |
| Grattan Street | 60-62 | Contributory | - |
| Grattan Street | 64-66 | Significant | - |
| Grattan Street | 68 | Significant | - |
| Grattan Street | 90 | Contributory | - |
| <u>Grattan Street</u> | <u>96</u> | <u>Significant</u> | - |
| Grattan Street | 15 | Significant | Significant |
| Grattan Street | 17 | Significant | Significant |
| Grattan Street | 19 | Significant | Significant |
| Grattan Street | 21 | Significant | Significant |
| Grattan Street | 23 | Contributory | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Grattan Street | 25 | Contributory | Significant |
| Grattan Street | 27 | Contributory | Significant |
| Grattan Street | 81-109 includes | Significant | - |
| | • 101-103 Grattan Street | Significant | - |
| | • 105 Grattan Street | Significant | - |
| | • 107-109 Grattan Street including 10-14 Grattan Place | Significant | - |
| Grattan Street | 111-113 | Contributory | - |
| Grattan Street | 115 | Contributory | - |
| Grattan Street | 117 | Contributory | - |
| Grattan Street | 163 | Contributory | - |
| Grattan Street | 165 | Contributory | - |
| Grattan Street | 167 | Contributory | - |
| Grattan Street | 169 | Contributory | - |
| Grattan Street | 171-173 | Contributory | - |
| Grattan Street | 175 | Contributory | - |
| Grattan Street | 177 | Contributory | - |
| Grattan Street | 191-197 | Contributory | - |
| Grattan Street | 205-211 (Melvina Terrace) | Contributory | - |
| Grattan Street | 213-215, includes: | | |
| | • 213 Grattan Street | Contributory | |
| | • 215 Grattan Street | Significant | - |
| Kay Street | 32 | Contributory | - |
| Kay Street | 36 | Contributory | - |
| Kay Street | 62 | Contributory | - |
| Kay Street | 64 | Contributory | - |
| Kay Street | 66 | Contributory | - |
| Kay Street | 68-70 | Significant | Significant |
| Kay Street | 72 | Contributory | Significant |
| Kay Street | 74 | Contributory | Significant |
| Kay Street | 76 | Contributory | Significant |
| Kay Street | 78 | Significant | - |
| Kay Street | 80 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-----------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Kay Street | 82 | Contributory | - |
| Kay Street | 84 | Contributory | - |
| Kay Street | 86 | Contributory | - |
| Kay Street | 88-92 | Contributory | - |
| Kay Street | 94 | Contributory | - |
| Kay Street | 96 | Contributory | - |
| Kay Street | 98 | Contributory | - |
| Kay Street | 23 | Significant | - |
| Kay Street | 25 | Significant | - |
| Kay Street | 27 | Significant | - |
| Kay Street | 29 | Significant | - |
| Kay Street | 31 | Significant | - |
| Kay Street | 33 | Significant | - |
| Kay Street | 34 | Contributory | - |
| Kay Street | 35 | Significant | - |
| Kay Street | 37 | Contributory | - |
| Kay Street | 39 | Contributory | - |
| Kay Street | 41 | Contributory | - |
| Kay Street | 43-45 | Significant | - |
| Kay Street | 59-63 | Contributory | - |
| Kay Street | 65 | Significant | - |
| Kay Street | 69 | Contributory | - |
| Kay Street | 71 | Contributory | - |
| Kay Street | 73 | Contributory | - |
| Kay Street | 75-79 | Significant | - |
| Kay Street | 85 | Significant | - |
| Kay Street | 87 | Contributory | - |
| Kay Street | 93 | Contributory | - |
| Kay Street | 97-101 | Contributory | - |
| Kay Street | 103 | Contributory | - |
| Kay Street | 105 | Contributory | - |
| Kay Street | 109 | Contributory | - |
| Kay Street | 111 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Kay Street | 113 | Contributory | - |
| Kay Street | 115-117 | Contributory | - |
| Keppel Street | 21-23 | Contributory | - |
| Keppel Street | 27-29 | Contributory | - |
| Keppel Street | 31 | Contributory | - |
| Keppel Street | 51-55 | Contributory | Significant |
| Keppel Street | 52-112 | Significant | - |
| Keppel Street | 57 | Contributory | Significant |
| Keppel Street | 59 | Contributory | Significant |
| Keppel Street | 61 | Contributory | Significant |
| Keppel Street | 63 | Contributory | Significant |
| Keppel Street | 65 | Contributory | Significant |
| Keppel Street | 67-69 | Contributory | Significant |
| Keppel Street | 71 | Contributory | Significant |
| Keppel Street | 73 | Contributory | Significant |
| Keppel Street | 75 | Contributory | Significant |
| Keppel Street | 77 | Contributory | Significant |
| Keppel Street | 79 | Contributory | Significant |
| Keppel Street | 81-83 | Contributory | Significant |
| Keppel Street | 85-91 | Significant | Significant |
| Leicester Street | 60-66 | Significant | - |
| Leicester Street | 148 | Significant | - |
| Leicester Street | 150 | Significant | - |
| Leicester Street | 152 | Significant | - |
| Leicester Street | 154-160 | Significant | - |
| Leicester Street | 51-61 | Significant | - |
| Leicester Street | 119-125 | Significant | - |
| Leicester Street | 135-139 | Significant | - |
| Lincoln Square South | 1-13, includes: | | |
| | <ul style="list-style-type: none"> 11-13 Lincoln Square South | Contributory | - |
| Lincoln Square South | 15-17 | Contributory | - |
| Lincoln Square South | 19-21 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Lincoln Square South | 23-31 | Significant | - |
| Little Palmerston Street | 53-57 | Contributory | - |
| Little Palmerston Street | 59 | Significant | - |
| Little Palmerston Street | 61-63 | Significant | - |
| Lygon Street | 2-40 | Significant | Significant |
| Lygon Street | 42-54 | Significant | - |
| Lygon Street | 98-126 | Significant | Significant |
| Lygon Street | 128-130 | Contributory | - |
| Lygon Street | 132-136 | Contributory | - |
| Lygon Street | 140-146 | Contributory | - |
| Lygon Street | 148-150 | Contributory | - |
| Lygon Street | 170-172 | Contributory | - |
| Lygon Street | 174-178 | Significant | - |
| Lygon Street | 190 | Contributory | - |
| Lygon Street | 230 | Contributory | - |
| Lygon Street | 232 | Contributory | - |
| Lygon Street | 234-236 | Contributory | - |
| Lygon Street | 238 | Significant | - |
| Lygon Street | 240 | Significant | - |
| Lygon Street | 242-244 | Significant | - |
| Lygon Street | 246-252 | Significant | - |
| Lygon Street | 258 | Contributory | - |
| Lygon Street | 260 | Contributory | - |
| Lygon Street | 262 | Contributory | - |
| Lygon Street | 264-266 | Contributory | - |
| Lygon Street | 270-276 | Contributory | - |
| Lygon Street | 280 | Contributory | - |
| Lygon Street | 282 | Contributory | - |
| Lygon Street | 286-288 | Contributory | - |
| Lygon Street | 290 | Significant | - |
| Lygon Street | 292 | Contributory | - |
| Lygon Street | 306-308 | Contributory | - |
| Lygon Street | 320 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Lygon Street | 322 | Contributory | - |
| Lygon Street | 324 | Contributory | - |
| Lygon Street | 326-328 | Contributory | - |
| Lygon Street | 330 | Significant | - |
| Lygon Street | 332 | Contributory | - |
| Lygon Street | 334-336 | Contributory | - |
| Lygon Street | 338-340 | Contributory | - |
| Lygon Street | 342 | Contributory | - |
| Lygon Street | 344 | Contributory | - |
| Lygon Street | 346 | Contributory | - |
| Lygon Street | 348 | Contributory | - |
| Lygon Street | 350 | Contributory | - |
| Lygon Street | 362 | Contributory | - |
| Lygon Street | 364 | Contributory | - |
| Lygon Street | 366 | Contributory | - |
| Lygon Street | 368-386 | Significant | - |
| Lygon Street | 380 | Significant | - |
| Lygon Street | 388 | Contributory | - |
| Lygon Street | 390 | Contributory | - |
| Lygon Street | 398-400 | Significant | - |
| Lygon Street | 402 | Contributory | - |
| Lygon Street | 414-422 | Significant | Significant |
| Lygon Street | 426 | - | Significant |
| Lygon Street | 428 | Significant | Significant |
| Lygon Street | 430 | Significant | Significant |
| Lygon Street | 432 | Significant | Significant |
| Lygon Street | 434 | Contributory | Significant |
| Lygon Street | 436 | Contributory | Significant |
| Lygon Street | 438 | Contributory | Significant |
| Lygon Street | 440 | Contributory | Significant |
| Lygon Street | 442-444 | Contributory | Significant |
| Lygon Street | 446-450 | Significant | Significant |
| Lygon Street | 1-7 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|-------------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Lygon Street | 9 | Significant | - |
| Lygon Street | 13-15 | Significant | - |
| Lygon Street | 27-31 | Contributory Significant | - |
| <u>Lygon Street</u> | <u>33-89, includes:</u> | | |
| | Building 71 (also known as 42 Cardigan Street) 42-48 Cardigan Street Building 71 | <u>Significant</u> | = |
| | Building 56 (also known as 53 Lygon Street) 115 Queensberry Street Building 56 | <u>Significant</u> | = |
| | Building 57 (also known as 53 Lygon Street) 53 Lygon Street Building 57 | <u>Significant</u> | = |
| Lygon Street | 95-97 | Contributory | - |
| Lygon Street | 121 | Contributory | - |
| Lygon Street | 127-129 | Contributory | - |
| Lygon Street | 131-133 | Contributory | - |
| Lygon Street | 135-137 | Contributory | - |
| Lygon Street | 139-141 | Contributory | - |
| Lygon Street | 147 | Significant | - |
| Lygon Street | 149 | Significant | - |
| Lygon Street | 151 | Significant | - |
| <u>Lygon Street</u> | <u>153-159 (Argyle Square)</u> | <u>Significant</u> | = |
| Lygon Street | 161 | Contributory | - |
| Lygon Street | 163-165 | Contributory | - |
| Lygon Street | 167 | Contributory | - |
| Lygon Street | 169 | Contributory | - |
| Lygon Street | 173 | Contributory | - |
| Lygon Street | 175 | Contributory | - |
| Lygon Street | 185-187 | Significant | - |
| Lygon Street | 189 | Significant | - |
| Lygon Street | 191 | Significant | - |
| Lygon Street | 193 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Lygon Street | 201-203 | Significant | - |
| Lygon Street | 205-207 | Significant | - |
| Lygon Street | 209 | Significant | - |
| Lygon Street | 211 | Significant | - |
| Lygon Street | 213 | Significant | - |
| Lygon Street | 215-217 | Contributory | - |
| Lygon Street | 219-221 | Contributory | - |
| Lygon Street | 223 | Contributory | - |
| Lygon Street | 225 | Contributory | - |
| Lygon Street | 227-229 | Significant | - |
| Lygon Street | 231 | Contributory | - |
| Lygon Street | 233-235 | Contributory | - |
| Lygon Street | 237 | Contributory | - |
| Lygon Street | 239 | Contributory | - |
| Lygon Street | 241 | Significant | - |
| Lygon Street | 243-245 | Significant | - |
| Lygon Street | 251 | Contributory | - |
| Lygon Street | 253 | Significant | - |
| Lygon Street | 255-257 | Significant | - |
| Lygon Street | 259-261 | Significant | - |
| Lygon Street | 263 | Significant | - |
| Lygon Street | 265 | Significant | - |
| Lygon Street | 267 | Significant | - |
| Lygon Street | 269 | Significant | - |
| Lygon Street | 271-273 | Significant | - |
| Lygon Street | 275 | Contributory | - |
| Lygon Street | 277 | Contributory | - |
| Lygon Street | 279-281 | Contributory | - |
| Lygon Street | 283 | Contributory | - |
| Lygon Street | 285-287 | Contributory | - |
| Lygon Street | 291-299 | Significant | - |
| Lygon Street | 303 | Contributory | - |
| Lygon Street | 305 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|---------------------------------------|---|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Lygon Street | 307 | Contributory | - |
| Lygon Street | 321 | Contributory | - |
| Lygon Street | 325 | Contributory | - |
| Lygon Street | 327 | Contributory | - |
| Lygon Street | 329 | Contributory | - |
| Lygon Street | 331-335 | Significant | - |
| Lygon Street | 337-343 | Significant | - |
| Lygon Street | 379 | Contributory | - |
| Lygon Street | 381 | Contributory | - |
| Lygon Street | 383 | Contributory | - |
| Lygon Street | 385 | Significant | - |
| Lygon Street | 387-391 | Contributory | - |
| Lygon Street | 393-395 | Contributory | - |
| Lygon Street | 397-399 | Significant | - |
| Lygon Street | 401 | Contributory | - |
| Lygon Street | 403-405 | Significant | - |
| Lygon Street | 407 | Significant | - |
| Lygon Street | 409 | Significant | - |
| MacArthur Place North | 2 | Contributory | - |
| MacArthur Place North | 4 | Contributory | - |
| MacArthur Place North | 6-10 | Contributory | - |
| MacArthur Place North | 14 | Significant | - |
| MacArthur Place North | 16 | Significant | - |
| MacArthur Place North | 18 | Contributory | - |
| MacArthur Place North | 20 | Contributory | - |
| MacArthur Place North | 26 | Contributory | - |
| MacArthur Place North | 28-34 | Significant | - |
| MacArthur Place North | 36 | Contributory | - |
| MacArthur Place North | 38 | Contributory | - |
| MacArthur Place North | 44-48 | Significant | - |
| MacArthur Place North | 56-58 | Contributory | - |
| MacArthur Place North | 70-72 | Significant | - |
| MacArthur Place North | 1-71 (MacArthur Square) | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| MacArthur Place South | 11-13 | Significant | - |
| MacArthur Place South | 27-33 | Significant | - |
| MacArthur Place South | 37-39 | Contributory | - |
| MacArthur Place South | 41 | Significant | - |
| MacArthur Place South | 43 | Significant | - |
| MacArthur Place South | 45-47 | Significant | - |
| MacArthur Place South | 49 | Contributory | - |
| MacArthur Place South | 51 | Contributory | - |
| MacArthur Place South | 53 | Contributory | - |
| MacArthur Place South | 55 | Contributory | - |
| MacArthur Place South | 57 | Significant | - |
| MacArthur Place South | 59 | Contributory | - |
| MacArthur Place South | 71-73 | Contributory | - |
| Murchison Street | 12 | Contributory | Significant |
| Murchison Street | 14 | Significant | Significant |
| Murchison Street | 16 | - | Significant |
| Murchison Street | 18 | Contributory | Significant |
| Murchison Street | 20 | Contributory | Significant |
| Murchison Street | 22 | Contributory | Significant |
| Murchison Street | 24 | Contributory | Significant |
| Murchison Street | 26 | Contributory | Significant |
| Murchison Street | 28-30 | Contributory | Significant |
| Murchison Street | 32-34 | Significant | Significant |
| Murchison Street | 36-40 | Significant | Significant |
| Murchison Street | 42 | Significant | Significant |
| Murchison Street | 44 | Significant | Significant |
| Murchison Street | 46 | Significant | Significant |
| Murchison Street | 23-57 (Murchison Square) | Significant | - |
| Neill Street | 28-30 | Contributory | - |
| Neill Street | 52 | Contributory | - |
| Neill Street | 54 | Contributory | - |
| Neill Street | 56 | Contributory | - |
| Neill Street | 60 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Neill Street | 62 | Significant | - |
| Neill Street | 64 | Significant | - |
| Neill Street | 66 | Significant | - |
| Neill Street | 74-76 | Contributory | - |
| Neill Street | 78 | Contributory | - |
| Neill Street | 82 | Contributory | - |
| Neill Street | 86 | Contributory | - |
| Neill Street | 88 | Contributory | - |
| Neill Street | 9-13 | Contributory | - |
| Neill Street | 15 | Contributory | - |
| Neill Street | 17 | Contributory | - |
| Neill Street | 19-25 | Contributory | - |
| Neill Street | 43-45 | Contributory | Significant |
| Neill Street | 47-49 | Significant | Significant |
| Neill Street | 51 | Contributory | Significant |
| Neill Street | 53-55 | Contributory | Significant |
| Neill Street | 57 | Contributory | Significant |
| Neill Street | 59 | - | Significant |
| Neill Street | 61-63 | - | Significant |
| Neill Street | 65 | Significant | Significant |
| Neill Street | 67 | Significant | Significant |
| Neill Street | 69 | Significant | Significant |
| Neill Street | 71 | Significant | Significant |
| Neill Street | 73 | Significant | Significant |
| Neill Street | 75 | Significant | Significant |
| Neill Street | 77 | Significant | Significant |
| Neill Street | 79 | Significant | Significant |
| Neill Street | 81 | Contributory | Significant |
| Neill Street | 85 | Significant | Significant |
| Neill Street | 87 | Significant | Significant |
| Neill Street | 89 | - | Significant |
| Neill Street | 91-93 | Contributory | Significant |
| Neill Street | 95-99 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Neill Street | 101-111 | Significant | Significant |
| Nicholson Street | Royal Exhibition Building and Carlton Gardens | Significant | Significant |
| Nicholson Street | 27 | Contributory | - |
| Nicholson Street | 29 | Contributory | - |
| Nicholson Street | 31 | Contributory | - |
| Nicholson Street | 33 | Contributory | - |
| Nicholson Street | 35 | Contributory | - |
| Nicholson Street | 37 | Contributory | - |
| Nicholson Street | 39 | Contributory | - |
| Nicholson Street | 41 | Contributory | - |
| Nicholson Street | 43 | Contributory | - |
| Nicholson Street | 47-49 | Contributory | - |
| Nicholson Street | 51 | Contributory | - |
| Nicholson Street | 53 | Contributory | - |
| Nicholson Street | 55 | Contributory | - |
| Nicholson Street | 57 | Contributory | - |
| Nicholson Street | 59 | Contributory | - |
| Nicholson Street | 61 | Contributory | - |
| Nicholson Street | 63 | Contributory | - |
| Nicholson Street | 69 | Contributory | - |
| Nicholson Street | 73 | Contributory | - |
| Nicholson Street | 75 | Contributory | - |
| Nicholson Street | 85 | Significant | - |
| Nicholson Street | 87 | Significant | - |
| Nicholson Street | 89 | Significant | - |
| Nicholson Street | 91 | Significant | - |
| Nicholson Street | 161-163 | Contributory | - |
| Nicholson Street | 165 | Contributory | - |
| Nicholson Street | 177-179 | Contributory | - |
| Nicholson Street | 181 | Contributory | - |
| Nicholson Street | 183 | Contributory | - |
| Nicholson Street | 185 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-------------------|------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Nicholson Street | 189 | Contributory | - |
| Nicholson Street | 191 | Contributory | - |
| Nicholson Street | 209 | Contributory | - |
| Nicholson Street | 211 | Contributory | - |
| Nicholson Street | 213-215 | Significant | - |
| Nicholson Street | 217 | Contributory | - |
| Nicholson Street | 221 | Contributory | - |
| Nicholson Street | 223 | Contributory | - |
| Nicholson Street | 225 | Contributory | - |
| Nicholson Street | 227 | Significant | - |
| Nicholson Street | 241 | Significant | - |
| Nicholson Street | 243 | Contributory | - |
| Nicholson Street | 245 | Contributory | - |
| Nicholson Street | 255 | Contributory | - |
| Nicholson Street | 257 | Significant | - |
| Nicholson Street | 275 | Contributory | - |
| O'Connell Lane | 4 | Contributory | - |
| O'Connell Lane | 6 | Contributory | - |
| Owen Street | 21 | Contributory | Significant |
| Owen Street | 23 | Contributory | Significant |
| Owen Street | 25 | Contributory | Significant |
| Owen Street | 27 | Significant | Significant |
| Owen Street | 29 | Significant | Significant |
| Owen Street | 33 | - | Significant |
| Owen Street | 35 | Contributory | Significant |
| Owen Street | 37 | Contributory | Significant |
| Owen Street | 41 | Contributory | Significant |
| Owen Street | 45 | Contributory | Significant |
| Owen Street | 47 | Contributory | Significant |
| Owen Street | 49 | Contributory | Significant |
| Painsdale Place | 4 | Contributory | - |
| Palmerston Place | 8-10 | Significant | - |
| Palmerston Place | 12-14 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|-------------------------------------|-------------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Palmerston Place | 22 | Significant | - |
| Palmerston Place | 24-26 | Significant | - |
| Palmerston Place | 28 | Significant | - |
| Palmerston Place | 7-9 | Significant | - |
| Palmerston Place | 11-13 | Significant | - |
| Palmerston Place | 23 | Contributory | - |
| Palmerston Place | 25 | Contributory | - |
| Palmerston Place | 27 | Contributory | - |
| Palmerston Place | 29 | Contributory | - |
| Palmerston Street | 18 | Contributory Significant | - |
| Palmerston Street | 20 | Contributory Significant | - |
| Palmerston Street | 24 <u>22-24</u> | Significant | - |
| Palmerston Street | 28-30 | Contributory | - |
| Palmerston Street | 38 | Contributory | - |
| Palmerston Street | 40 | Contributory | - |
| Palmerston Street | 46 | Significant | - |
| Palmerston Street | 52 (Former Shop cnr Canning Street) | Contributory | - |
| Palmerston Street | 52-54 | Contributory | - |
| Palmerston Street | 57-65 | Contributory | - |
| Palmerston Street | 66 | Contributory | - |
| Palmerston Street | 68 | Significant | - |
| Palmerston Street | 70 | Contributory | - |
| Palmerston Street | 72 | Contributory | - |
| Palmerston Street | 74-76 | Significant | - |
| Palmerston Street | 78 | Contributory | - |
| Palmerston Street | 80 | Contributory | - |
| Palmerston Street | 82 | Contributory | - |
| Palmerston Street | 88 | Significant | - |
| Palmerston Street | 90 | Contributory | - |
| Palmerston Street | 92 | Contributory | - |
| Palmerston Street | 94-96 | Significant | - |
| Palmerston Street | 100 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Palmerston Street | 104 | Significant | - |
| Palmerston Street | 106 | Contributory | - |
| Palmerston Street | 108-110 | Contributory | - |
| Palmerston Street | 114 | Contributory | - |
| Palmerston Street | 116 | Contributory | - |
| Palmerston Street | 118 | Contributory | - |
| Palmerston Street | 120 | Contributory | - |
| Palmerston Street | 122 | Contributory | - |
| Palmerston Street | 178-204, includes: | | |
| | <ul style="list-style-type: none"> 180 Palmerston Street (Church of All Nations and Organ) | Significant | Significant |
| | <ul style="list-style-type: none"> 180A-204 Palmerston Street (Church Hall) | Significant | Significant |
| Palmerston Street | 230-232 | Significant | - |
| Palmerston Street | 234 | Significant | - |
| Palmerston Street | 236 | Significant | - |
| Palmerston Street | 238-240 | Significant | - |
| Palmerston Street | 67 | Significant | - |
| Palmerston Street | 69 | Significant | - |
| Palmerston Street | 83 | Contributory | - |
| Palmerston Street | 85 | Contributory | - |
| Palmerston Street | 87 | Contributory | - |
| Palmerston Street | 105-113 | Contributory | - |
| Palmerston Street | 115-117 | Contributory | - |
| Palmerston Street | 119-121 | Significant | - |
| Palmerston Street | 123-129 | Contributory | - |
| Palmerston Street | 141 | Contributory | - |
| Palmerston Street | 143 | Contributory | - |
| Palmerston Street | 145 | Contributory | - |
| Palmerston Street | 147 | Contributory | - |
| Palmerston Street | 149 | Contributory | - |
| Palmerston Street | 151 | Contributory | - |
| Palmerston Street | 153 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---|------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Palmerston Street | 155-157 | Contributory | - |
| Palmerston Street | 159 | Contributory | - |
| Palmerston Street | 161 | Contributory | - |
| Palmerston Street | 163 | Contributory | - |
| Palmerston Street | 171-173 | Contributory | - |
| Palmerston Street | 183-185 | Contributory | - |
| Palmerston Street | 187 | Contributory | - |
| Palmerston Street | 189 | Contributory | - |
| Palmerston Street | 191-193 | Contributory | - |
| Palmerston Street | 207-209 | Contributory | - |
| Palmerston Street | 221-239 (St Judes Anglican Church, also known as 349-371 Lygon Street and 2-34 Keppel Street) | Significant | Significant |
| Palmerston Street | 245 | Contributory | - |
| Pelham Street | 2-40 | Significant | Significant |
| Pelham Street | 52 | Contributory | - |
| Pelham Street | 54 | Contributory | - |
| Pelham Street | 56 | Contributory | - |
| Pelham Street | 58 | Contributory | - |
| Pelham Street | 60 | Contributory | - |
| Pelham Street | 62 | Contributory | - |
| Pelham Street | 64 | Contributory | - |
| Pelham Street | 66 | Contributory | - |
| Pelham Street | 68 | Contributory | - |
| Pelham Street | 70 | Contributory | - |
| Pelham Street | 96-106 Pelham Street | Significant | - |
| Pelham Street | 190-192 (University Square) | Significant | - |
| Pelham Street | 196-198 | Significant | - |
| Pelham Street | 226 | Significant | - |
| Pelham Street | 228 | Significant | - |
| Pelham Street | 15-31 (Administration Building only) | Significant | Significant |
| Pelham Street | 157-165 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Pelham Street | 205-233 | Significant | - |
| Pitt Street | 10-12 | Significant | - |
| Pitt Street | 14 | Contributory | - |
| Pitt Street | 18 | Contributory | - |
| Pitt Street | 24 | Contributory | - |
| Pitt Street | 26 | Contributory | - |
| Pitt Street | 28 | Contributory | - |
| Pitt Street | 32 | Contributory | - |
| Pitt Street | 40 | Contributory | - |
| Pitt Street | 42 | Significant | - |
| Pitt Street | 44 | Contributory | - |
| Pitt Street | 48 | Contributory | - |
| Pitt Street | 60 | Significant | - |
| Pitt Street | 62 | Significant | - |
| Pitt Street | 13 | Contributory | - |
| Pitt Street | 15-17 | Contributory | - |
| Pitt Street | 19-21 | Significant | - |
| Pitt Street | 23 | Contributory | - |
| Pitt Street | 27 | Contributory | - |
| Pitt Street | 43 | Significant | - |
| Pitt Street | 45 | Significant | - |
| Pitt Street | 46 | Contributory | - |
| Pitt Street | 47-49 | Contributory | - |
| Pitt Street | 51 | Significant | - |
| Princes Park Drive | 121 | Significant | - |
| Princes Street | 69 | Contributory | - |
| Princes Street | 71 | Contributory | - |
| Princes Street | 73 | Contributory | - |
| Princes Street | 75-77 | Contributory | - |
| Princes Street | 79 | Contributory | - |
| Princes Street | 83 | Contributory | - |
| Princes Street | 85 | Contributory | - |
| Princes Street | 87 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|------------------------------------|---------------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Princes Street | 89 | Contributory | - |
| Princes Street | 91 | Contributory | - |
| Princes Street | 93 | Contributory | - |
| Princes Street | 95 | Contributory | - |
| Princes Street | 97 | Contributory | - |
| Princes Street | 99 | Contributory | - |
| Princes Street | 101 | Contributory | - |
| Princes Street | 103 | Contributory | - |
| Princes Street | 105 | Contributory | - |
| Princes Street | 107 | Contributory | - |
| Princes Street | 113 | Contributory | - |
| Queensberry Street | 18-40 | - | Significant |
| Queensberry Street | 68-72 | Significant | - |
| Queensberry Street | 134 | Significant | - |
| Queensberry Street | 136 | Significant | - |
| Queensberry Street | 138 | Contributory | - |
| Queensberry Street | 140 | Contributory | - |
| Queensberry Street | 144-146 | Contributory | - |
| Queensberry Street | 148-150 | Significant | - |
| Queensberry Street | 198-202 | Significant | - |
| Queensberry Street | 210 | Significant | - |
| Queensberry Street | 214-222 (Tram Substation) | Significant | - |
| Queensberry Street | 224-252 | Significant | - |
| Queensberry Street | 258-274 | Significant | - |
| Queensberry Street | 19 | Significant | Significant |
| Queensberry Street | 21 | Significant | Significant |
| Queensberry Street | 23 | Significant | Significant |
| Queensberry Street | 53-63 | Significant | Significant |
| Queensberry Street | 133- 135 | Significant | - |
| Queensberry Street | 135 | Significant | - |
| Queensberry Street | 179 | Significant | - |
| Queensberry Street | 225-227 | Significant | - |
| Queensberry Street | 229 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Queensberry Street | 255-259 | Significant | - |
| Rathdowne Street | 16-22 | Contributory | - |
| Rathdowne Street | 24 | Contributory | - |
| Rathdowne Street | 26 | Contributory | - |
| Rathdowne Street | 28 | Contributory | - |
| Rathdowne Street | 30 | Contributory | - |
| Rathdowne Street | 32 | Contributory | - |
| Rathdowne Street | 34 | Contributory | - |
| Rathdowne Street | 36 | Significant | - |
| Rathdowne Street | 42-44 | Contributory | - |
| Rathdowne Street | 46-48 | Contributory | - |
| Rathdowne Street | 86-88 | Significant | - |
| Rathdowne Street | 96-106 | Significant | - |
| Rathdowne Street | 108 | Contributory | - |
| Rathdowne Street | 110 | Contributory | - |
| Rathdowne Street | 114-116 | Contributory | - |
| Rathdowne Street | 120 | Contributory | - |
| Rathdowne Street | 122 | Contributory | - |
| Rathdowne Street | 124 | Contributory | - |
| Rathdowne Street | 126 | Contributory | - |
| Rathdowne Street | 130 | Significant | - |
| Rathdowne Street | 132 | Contributory | - |
| Rathdowne Street | 154-156 | Contributory | - |
| Rathdowne Street | 160-162 | Contributory | Significant |
| Rathdowne Street | 164 | Contributory | Significant |
| Rathdowne Street | 166 | Significant | Significant |
| Rathdowne Street | 168-170 | Significant | Significant |
| Rathdowne Street | 169-199 | Significant | Significant |
| Rathdowne Street | 172 | Significant | Significant |
| Rathdowne Street | 174 | Significant | Significant |
| Rathdowne Street | 176 | Significant | Significant |
| Rathdowne Street | 178 | Significant | Significant |
| Rathdowne Street | 180 | Significant | Significant |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|----------------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Rathdowne Street | 184 | Significant | Significant |
| Rathdowne Street | 200 | Significant | - |
| Rathdowne Street | 212 | Contributory | - |
| Rathdowne Street | 214 | Contributory | - |
| Rathdowne Street | 216-248 | Significant | - |
| Rathdowne Street | 250 | Significant | - |
| Rathdowne Street | 252 | Contributory | - |
| Rathdowne Street | 254 | Contributory | - |
| Rathdowne Street | 25-27 | Significant | - |
| Rathdowne Street | 29-31 | Significant | - |
| Rathdowne Street | 49-67 | Significant (49 only) | - |
| Rathdowne Street | 97-105 | Significant | Significant |
| Rathdowne Street | 107-123, includes: | | |
| | • 107 Rathdowne Street | Significant | Significant |
| | • 109 Rathdowne Street | Significant | Significant |
| | • 111-123 Rathdowne Street | - | Significant |
| Rathdowne Street | 125-139 | Significant | Significant |
| Rathdowne Street | 201-231 | Significant | Significant |
| Rathdowne Street | 233 | Significant | Significant |
| Rathdowne Street | 235 | Significant | Significant |
| Rathdowne Street | 237 | Significant | Significant |
| Rathdowne Street | 239 | Significant | Significant |
| Rathdowne Street | 241-249 | - | Significant |
| Rathdowne Street | 257 | Significant | Significant |
| Rathdowne Street | 259 | Contributory | Significant |
| Rathdowne Street | 261 | Contributory | Significant |
| Rathdowne Street | 263 | Contributory | Significant |
| Rathdowne Street | 265 | Contributory | Significant |
| Rathdowne Street | 267 | Contributory | Significant |
| Rathdowne Street | 269 | Contributory | Significant |
| Rathdowne Street | 271 | Significant | - |
| Rathdowne Street | 273 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|---------------------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Rathdowne Street | 275 | Significant | - |
| Rathdowne Street | 277 | Significant | - |
| Rathdowne Street | 279-281 | Significant | - |
| Rathdowne Street | 291 | Contributory | - |
| Rathdowne Street | 299-301 | Significant | - |
| Rathdowne Street | 303-305 | Significant | - |
| Rathdowne Street | 307 | Significant | - |
| Rathdowne Street | 309 | Contributory | - |
| Rathdowne Street | 311 | Contributory | - |
| Rathdowne Street | 313 | Contributory | - |
| Rathdowne Street | 315 | Contributory | - |
| Rathdowne Street | 319-323 | Contributory | - |
| Rathdowne Street | 329-335 | Significant | - |
| Rathdowne Street | 339-341 | Contributory | - |
| Rathdowne Street | 343 | Contributory | - |
| Rathdowne Street | 357-363 | Significant | - |
| Rathdowne Street | 397-399 | Contributory | - |
| Rathdowne Street | 401 | Significant | - |
| Rathdowne Street | 403 | Contributory | - |
| Rathdowne Street | 405 | Contributory | - |
| Rathdowne Street | 407 | Contributory | - |
| Rathdowne Street | 409-411 | Contributory | - |
| Rathdowne Street | 415-421 | Contributory | - |
| Royal Parade | 240 | Significant | - |
| Royal Parade | 360 | Significant | - |
| Royal Parade | 380 | Significant | - |
| Royal Parade | 400 (Carlton Recreation Ground) | Significant | Significant |
| Station Street | 52 | Contributory | - |
| Station Street | 54 | Contributory | - |
| Station Street | 56-58 | Significant | - |
| Station Street | 60-62 | Significant | - |
| Station Street | 68 | Contributory | - |
| Station Street | 70 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Station Street | 72 | Contributory | - |
| Station Street | 74 | Contributory | - |
| Station Street | 76 | Significant | - |
| Station Street | 80 | Significant | - |
| Station Street | 82 | Contributory | - |
| Station Street | 84 | Contributory | - |
| Station Street | 86 | Contributory | - |
| Station Street | 88 | Contributory | - |
| Station Street | 90 | Contributory | - |
| Station Street | 92-94 | Contributory | - |
| Station Street | 96-98 | Contributory | - |
| Station Street | 100 | Contributory | - |
| Station Street | 102 | Contributory | - |
| Station Street | 106 | Contributory | - |
| Station Street | 108 | Contributory | - |
| Station Street | 110 | Contributory | - |
| Station Street | 112 | Contributory | - |
| Station Street | 114 | Contributory | - |
| Station Street | 116 | Contributory | - |
| Station Street | 118 | Contributory | - |
| Station Street | 120 | Contributory | - |
| Station Street | 122 | Contributory | - |
| Station Street | 124 | Contributory | - |
| Station Street | 126-128 | Contributory | - |
| Station Street | 130 | Contributory | - |
| Station Street | 132 | Contributory | - |
| Station Street | 140-142 | Significant | - |
| Station Street | 154 | Significant | - |
| Station Street | 156 | Significant | - |
| Station Street | 158 | Significant | - |
| Station Street | 160 | Significant | - |
| Station Street | 162 | Contributory | - |
| Station Street | 164 | Contributory | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|--------------------|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Station Street | 166 | Contributory | - |
| Station Street | 168 | Contributory | - |
| Station Street | 170 | Contributory | - |
| Station Street | 172 | Contributory | - |
| Station Street | 174 | Contributory | - |
| Station Street | 176 | Contributory | - |
| Station Street | 178 | Contributory | - |
| Station Street | 180 | Contributory | - |
| Station Street | 51 | Significant | - |
| Station Street | 53 | Significant | - |
| Station Street | 55 | Contributory | - |
| Station Street | 57 | Contributory | - |
| Station Street | 67 | Contributory | - |
| Station Street | 69 | Contributory | - |
| Station Street | 71 | Contributory | - |
| Station Street | 73 | Contributory | - |
| Station Street | 75 | Contributory | - |
| Station Street | 77 | Contributory | - |
| Station Street | 79 | Contributory | - |
| Station Street | 93 | Contributory | - |
| Station Street | 95 | Contributory | - |
| Station Street | 97 | Contributory | - |
| Station Street | 99 | Contributory | - |
| Station Street | 101 | Contributory | - |
| Station Street | 103 | Significant | - |
| Station Street | 105 | Contributory | - |
| Station Street | 107-121 | Contributory | - |
| Station Street | 123 | Significant | - |
| Station Street | 123A-123B | Contributory | - |
| Station Street | 125 | Significant | - |
| Station Street | 127 | Significant | - |
| Station Street | 129 | Significant | - |
| Station Street | 135-137 | Significant | - |

| CARLTON AND CARLTON NORTH | | | |
|----------------------------------|------------------------|-------------------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Station Street | 139 | Contributory | - |
| Station Street | 141 | Contributory | - |
| Station Street | 143 | Contributory | - |
| Station Street | 145 | Contributory | - |
| Station Street | 147 | Contributory | - |
| Station Street | 149 | Contributory | - |
| Station Street | 151-153 | Contributory | - |
| Station Street | 161 | Contributory | - |
| Station Street | 165 | Contributory | - |
| Station Street | 167 | Contributory | - |
| Station Street | 169 | Contributory | - |
| Swanston Street | 222 | Contributory | - |
| Swanston Street | 462-468 466 | Significant | - |
| Swanston Street | 508 | Contributory Significant | - |
| Swanston Street | 510-512 | Contributory Significant | - |
| Swanston Street | 554 | Significant | - |
| Swanston Street | 556 | Significant | - |
| Swanston Street | 630 | Significant | - |
| Swanston Street | 644-658 | Significant | - |
| Swanston Street | 676 | Contributory | - |
| Swanston Street | 678 | Contributory | - |
| Swanston Street | 680-682 | Contributory | - |
| Swanston Street | 832-834 | Contributory | Significant |
| Swanston Street | 842-844 | Contributory | Significant |
| Swanston Street | 860-862 | Significant | Significant |
| Swanston Street | 864-866 | Significant | Significant |
| Swanston Street | 870-874 | Contributory | Significant |
| Swanston Street | 876 | Contributory | Significant |
| Swanston Street | 880 | Contributory | Significant |
| Swanston Street | 882 | Contributory | Significant |
| Swanston Street | 886-888 | Contributory | Significant |
| Swanston Street | 890 | Contributory | Significant |
| Swanston Street | 892-894 | Contributory | Significant |

| CARLTON AND CARLTON NORTH | | | |
|---|--|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Swanston Street | 896-898 | Significant | Significant |
| Swanston Street | 900 | Contributory | Significant |
| Swanston Street | 902 | Contributory | Significant |
| Swanston Street | 904 | Contributory | Significant |
| Swanston Street | 906 | Contributory | Significant |
| Swanston Street | 908-910 | Contributory | Significant |
| Swanston Street | 912 | Significant | Significant |
| Swanston Street | 914 | Significant | Significant |
| Swanston Street | 916-918 | Significant | Significant |
| Swanston Street | 920-922 | Contributory | Significant |
| Swanston Street | 924 | Contributory | Significant |
| Swanston Street | 926-930 | - | Significant |
| Swanston Street | 932-944 | Significant | Significant |
| Swanston Street (Maltstore Building) | 551 | Significant | - |
| Swanston Street (Former Carlton and United Brewery) | 555 | Significant | - |
| Swanston Street | 593-597 | Significant | - |
| Swanston Street | 599-605 | Significant | - |
| Tyne Street | 35 | Contributory | - |
| University Street | 14 | Contributory | - |
| University Street | 44-54 | Significant | - |
| University Street | 9 | Contributory | - |
| University Street | 11 | Contributory | - |
| Victoria Place | 25 (Victorian Art Statue Store) | Contributory | - |
| Victoria Street | 50-52 | Significant | - |
| Victoria Street | 68 | Significant | - |
| Victoria Street | 70 | Significant | - |
| Victoria Street | 72 | Significant | - |
| Victoria Street | 80-92 (Building 51 only) | Significant | - |
| Victoria Street | 172 | Significant | - |
| Waterloo Street | 1-3 | Contributory | - |
| Waterloo Street | 7-19 | Contributory | - |

EAST MELBOURNE AND JOLIMONT

| EAST MELBOURNE AND JOLIMONT | | | |
|-----------------------------|-------------------------|-------------------|-------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Agnes Street | 50-62 (Jolimont Square) | Significant | - |
| Agnes Street | 11 | Contributory | - |
| Agnes Street | 13-15 | Contributory | - |
| Agnes Street | 17-19 | Contributory | - |
| Agnes Street | 21-23 | Contributory | - |
| Agnes Street | 25-27 | Contributory | - |
| Agnes Street | 33-41 | Contributory | - |
| Agnes Street | 45 | Contributory | - |
| Agnes Street | 47 | Contributory | - |
| Agnes Street | 49-51 | Contributory | - |
| Agnes Street | 53 | Contributory | - |
| Agnes Street | 55 | Contributory | - |
| Agnes Street | 57-59 | Contributory | - |
| Albert Street | 2-30 | Significant | - |
| Albert Street | 34 | Contributory | - |
| Albert Street | 36 | Contributory | - |
| Albert Street | 38 | Contributory | - |
| Albert Street | 40 | Contributory | - |
| Albert Street | 42 | Contributory | - |
| Albert Street | 44-60 | Significant | - |
| Albert Street | 70-72 | Significant | - |
| Albert Street | 74-76 | Contributory | - |
| Albert Street | 78 | Contributory | - |
| Albert Street | 80 | Contributory | - |
| Albert Street | 82 | Contributory | - |
| Albert Street | 128 | Contributory | - |
| Albert Street | 130 | Contributory | - |
| Albert Street | 132 | Contributory | Significant |
| Albert Street | 134 | Contributory | Significant |
| Albert Street | 148-200 | Significant | Significant |
| Albert Street | 204-208 | Contributory | Significant |
| Albert Street | 250-260 | Significant | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Albert Street | 306-312 | Significant | - |
| Albert Street | 314-320 | Significant | - |
| Albert Street | 348-362 | Significant | - |
| Albert Street | 364 | Significant | - |
| Albert Street | 366 | Contributory | - |
| Albert Street | 384-388 | Significant | Significant |
| Albert Street | 390 | Significant | Significant |
| Albert Street | 392 | Significant | Significant |
| Albert Street | 394 | Significant | Significant |
| Albert Street | 396 | Significant | Significant |
| Albert Street | 398 | Significant | Significant |
| Albert Street | 400 | Significant | Significant |
| Albert Street | 402 | Significant | Significant |
| Albert Street | 404 | Significant | Significant |
| Albert Street | 406 | Significant | Significant |
| Albert Street | 408 | Significant | Significant |
| Albert Street | 420-422 | Significant | Significant |
| Albert Street | 428-430 | Significant | Significant |
| Albert Street | 446-476 | Significant | Significant |
| Albert Street | 486-492 | Significant | Significant |
| Albert Street | 494-500 | Significant | Significant |
| Albert Street | 502-506 | Significant | Significant |
| Albert Street | 510-532 | Significant | - |
| Albert Street | 5 | Contributory | - |
| Albert Street | 7 | Contributory | - |
| Albert Street | 9 | Contributory | - |
| Albert Street | 11 | Contributory | - |
| Albert Street | 13 | Contributory | - |
| Albert Street | 15 | Contributory | - |
| Albert Street | 17 | Contributory | - |
| Albert Street | 35 | Contributory | - |
| Albert Street | 37 | Contributory | - |
| Albert Street | 39 | Contributory | - |
| Albert Street | 41 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Albert Street | 43 | Contributory | - |
| Albert Street | 61-67 | Significant | - |
| Albert Street | 453-479 | Significant | Significant |
| Albert Street | 481-487 | Significant | - |
| Albert Street | 489-531 Parliament Gardens Fence | Significant | Significant |
| Berry Street | 14 | Contributory | - |
| Berry Street | 16 | Contributory | - |
| Berry Street | 20-22 | Contributory | - |
| Berry Street | 24-26 | Contributory | - |
| Berry Street | 28 | Contributory | - |
| Berry Street | 30 | Contributory | - |
| Berry Street | 32 | Contributory | - |
| Berry Street | 34 | Significant | - |
| Berry Street | 36-38 | Contributory | - |
| Berry Street | 40 | Contributory | - |
| Berry Street | 42 | Contributory | - |
| Berry Street | 44 | Contributory | - |
| Berry Street | 46 | Contributory | - |
| Berry Street | 48 | Contributory | - |
| Berry Street | 50 | Contributory | - |
| Berry Street | 51 | Contributory | - |
| Berry Street | 53 | Contributory | - |
| Berry Street | 55 | Contributory | - |
| Berry Street | 57 | Contributory | - |
| Brunton Avenue | MCG | Significant | - |
| Cathedral Place | 2-60 (St Patricks Cathedral Precinct, also known as 371-449 Albert Street, 2-20 Gisborne Street and 7-9 Lansdowne Street) | Significant | Significant |
| Cathedral Place | 65-75 | Significant | Significant |
| Charles Street | 19 | Contributory | - |
| Charles Street | 21 | Contributory | - |
| Charles Street | 49-55 (Jolimont Square) | Significant | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|------------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Clarendon Street | 22-40 | Significant | Significant |
| Clarendon Street | 68-70 | Significant | - |
| Clarendon Street | 72-80 | Significant | - |
| Clarendon Street | 84-122 | Significant | Significant |
| Clarendon Street | 166 | Significant | - |
| Clarendon Street | 202-206 | Significant | Significant |
| Clarendon Street | 208-212 | Significant | Significant |
| Clarendon Street | 214-222, includes: | | |
| | • 220 Clarendon Street | Significant | Significant |
| | • 222 Clarendon Street | Contributory | - |
| | • 376 Victoria Parade | Significant | - |
| | • 378 Victoria Parade | Significant | - |
| Clarendon Street | 224 | Contributory | - |
| Clarendon Street | 226 | Contributory | - |
| Clarendon Street | 228-230 | Significant | - |
| Clarendon Street | 1-19 | Significant | - |
| Darling Street | 2 | Contributory | - |
| Darling Street | 4 | Contributory | - |
| Darling Street | 6 | Contributory | - |
| Darling Street | 8 | Contributory | - |
| Darling Street | 10 | Contributory | - |
| Darling Street | 24-26 | Contributory | - |
| Darling Street | 28-30 | Significant | - |
| Garden Avenue | 2-4 | Significant | Significant |
| Garden Avenue | 6-12, includes: | | |
| | • 6 Garden Avenue | Significant | Significant |
| | • 8 Garden Avenue | Significant | Significant |
| | • 10 Garden Avenue | - | Significant |
| | • 12 Garden Avenue | Significant | Significant |
| Garden Avenue | 14-16 | Significant | Significant |
| Garden Avenue | 9-11 | Significant | Significant |
| George Street | 2-14 | Contributory | - |
| George Street | 16-18 | Significant | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| George Street | 20-22 | Significant | - |
| George Street | 24-28 | Contributory | - |
| George Street | 32-38 | Significant | - |
| George Street | 40 | Contributory | - |
| George Street | 42 | Contributory | - |
| George Street | 44-46 | Contributory | - |
| George Street | 48 | Contributory | - |
| George Street | 50 | Contributory | - |
| George Street | 52 | Contributory | - |
| George Street | 76 | Contributory | - |
| George Street | 78 | Contributory | - |
| George Street | 80 | Contributory | - |
| George Street | 82 | Contributory | - |
| George Street | 84 | Contributory | - |
| George Street | 86 | Contributory | - |
| George Street | 88 | Contributory | - |
| George Street | 90 | Contributory | - |
| George Street | 96-106 | Significant | - |
| George Street | 116-118 | Contributory | - |
| George Street | 152-166 | Significant | Significant |
| George Street | 168-174 | Contributory | Significant |
| George Street | 176-180 | Significant | Significant |
| George Street | 182 | Significant | Significant |
| George Street | 184 | Significant | Significant |
| George Street | 186 | Significant | Significant |
| George Street | 188 | Significant | Significant |
| George Street | 190 | Contributory | Significant |
| George Street | 190A | - | Significant |
| George Street | 192-192A | Contributory | Significant |
| George Street | 194 | Contributory | Significant |
| George Street | 11-15 | Contributory | - |
| George Street | 17-19 | Contributory | - |
| George Street | 21-27 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|----------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| George Street | 29-35 | Significant | - |
| George Street | 37-41 | Significant | - |
| George Street | 45-47 | Contributory | - |
| George Street | 49 | Contributory | - |
| George Street | 51-53 | Contributory | - |
| George Street | 55-57 | Contributory | - |
| George Street | 63-65 | Significant | - |
| George Street | 105 | Contributory | - |
| George Street | 107-109 | Significant | - |
| George Street | 111-115 | Significant | - |
| George Street | 117-119 | Significant | - |
| George Street | 121 | Contributory | - |
| George Street | 123 | Contributory | - |
| George Street | 125-127, includes: | | |
| | • 125 George Street | Contributory | - |
| | • 125A George Street | Significant | - |
| | • 125B George Street | Contributory | - |
| George Street | 129-131 | Contributory | - |
| George Street | 133-135 | Significant | - |
| George Street | 171 | Contributory | - |
| George Street | 173-175 | Contributory | - |
| George Street | 191-197 | Significant | Significant |
| George Street | 199 | Significant | Significant |
| George Street | 201 | Significant | Significant |
| George Street | 203 | Significant | Significant |
| George Street | 205 | Significant | Significant |
| George Street | 207 | Significant | Significant |
| George Street | 209 | Significant | Significant |
| Gipps Street | 42-44 | Contributory | - |
| Gipps Street | 46 | Contributory | - |
| Gipps Street | 48 | Contributory | - |
| Gipps Street | 50-52 | Contributory | - |
| Gipps Street | 54 | Contributory | - |
| Gipps Street | 56 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Gipps Street | 70 | Contributory | - |
| Gipps Street | 72 | Contributory | - |
| Gipps Street | 74 | Contributory | - |
| Gipps Street | 76-78 | Significant | - |
| Gipps Street | 80-82 | Contributory | - |
| Gipps Street | 84 | Contributory | - |
| Gipps Street | 86 | Significant | - |
| Gipps Street | 88 | Significant | - |
| Gipps Street | 90 | Significant | - |
| Gipps Street | 92-96 | Contributory | Significant |
| Gipps Street | 98-106 | Significant | Significant |
| Gipps Street | 110-124 | Significant | Significant |
| Gipps Street | 128 | Significant | Significant |
| Gipps Street | 130 | Significant | Significant |
| Gipps Street | 132 | Significant | Significant |
| Gipps Street | 15 | Contributory | - |
| Gipps Street | 17-19 | Contributory | - |
| Gipps Street | 21 | Contributory | - |
| Gipps Street | 23 | Contributory | - |
| Gipps Street | 27 | Contributory | - |
| Gipps Street | 29 | Contributory | - |
| Gipps Street | 31-37 | Significant | Significant |
| Gipps Street | 41-43 | Significant | Significant |
| Gipps Street | 45-47 | - | Significant |
| Gipps Street | 49 | Contributory | Significant |
| Gipps Street | 51 | Contributory | Significant |
| Gipps Street | 53 | Significant | Significant |
| Gipps Street | 55 | Significant | Significant |
| Gipps Street | 57 | Contributory | Significant |
| Gipps Street | 59 | Contributory | Significant |
| Gipps Street | 61 | Contributory | Significant |
| Gipps Street | 63 | Contributory | Significant |
| Gipps Street | 75-77 | Contributory | - |
| Gipps Street | 79 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Gipps Street | 81 | Contributory | - |
| Gipps Street | 83-87 | Contributory | - |
| Gipps Street | 91-95 | Contributory | - |
| Gipps Street | 97-99 | Contributory | - |
| Gipps Street | 109-113 | Contributory | - |
| Gipps Street | 115-119 | Contributory | - |
| Gipps Street | 121 | Contributory | - |
| Gipps Street | 123 | Significant | - |
| Gipps Street | 125 | Significant | - |
| Gipps Street | 127 | Contributory | - |
| Gipps Street | 129 | Contributory | - |
| Gipps Street | 153 | Contributory | - |
| Gipps Street | 155 | Significant | Significant |
| Gipps Street | 157 | Contributory | Significant |
| Gipps Street | 159 | Significant | Significant |
| Gipps Street | 161-165 | Significant | Significant |
| Gipps Street | 167 | Significant | Significant |
| Gipps Street | 169 | Significant | Significant |
| Gipps Street | 171-173 | Significant | Significant |
| Gipps Street | 177-179 | Significant | Significant |
| Gipps Street | 181-189 | Contributory | Significant |
| Gisborne Street | 13-19 | Significant | Significant |
| Gisborne Street | 23-41 | Significant | Significant |
| Grey Street | 2 | Contributory | - |
| Grey Street | 4 | Contributory | - |
| Grey Street | 6-8 | Contributory | - |
| Grey Street | 12-14 | Contributory | - |
| Grey Street | 34 | Significant | Significant |
| Grey Street | 36-42 | Significant | Significant |
| Grey Street | 44-46 | Contributory | Significant |
| Grey Street | 48 | Contributory | Significant |
| Grey Street | 50-54 | - | Significant |
| Grey Street | 56 | Contributory | Significant |
| Grey Street | 58 | Contributory | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Grey Street | 60 | Contributory | Significant |
| Grey Street | 62 | Contributory | Significant |
| Grey Street | 64 | Contributory | Significant |
| Grey Street | 66 | Contributory | Significant |
| Grey Street | 68 | Contributory | Significant |
| Grey Street | 128-132 | Significant | - |
| Grey Street | 15 | Contributory | - |
| Grey Street | 17 | Contributory | - |
| Grey Street | 25 | Contributory | - |
| Grey Street | 33 | Contributory | - |
| Grey Street | 35 | Contributory | - |
| Grey Street | 37 | Contributory | - |
| Grey Street | 39 | Contributory | - |
| Grey Street | 41 | Significant | - |
| Grey Street | 43 | Significant | - |
| Grey Street | 45 | Contributory | - |
| Grey Street | 47 | Contributory | - |
| Grey Street | 49 | Contributory | - |
| Grey Street | 51 | Contributory | - |
| Grey Street | 61-63 | Contributory | - |
| Grey Street | 65-67 | Contributory | - |
| Grey Street | 73 | Contributory | - |
| Grey Street | 75 | Contributory | - |
| Grey Street | 77-79 | Significant | - |
| Grey Street | 81 | Contributory | - |
| Grey Street | 83 | Contributory | - |
| Grey Street | 85 | Contributory | - |
| Grey Street | 87 | Contributory | - |
| Grey Street | 115-117 | Significant | Significant |
| Grey Street | 119 | Significant | Significant |
| Grey Street | 121 | Significant | Significant |
| Grey Street | 123 | Significant | Significant |
| Grey Street | 125 | Significant | Significant |
| Grey Street | 127 | Significant | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Grey Street | 129-135 | Contributory | - |
| Grey Street | 137-161 | Significant | - |
| Hayes Lane | 18-20 | Significant | - |
| Hayes Lane | 22 | Contributory | - |
| Hoddle Street | 1087 | Contributory | - |
| Hoddle Street | 1089 | Significant | - |
| Hoddle Street | 1091 | Significant | - |
| Hoddle Street | 1093 | Significant | - |
| Hoddle Street | 1099-1103 | Contributory | - |
| Hoddle Street | 1105 | Contributory | - |
| Hoddle Street | 1107 | Contributory | - |
| Hoddle Street | 1109 | Contributory | - |
| Hoddle Street | 1111 | Contributory | - |
| Hoddle Street | 1113 | Contributory | - |
| Hoddle Street | 1115 | Contributory | - |
| Hoddle Street | 1117 | Contributory | - |
| Hoddle Street | 1119 | Contributory | - |
| Hoddle Street | 1121 | Contributory | - |
| Hoddle Street | 1141 | Contributory | - |
| Hoddle Street | 1143 | Contributory | - |
| Hoddle Street | 1153 | Contributory | - |
| Hoddle Street | 1155 | Contributory | - |
| Hoddle Street | 1157 | Contributory | - |
| Hoddle Street | 1159 | Contributory | - |
| Hoddle Street | 1161 | Contributory | - |
| Hoddle Street | 1163 | Contributory | - |
| Hoddle Street | 1165 | Contributory | - |
| Hoddle Street | 1169 | Contributory | - |
| Hoddle Street | 1193 | Contributory | - |
| Hoddle Street | 1195 | Contributory | - |
| Hoddle Street | 1197 | Contributory | - |
| Hoddle Street | 1199 | Contributory | - |
| Hoddle Street | 1201 | Contributory | - |
| Hoddle Street | 1225 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Hoddle Street | 1227 | Significant | - |
| Hoddle Street | 1229 | Contributory | - |
| Hoddle Street | 1231 | Contributory | - |
| Hoddle Street | 1233 | Contributory | - |
| Hoddle Street | 1251-1289 | Significant | - |
| Hotham Street | 16 | Contributory | - |
| Hotham Street | 18 | Contributory | - |
| Hotham Street | 20-22 | Significant | - |
| Hotham Street | 32-34 | Contributory | Significant |
| Hotham Street | 36-38 | Significant | Significant |
| Hotham Street | 42-48 | Significant | Significant |
| Hotham Street | 50 | Significant | Significant |
| Hotham Street | 52 | Significant | Significant |
| Hotham Street | 54 | Contributory | Significant |
| Hotham Street | 72-76 | Significant | - |
| Hotham Street | 78-82 | Contributory | - |
| Hotham Street | 92 | Significant | - |
| Hotham Street | 94-96 | Significant | - |
| Hotham Street | 98-102 | Significant | - |
| Hotham Street | 110-112 | Significant | Significant |
| Hotham Street | 114 | Significant | Significant |
| Hotham Street | 116 | Significant | Significant |
| Hotham Street | 118 | Significant | Significant |
| Hotham Street | 120 | Significant | Significant |
| Hotham Street | 146 | Significant | Significant |
| Hotham Street | 148 | Significant | Significant |
| Hotham Street | 150 | - | Significant |
| Hotham Street | 152-156 | Significant | Significant |
| Hotham Street | 158 | Significant | Significant |
| Hotham Street | 160 | Significant | Significant |
| Hotham Street | 162 | Significant | Significant |
| Hotham Street | 164 | Significant | Significant |
| Hotham Street | 166 | - | Significant |
| Hotham Street | 168 | Contributory | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Hotham Street | 170 | Contributory | Significant |
| Hotham Street | 172 | Contributory | Significant |
| Hotham Street | 174-188 | Contributory | Significant |
| Hotham Street | 29-33 | Significant | - |
| Hotham Street | 43 | Contributory | - |
| Hotham Street | 45 | Significant | Significant |
| Hotham Street | 47 | Significant | Significant |
| Hotham Street | 49 | Significant | Significant |
| Hotham Street | 51 | Significant | Significant |
| Hotham Street | 53 | - | Significant |
| Hotham Street | 67-71 | Significant | Significant |
| Hotham Street | 73-75 | Significant | Significant |
| Hotham Street | 77-79 | Significant | Significant |
| Hotham Street | 81-83 | Significant | Significant |
| Hotham Street | 87 | Contributory | Significant |
| Hotham Street | 89 | Contributory | Significant |
| Hotham Street | 91 | - | Significant |
| Hotham Street | 97 | Contributory | Significant |
| Hotham Street | 99 | Contributory | Significant |
| Hotham Street | 1/101 | Significant | Significant |
| Hotham Street | 2/101 | - | Significant |
| Hotham Street | 103 | Significant | Significant |
| Hotham Street | 105 | Significant | Significant |
| Hotham Street | 107-109 | Significant | Significant |
| Hotham Street | 111 | Significant | Significant |
| Hotham Street | 113-117 | - | Significant |
| Hotham Street | 119-121 | Significant | Significant |
| Hotham Street | 123-125 | Significant | Significant |
| Hotham Street | 127-143 | Significant | Significant |
| Hotham Street | 153-155 | Contributory | - |
| Hotham Street | 157 | Significant | - |
| Hotham Street | 161-163 | Contributory | - |
| Hotham Street | 171-177 | Significant | - |
| Hotham Street | 191 | Significant | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|----------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Hotham Street | 193 | Significant | - |
| Jolimont Road | 108-110 | Contributory | - |
| Jolimont Road | 124-126 | Contributory | - |
| Jolimont Road | 128-138 | Contributory | - |
| Jolimont Road | 140-142 | Contributory | - |
| Jolimont Street | 50 | Contributory | - |
| Jolimont Street | 62 | Contributory | - |
| Jolimont Street | 64 | Contributory | - |
| Jolimont Street | 76-78 | Contributory | - |
| Jolimont Street | 80 | Contributory | - |
| Jolimont Terrace | 2-10 | Significant | Significant |
| Jolimont Terrace | 12 | Significant | Significant |
| Jolimont Terrace | 14 | Contributory | Significant |
| Jolimont Terrace | 16 | Contributory | Significant |
| Jolimont Terrace | 18 | Significant | Significant |
| Jolimont Terrace | 20 | Contributory | Significant |
| Jolimont Terrace | 22 | Contributory | Significant |
| Jolimont Terrace | 24 | Contributory | Significant |
| Jolimont Terrace | 26 | Contributory | Significant |
| Jolimont Terrace | 28 | Significant | Significant |
| Jolimont Terrace | 30 | Significant | Significant |
| Jolimont Terrace | 32 | Significant | Significant |
| Jolimont Terrace | 40 | Significant | Significant |
| Jolimont Terrace | 42 | Significant | Significant |
| Lansdowne Street | 12 | Contributory | - |
| Lansdowne Street | 14 | Contributory | - |
| Lansdowne Street | 15-17 | Significant | Significant |
| Lansdowne Street | 19 | Significant | Significant |
| Lansdowne Street | 21 | Significant | Significant |
| Lansdowne Street | 23 | Significant | Significant |
| Lansdowne Street | 25 | Significant | Significant |
| Lansdowne Street | 27 | Significant | Significant |
| Macarthur Street | Gordon Reserve | Significant | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|--|---|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Macarthur Street | Tram Shelter (cnr with St Andrews Place) | Significant | Significant |
| Morrison Place | 2-6 | Significant | Significant |
| Morrison Place | 8-10 | Significant | Significant |
| Morrison Place | 14-18 | Significant | Significant |
| Morrison Place | 20 | Significant | Significant |
| Morrison Place | 22 | Significant | Significant |
| Morrison Place | Eye and Ear Hospital | Significant | Significant |
| Nicholson Street | 1-4 | Significant | - |
| Nicholson Street | Cast Iron Urinal | Significant | - |
| Palmer Street | 1 | Contributory | - |
| Palmer Street | 3 | Contributory | - |
| Palmer Street | 5 | Contributory | - |
| Palmer Street | 7 | Contributory | - |
| Parliament Place | 2-12 | Significant | Significant |
| Parliament Place | 22-36 | Significant | Significant |
| Parliament Place | 1-33 (Tram Shelter) | Significant | Significant |
| Powlett Street between Albert Street and Victoria Parade | Brick substation in median strip | Contributory | - |
| Powlett Street | 10 | Significant | - |
| Powlett Street | 12 | Significant | - |
| Powlett Street | 14 | Significant | - |
| Powlett Street | 16-24 | Significant | - |
| Powlett Street | 50-52 | Significant | - |
| Powlett Street | 54 | Significant | - |
| Powlett Street | 56-60 | Contributory | - |
| Powlett Street | 62-68 | Contributory | - |
| Powlett Street | 82-112 | Significant | Significant |
| Powlett Street | 118-122 | Significant | Significant |
| Powlett Street | 124 | Contributory | Significant |
| Powlett Street | 126-128 | Significant | Significant |
| Powlett Street | 130 | Significant | Significant |
| Powlett Street | 132 | Contributory | Significant |
| Powlett Street | 134 | Contributory | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Powlett Street | 136 | Contributory | Significant |
| Powlett Street | 138 | Significant | Significant |
| Powlett Street | 140 | Contributory | Significant |
| Powlett Street | 142 | Contributory | Significant |
| Powlett Street | 150-152 | Significant | - |
| Powlett Street | 156 | Contributory | - |
| Powlett Street | 158 | Contributory | - |
| Powlett Street | 160 | Contributory | - |
| Powlett Street | 162 | Contributory | - |
| Powlett Street | 164 | Contributory | - |
| Powlett Street | 166 | Contributory | - |
| Powlett Street | 168 | Contributory | - |
| Powlett Street | 170 | Contributory | - |
| Powlett Street | 172-188 | Significant | - |
| Powlett Street | 13-19 | Significant | - |
| Powlett Street | 51-57 | Significant | - |
| Powlett Street | 59 | Significant | - |
| Powlett Street | 61 | Significant | - |
| Powlett Street | 63-71 | Contributory | - |
| Powlett Street | 85 | Significant | - |
| Powlett Street | 87 | Significant | - |
| Powlett Street | 89 | Contributory | - |
| Powlett Street | 91 | Contributory | - |
| Powlett Street | 95-101, includes: | | |
| | <ul style="list-style-type: none"> 101 Powlett Street (Magnolia Court) | Contributory | - |
| | <ul style="list-style-type: none"> Single storey building | Contributory | - |
| Powlett Street | 105-109 | Contributory | - |
| Powlett Street | 121-123 | Contributory | Significant |
| Powlett Street | 125 | Contributory | Significant |
| Powlett Street | 127 | Contributory | Significant |
| Powlett Street | 129 | Significant | Significant |
| Powlett Street | 131 | Significant | Significant |
| Powlett Street | 133 | Significant | Significant |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---|-----------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Powlett Street | 135 | Significant | Significant |
| Powlett Street | 139-143 | Contributory | Significant |
| Powlett Street | 147-163 (also known as 84 Grey Street and 155 Powlett Street) | Contributory | - |
| Powlett Street | 165-169 | Contributory | - |
| Powlett Street | 171 | Significant | - |
| Powlett Street | 173 | Significant | - |
| Powlett Street | 175 | Contributory | - |
| Powlett Street | 187-225 | Significant | Significant |
| Punt Road | Punt Road Oval (Richmond Cricket Ground) | Significant | - |
| Simpson Street | 18 | Contributory | - |
| Simpson Street | 20 | Contributory | - |
| Simpson Street | 22 | Contributory | - |
| Simpson Street | 24 | Contributory | - |
| Simpson Street | 28 | Contributory | - |
| Simpson Street | 46-48 | Contributory | - |
| Simpson Street | 52 | Contributory | - |
| Simpson Street | 54-56 | Contributory | - |
| Simpson Street | 58-60 | Contributory | - |
| Simpson Street | 62-64 | Contributory | - |
| Simpson Street | 72-74 | Contributory | - |
| Simpson Street | 76 | Contributory | - |
| Simpson Street | 78-80 | Significant | - |
| Simpson Street | 100-102 | Contributory | - |
| Simpson Street | 104 | Significant | Significant |
| Simpson Street | 132-134 | Contributory | - |
| Simpson Street | 136 | Contributory | - |
| Simpson Street | 138 | Contributory | - |
| Simpson Street | 140 | Contributory | - |
| Simpson Street | 142 | Contributory | - |
| Simpson Street | 144 | Contributory | - |
| Simpson Street | 146 | Contributory | - |
| Simpson Street | 148 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Simpson Street | 150 | Contributory | - |
| Simpson Street | 152 | Significant | - |
| Simpson Street | 154 | Significant | - |
| Simpson Street | 13 | Contributory | - |
| Simpson Street | 15 | Contributory | - |
| Simpson Street | 17 | Contributory | - |
| Simpson Street | 19-27 | Significant | - |
| Simpson Street | 29-37 | Significant | - |
| Simpson Street | 51 | Significant | Significant |
| Simpson Street | 53 | Significant | Significant |
| Simpson Street | 55 | Significant | Significant |
| Simpson Street | 57 | Significant | Significant |
| Simpson Street | 59 | Significant | Significant |
| Simpson Street | 61 | Significant | Significant |
| Simpson Street | 63 | Significant | Significant |
| Simpson Street | 65 | Significant | Significant |
| Simpson Street | 89 | Contributory | - |
| Simpson Street | 91 | Contributory | - |
| Simpson Street | 93 | Contributory | - |
| Simpson Street | 95-97 | Contributory | - |
| Simpson Street | 105 | Contributory | - |
| Simpson Street | 107 | Significant | - |
| Simpson Street | 109 | Significant | - |
| Simpson Street | 111 | Significant | - |
| Simpson Street | 113 | Significant | - |
| Simpson Street | 121-125 | Contributory | - |
| Simpson Street | 141 | Contributory | - |
| Simpson Street | 143 | Contributory | - |
| Simpson Street | 167 | Contributory | - |
| Simpson Street | 169 | Contributory | - |
| Simpson Street | 171 | Contributory | - |
| Simpson Street | 173 | Contributory | - |
| Simpson Street | 177 | Contributory | - |
| Simpson Street | 179 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|-----------------------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Simpson Street | 181 | Contributory | - |
| Simpson Street | 183 | Contributory | - |
| Spring Street | 20 (Old Treasury Building) | Significant | Significant |
| Spring Street | Gordon Reserve | Significant | Significant |
| Spring Street | 110-160 | Significant | Significant |
| St Andrews Place | 34-40 | Significant | Significant |
| Treasury Place | Treasury Reserve Precinct | Significant | Significant |
| Trinity Place | 16-20 | Significant | - |
| Vale Street | 78-80 | Contributory | - |
| Vale Street | 82-84 | Significant | - |
| Vale Street | 86-90 | Contributory | - |
| Vale Street | 92 | Significant | - |
| Vale Street | 94 | Significant | - |
| Vale Street | 96 | Significant | - |
| Vale Street | 98 | Contributory | - |
| Vale Street | 110 | Significant | - |
| Vale Street | 112 | Contributory | - |
| Vale Street | 114 | Contributory | - |
| Vale Street | 116-118 | Contributory | - |
| Vale Street | 120-132 | Significant | - |
| Vale Street South | 12 | Contributory | Significant |
| Vale Street South | 14 | Significant | Significant |
| Vale Street South | 16 | Significant | Significant |
| Vale Street South | 18 | Significant | Significant |
| Vale Street South | 20 | Significant | Significant |
| Vale Street South | 22 | Contributory | Significant |
| Vale Street South | 24 | Contributory | Significant |
| Vale Street South | 26 | Contributory | Significant |
| Vale Street South | 28 | Contributory | Significant |
| Vale Street South | 54-64 | Significant | - |
| Victoria Parade | Ornamental Tramway Overhead Poles | Significant | - |
| Victoria Parade | 68-90 | Significant | Significant |
| Victoria Parade | 108-122 | Significant | Significant |

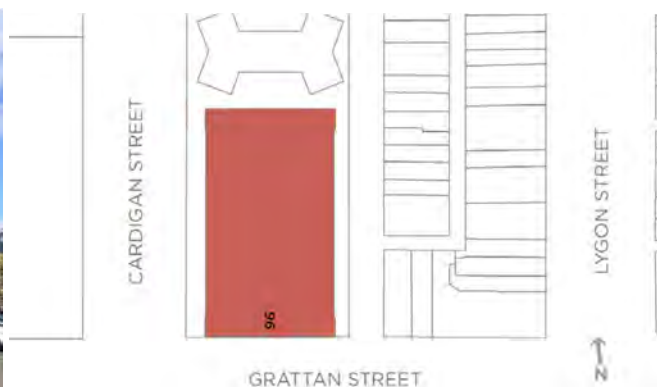
| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|--|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Victoria Parade | 146-148 | Significant | Significant |
| Victoria Parade | 150 | Significant | Significant |
| Victoria Parade | 152 | Significant | Significant |
| Victoria Parade | 160 | Significant | Significant |
| Victoria Parade | 162-166 | Significant | Significant |
| Victoria Parade | 168-172 | Significant | Significant |
| Victoria Parade | 186-196 (Church of the Holy Annunciation Evangelismos) | Significant | Significant |
| Victoria Parade | 256-278 | Significant | - |
| Victoria Parade | 346-348 | Significant | - |
| Victoria Parade | 352-354 | Significant | - |
| Victoria Parade | 356-358 | Significant | - |
| Victoria Parade | 380 | Contributory | - |
| Victoria Parade | 382 | Contributory | - |
| Victoria Parade | 386 | Contributory | - |
| Victoria Parade | 388-442 | Significant | Significant |
| Victoria Parade | 454-458 | Significant | - |
| Victoria Parade | 460 | Contributory | - |
| Victoria Parade | 480 | Contributory | - |
| Victoria Parade | 482 | Contributory | - |
| Victoria Parade | 488 | Contributory | - |
| Victoria Parade | 490-492 | Contributory | - |
| Victoria Parade | 496 | Contributory | - |
| Victoria Parade | 502-504 | Contributory | - |
| Victoria Parade | 506 | Contributory | - |
| Victoria Parade | 508 | Contributory | - |
| Victoria Parade | 510 | Contributory | - |
| Victoria Parade | 512 | Contributory | - |
| Victoria Parade | 514 | Significant | - |
| Victoria Parade | 516 | Significant | - |
| Victoria Parade | 518 | Significant | - |
| Victoria Parade | 520 | Significant | - |
| Victoria Parade | 522 | Significant | - |
| Victoria Parade | 524 | Significant | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|--|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Victoria Parade | 528-536 | Significant | - |
| Victoria Parade | 540 | Significant | - |
| Victoria Parade | 544 | Significant | - |
| Victoria Parade | 546 | Significant | - |
| Victoria Parade | 548-550 | Significant | - |
| Victoria Parade | 556 | Contributory | - |
| Victoria Parade | 558 | Contributory | - |
| Victoria Parade | 560 | Contributory | - |
| Victoria Parade | 562 | Contributory | - |
| Victoria Parade | 566 | Contributory | - |
| Victoria Parade | 568 | Contributory | - |
| Victoria Parade | 570-574 | Contributory | - |
| Victoria Parade | 576-594 | Significant | - |
| Webb Lane | 2-40 | Significant | - |
| Wellington Parade | 48-54 | Significant | Significant |
| Wellington Parade | 56-70, includes: | | |
| | • 8 Simpson Street | Significant | - |
| | • 10 Simpson Street | Significant | - |
| | • 12 Simpson Street | Contributory | - |
| | • 14 Simpson Street | Contributory | - |
| | • 16 Simpson Street | Contributory | - |
| | • 62 Wellington Parade | Significant | - |
| Wellington Parade | 74 | Contributory | - |
| Wellington Parade | 76 | Contributory | - |
| Wellington Parade | 86-92 | Significant | - |
| Wellington Parade | 116 | Significant | - |
| Wellington Parade | 180 | Significant | - |
| Wellington Parade | Fitzroy Gardens | Significant | Significant |
| Wellington Parade | Aboriginal Scarred Tree, Fitzroy Gardens | Significant | - |
| Wellington Parade | 39 | Contributory | - |
| Wellington Parade | 41 | Contributory | - |
| Wellington Parade | 43 | Contributory | - |
| Wellington Parade | 45 | Contributory | - |

| EAST MELBOURNE AND JOLIMONT | | | |
|------------------------------------|---------------------------|--------------------------|--------------------------------|
| Street | Number | Building Category | Significant Streetscape |
| Wellington Parade | 47 | Contributory | - |
| Wellington Parade | 81-85 | Contributory | Significant |
| Wellington Parade | 95-133 (Jolimont Square) | Significant | - |
| Wellington Parade | 141-145 | Contributory | - |
| Wellington Parade | 147 | Contributory | - |
| Wellington Parade | 149-151 | Contributory | - |
| Wellington Parade | 157-159 | Contributory | - |
| Wellington Parade | Shelter (near footbridge) | Significant | - |

Statement of Significance: ~~Cardigan House Carpark (former Royal Women's Hospital Carpark), 96 Grattan Street, Carlton (November, 2021)~~ ~~May, 2023~~

| | | | |
|------------------------|--|-------------------|--------|
| Heritage Place: | Cardigan House Carpark (former Royal Women's Hospital Carpark) | PS ref no: | HO1391 |
|------------------------|--|-------------------|--------|



What is significant?

The Cardigan House Carpark, ~~former~~ ~~formerly the~~ Royal Women's Hospital Carpark, ~~constructed in 1974 and~~ located at the corner of Grattan and Cardigan streets, Carlton, is significant.

How is it significant?

The Cardigan House Carpark ~~former Royal Women's Hospital Carpark~~ ~~constructed in 1974 and~~ located at the corner of Grattan and Cardigan streets, Carlton, is of local aesthetic significance and of representative value.

Why is it significant?

The Cardigan House Carpark ~~former Royal Women's Hospital Carpark~~ ~~formerly the Royal Women's Hospital Carpark~~, is of aesthetic significance (Criterion E). It was ~~designed in 1971-1972 and~~ constructed in ~~1973~~ 1974 to a design by noted architects Mockridge, Stahle and Mitchell, in the Brutalist style. The architectural practice were highly regarded for their comprehensive body of work, which ranged across ecclesiastical, institutional, educational, commercial and residential projects. The carpark was constructed at a time when the Royal Women's Hospital was significantly expanding its local services and facilities in response to the post-war population boom. The subject building, a substantial steel-framed brick and concrete building of seven carpark levels with an additional office level, remains highly externally intact to its 1970s design. It is distinguished by the heavy off-form concrete balustrades to the angled carpark ramps, as expressed to the two long west and east elevations. The ramps act as a visual counterfoil to the building's solid brick service block volumes at either end of the facades, and read as spans 'slung' between brick 'pylons'. Stylistically, the building draws on a number of mostly earlier international and local examples of both Brutalist buildings, and the carpark typology. As a carpark, it is striking, robust and bold, with a powerful presence to its Grattan and Cardigan streets corner. Mockridge, Stahle and Mitchell also achieved with this building, as they did with others of their broadly contemporary designs, a monumental building which is both strong and simple in its form and expression.

MELBOURNE PLANNING SCHEME

The Cardigan House Carpark **Thomas Royal Women's Hospital Carpark** is also of representative value (Criterion D). It demonstrates some of the principal characteristics of a multi-storey carpark, as evolved internationally from the 1920s, and as seen in earlier examples in Melbourne. These include the clearly expressed open carpark levels or ramped decks with balustrades, in this case of heavy off-form concrete with a curved form; the ground floor vehicle entry and exits; and the integrated commercial/office spaces, here located to the top of the building.

Primary source

*Carlton Heritage Review (Lovell Chen, 2021 **Updated February 2023**)*

Statement of Significance: ~~Former~~ Carlton Union Hotels Precinct, 1-31 Lygon Street, Carlton (~~November, 2024~~ May 2025)

| | | | |
|------------------------|---|-------------------|------|
| Heritage Place: | Former Carlton Union Hotels Precinct | PS ref no: | HO64 |
|------------------------|---|-------------------|------|



What is significant?

The Carlton Union Hotels Precinct (HO64), 1-31 Lygon Street is significant. Within the precinct, the significance categories are as follows (Figure 15):

- Former Dover Hotel at 1-7 Lygon Street is contributory
- Shop at 9 Lygon Street is significant
- Former BLF Office at 11 Lygon Street is non-contributory
- Shop at 13-15 Lygon Street is significant
- Former ACTU offices at 17-25 Lygon Street is non-contributory
- John Curtin Hotel at 27 Lygon Street is significant



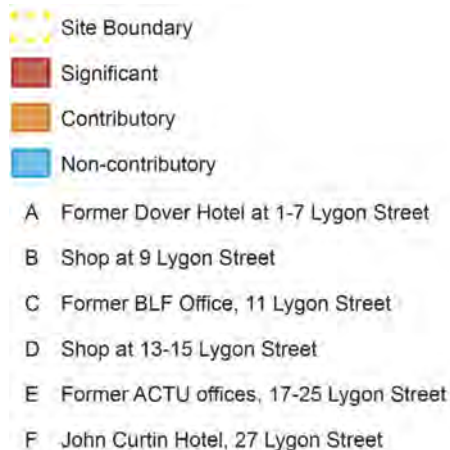


Figure 15 Significance categories in Carlton Union Hotels Precinct
Source: Nearmap (basemap)

How is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical and aesthetic significance.

Why is it significant?

The Carlton Union Hotels Precinct (HO64) is of historical significance (Criterion A). Lygon Street is one of the principal streets of the suburb, and this section at the southern end of Carlton, and on the edge of the CBD, was one of the early parts of the suburb to be developed. The historical mixed use character of the street is typical of development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often co-located. The survival of the two hotel buildings at the northern and southern ends of the precinct, at a relatively short distance apart, is indicative of the historical importance of hotels and the social roles of 'corner pubs' in the suburb. The precinct is also significant for its long and important association with the trade union movement, reflecting the precinct's proximity to Trades Hall on the opposite side of Lygon Street. Union-related businesses, or businesses attractive to the unions, flourished in this part of Lygon Street, including the two hotels frequented by factions of the union movement, with the 'left' favouring the former Dover Hotel and the 'right' the Lygon Hotel, later the John Curtin Hotel. This particular history of the street distinguishes the precinct in the Carlton context and in the context of the broader municipality.

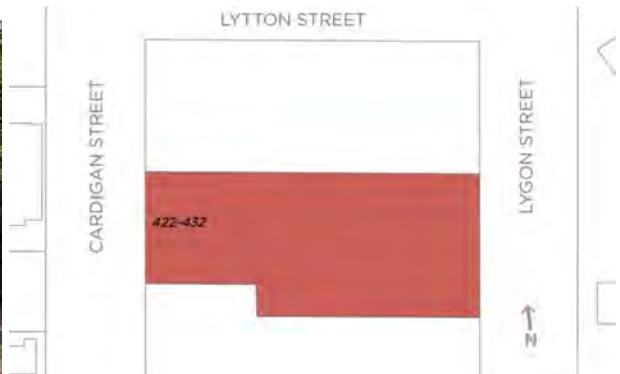
The Carlton Union Hotels Precinct (HO64) is also of aesthetic significance (Criterion E). While the precinct overall is not an intact historical streetscape, it comprises significant buildings from different periods which retain a high level of intactness and architectural distinction. These contribute to a diverse streetscape character in the precinct. Buildings of note include the two-storey shop at 9 Lygon Street, constructed to a design by architect George de Lacey Evans in 1892; and notable for its flamboyant facade illustrating the extravagance of Boom period architecture. The two-storey shop at 13-15 Lygon Street was constructed in 1896 to a design by architects as Reed, Smart & Tappin. It is distinguished by its unusual, often curving, ornament to its rendered façade at ground and first floor levels, with the design suggesting the resurgence of interest in Baroque architectural forms that would reach its apogee in the Edwardian Baroque of the 1910s. The John Curtin Hotel, constructed in 1915 to a design by Billing Peck & Kempter, replaced the earlier Lygon Hotel of c. 1859-60. While a competent Arts and Crafts design, the hotel is distinguished by its history including its long association with the trade union and labour movement, emphasised by its renaming as the John Curtin Hotel in c. 1970.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: Cross Street Co-operative Housing, 422-432 Cardigan Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|------------------------|-----------------------------------|-------------------|--------|
| Heritage Place: | Cross Street Co-operative Housing | PS ref no: | HO1394 |
|------------------------|-----------------------------------|-------------------|--------|



What is significant?

~~The complex of residential buildings originally known as Cross Street co-operative housing~~ ~~Cross Street co-operative housing~~, constructed in 1969-70, and located at 422-432 Cardigan Street, Carlton, is significant.

How is it significant?

~~The complex of residential buildings originally known as Cross Street co-operative housing, and~~ ~~Cross Street co-operative housing~~, located at 422-432 Cardigan Street, Carlton, is of local historical and aesthetic significance, and also has representative value.

Why is it significant?

~~The complex of residential buildings originally known as Cross Street co-operative housing, constructed in 1969-70,~~ ~~Cross Street co-operative housing~~ is of historical significance (Criterion A). While co-operative housing societies had existed in Australia since the post-war period, this one was unusual for its association, albeit indirect, with a university (in this case, the University of Melbourne) and for its association with the slum clearance work of the Housing Commission of Victoria. The outcome, in terms of the housing complex, is also significant in that it represented (for the time) a new form of intensified yet higher quality housing development in Carlton, encouraged by the Housing Commission within the reclamation areas, and following a period in which the suburb had experienced a growth in the highly unpopular HCV towers. It is additionally one of Melbourne's largest co-operative housing developments; and constructed on a site which was specifically identified to house University staff and students in a period of significant University expansion and growth outside the historical campus landholding.

~~The former~~ Cross Street co-operative housing is also significant as a representative example of co-operative housing (Criterion D). This describes a development built as a non-profit venture by housing societies or a group coming together to purchase shares to enable them to pay for a home ahead of its construction, with the funds of the co-operative used to construct the buildings.

~~The former~~ Cross Street co-operative housing is additionally of aesthetic significance (Criterion E). The complex of 1969-70 remains substantially externally intact to its original design and conception. It was described not long after completion, in a Special Commendation from the Victorian Architecture

Awards, as 'innovative'; and was celebrated for being 'in sympathy with old Carlton', and for reflecting the character of its historic environment and context. The complex, although built as one development, presents as a precinct of dwellings, with a variety of building forms and heights, and dynamic roof forms. The double-height central circulation space, which separates vehicle and pedestrian movement through providing access to car parking at the lower level, and access to dwellings at the upper level, is also a capable design component. The design, by architects Earle, Shaw and Partners although mainly attributed to James Earle, reflects his earlier interest in post-war intimately scaled housing developments in Scandinavia. It was also influenced by other housing projects in the United Kingdom and Australia from the early 1960s, which utilised modern terrace house forms and other traditional adaptations for modern higher density living.

Primary source

Carlton Heritage Review (November, 2021 (Updated February, 2023))

Statement of Significance: Dwelling, 25-27 Rathdowne Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|-------------------------|-------------------|-------|
| Heritage Place: | 25-27 Rathdowne Carlton | PS ref no: | HO103 |
|------------------------|-------------------------|-------------------|-------|



What is significant?

The brick three-storey residence at 25-27 Rathdowne Street, Carlton, constructed in 1903 is significant.

How is it significant?

The 1903 brick three-storey residence at 25-27 Rathdowne Street, Carlton, is of local historical (including rarity value) and aesthetic significance.

Why is it significant?

The dwelling at 25-27 Rathdowne Street, Carlton, is of historical significance (Criterion A). The 17 room brick house was constructed in 1903 for civil engineer John Booth, to a design by noted architect George de Lacy Evans. Although later than the (typically 1880s) grand residences constructed in Rathdowne Street, in this area of Carlton and in proximity to the prestigious Royal Exhibition Building and Carlton Gardens, the large scale of the dwelling is nevertheless consistent with this localised pattern of development. Of note is Booth's history as the founder of the Esperanto Society in Melbourne, with his substantial residence in Rathdowne Street serving as the Melbourne Esperanta Klubo's first meeting place. The building was subsequently used as a nurses' home, and from approximately 1916 to 1949, as a boarding house. The conversion to boarding (or rooming) house, in turn, was a common fate for many large historic houses in inner Melbourne in the first half of the twentieth century.

The dwelling at 25-27 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). The building is an early example of Art Nouveau, occurring just three year after the Paris Exposition brought the style to international attention. It is also highly externally intact, as it presents to Rathdowne Street, with a capably resolved arrangement of building elements. Of note is its asymmetrical three storey form with projecting bay to the street, the latter capped with a gable-end incorporating an arch headed window to attic level; red brick materiality with unusual rendered dressings and wrought iron detailing; and Art Nouveau-inspired railings to verandah balconies.

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The design by notable architect George de Lacey Evans also has rarity value, in its unusual incorporation of design elements not found in Evans' other works, in particular the Art Nouveau detailing (Criterion B). While Evans is remembered for his capacity to move freely and confidently between popular architectural styles, he is mainly remembered for Boom Style works, with the subject building one of a small number that illustrate his post-Boom output. Overall, the building presents as an imaginative reconsideration of the asymmetrical two storey villas constructed in Carlton during the late nineteenth century, with its height, Gothic proportions and Art Nouveau detailing distinguishing the design as an unconventional outcome of a kind rarely encountered locally.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)

Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted green

Statement of Significance: Earth Sciences Building (McCoy Building), University of Melbourne, 253-283 Elgin Street Carlton (~~November, 2021~~ May, 2023)

Heritage Place: ~~University of Melbourne~~
Earth Sciences Building
(McCoy Building) ~~University of Melbourne~~

PS ref no: HO1392



What is significant?

The ~~University of Melbourne's~~ Earth Sciences Building (~~McCoy Building, University of Melbourne~~) at 253-283 Elgin Street, Carlton, was constructed in 197~~5~~-77 and is significant. ~~The elevated pedestrian bridge and the Thomas Cherry Building are not significant.~~

How is it significant?

The ~~Earth Sciences Building, McCoy Building, University of Melbourne~~ ~~University of Melbourne's Earth Sciences Building~~ at 253-283 Elgin Street, Carlton, is of local aesthetic significance.

Why is it significant?

The University of Melbourne's Earth Sciences Building, also known as the McCoy Building after Sir Frederick McCoy the university's first Professor of Geology, is of aesthetic significance (Criterion E). It was constructed in 197~~5~~-77 to a design by architects Eggleston, Macdonald and Secomb (EMS), which was heavily influenced by Brutalism. EMS commenced their design work for the University of Melbourne with the much celebrated Beaurepaire Swimming Centre, of 1954-57, and following its success went on to design numerous buildings for the University and for other tertiary institutions in Victoria and elsewhere, over a thirty year period. The commission for the subject building also

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Changes made to C405 in response to Panel recommendations, and all supplementary changes, are shown as track changes highlighted green

occurred at a time when the University was expanding beyond its original campus landholding, and in the context of a 1970 campus masterplan by architects Ancher Mortlock Murray and Woolley. The subject building is highly externally intact to its 1970s design, with Brutalist influences evident in the extensive use of off-form concrete, in this instance accentuated by using sandblasted timber plank formwork to highlight the grain and heighten the textural effect; in the visually arresting arrangement on the north side of the building of long concrete pedestrian ramp set within the double-height colonnaded loggia, concrete stairs at the west end, and concrete pedestrian bridge over Swanston Street which all converge on the entrance landing at second floor level; and the large mass of the building which is seen to visually rest on narrow concrete columns to Elgin Street.

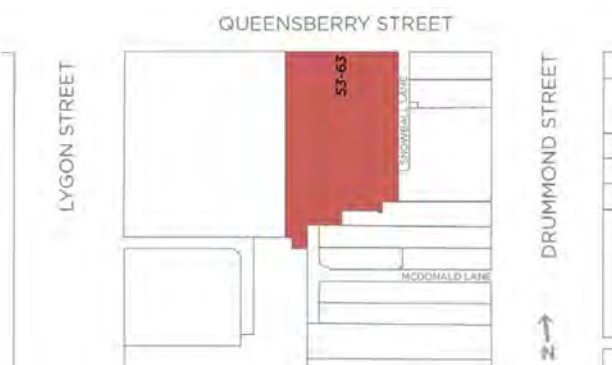
Aesthetically, the subject building is on a design trajectory which was followed by EMS in the 1960s through to the 1970s, whereby they increasingly used subdued colour and concrete in their work, including earlier work for the University of Melbourne. It also follows other slightly earlier Brutalist buildings for the University, by other architects. The subject building is additionally a robust building with a powerful presence to its Elgin and Swanston streets corner, and is particularly distinguished to Elgin Street through the extensive use of off-form concrete, and the double-height loggia which contains the interacting concrete 'entry' elements (ramp, stairs, east end of pedestrian bridge).

Primary source

Carlton Heritage Review (Lovell Chen, 2021 (Updated February 2023))

Statement of Significance: Former Catholic Apostolic Church complex, 53-63 Queensberry Street, Carlton (November, 2021) (May, 2023)

| | | | |
|------------------------|--|-------------------|------|
| Heritage Place: | Former Catholic Apostolic Church Complex | PS ref no: | HO90 |
|------------------------|--|-------------------|------|



What is significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, now known as the Romanian Orthodox Church of St Peter and Paul, originally constructed in 1867 and incorporating extensions and building works of 1888, is significant.

How is it significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, of 1867 and 1888, is of local historical and aesthetic significance, and of representative value.

Why is it significant?

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, is of historical significance (Criterion A). The church was constructed on land which, as part of the subdivision of Crown land in Carlton, was one of numerous - and generous - land grants made to religious denominations in the mid-nineteenth century. Built and opened in 1867, it came after St Andrews Presbyterian Church (also known as the Gaelic Church) constructed in 1854-55 on the corner of Queensberry and Rathdowne streets; and before the Primitive Methodist Church constructed in 1864 on the corner of Lygon and Queensberry streets. The subject church also survives these contemporary and nearby ecclesiastical developments. The church is significant for its association with the Catholic Apostolic Church, and is understood to be one of a very few purpose-built churches for this group in Australia. It also provides evidence of the presence of non-conforming and independent churches, or break-away church groups and congregations, in nineteenth century Australia. The church is additionally associated with prolific architect Leonard Terry, a renowned church designer, amongst other building types. Terry was also involved in the 1880s works to the church, which were significant in extent and effectively transformed the building.

The former Catholic Apostolic Church complex at 53-63 Queensberry Street, Carlton, is of aesthetic significance, and is a handsome bluestone Gothic Revival church in the early English Gothic style for which Terry was celebrated (Criterion E). While the 1880s works were undertaken with regard to the pre-existing style and materiality, and those sections of the original building closest to the street were retained, the simple, early character of the building was altered at this time. However, characteristics and components of the original church were retained including the bluestone building material,

buttresses to corners, the steeply-pitched hipped roof form clad in slate with simple ventilators, and the main gabled end wall to Queensberry Street incorporating the tall central window with pointed arch, window tracery and quoin details to reveals. The 1880s presbytery also extends the understated Gothic stylings of the original church. The front metal palisade fence on a stepped bluestone plinth, with bluestone piers and several pedestrian gates, dates from the 1930s but contributes to the character and presentation of the church complex).

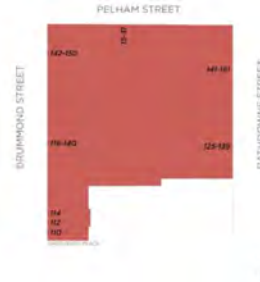
The former Catholic Apostolic Church complex also retains key representative elements of an historical church complex (Criterion D). The substantial and intact nineteenth century property is relatively externally intact to its 1880s form and layout, and retains original 1880s components within the complex, including the church and presbytery set in landscaped grounds.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)

Statement of Significance: Former Children’s Hospital Precinct, 110-150 Drummond Street, 15-31 Pelham Street and 125-161 Rathdowne Street, Carlton – November, 2024) (May 2023)

| | | | |
|------------------------|-------------------------------------|-------------------|------|
| Heritage Place: | Former Children’s Hospital Precinct | PS ref no: | HO81 |
|------------------------|-------------------------------------|-------------------|------|



What is significant?

The former Children’s Hospital Precinct with frontages to Rathdowne, Pelham and Drummond streets, Carlton, and comprising the Princess May Pavilion (1900-01), Nurses Home (1907), Administration Building (1912) and terrace houses at 110-114 Drummond Street, is significant.

Within the precinct, the significance categories are as follows (Figure 16):

- The Princess May Pavilion, Nurses Home and Administration Building are significant.
- The three Victorian terraces to Drummond Street are contributory.
- The 1980s townhouses and 1990s office development are non-contributory.



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Figure 16 Significance categories in Former Children’s Hospital Precinct (source: nearmap)

How is it significant?

The Former Children’s Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of local historical and aesthetic significance.

Why is it significant?

The Former Children’s Hospital Precinct, comprising the Princess May Pavilion (1900-01), Nurses Home (1907), and Administration Building (1912) and terrace houses at 110-114 Drummond Street, is of historical significance (Criterion A). The hospital was established on this site in 1876, in Sir Redmond Barry’s former house in Pelham Street, and was the principal hospital for children and paediatric care in Victoria for some 90 years. It was previously located in buildings in the CBD, having been founded by doctors John Singleton and William Smith in 1870, and reportedly the first paediatric hospital in the southern hemisphere. The three remaining purpose-built hospital buildings, being the Princess May Pavilion, Nurses Home and Administration Building were constructed in the early twentieth century as part of a comprehensive hospital building program, when existing buildings were replaced by purpose-designed buildings more suited to the hospital’s growing requirements. The Carlton hospital was one of a number of major hospitals in Melbourne and Victoria which were either constructed or underwent significant redevelopment in the first decades of the twentieth century. These establishments tended to specialise in areas of health, including infectious diseases, mental health, women’s health, and the health of children as at Carlton. This also occurred at a time when the growth and affluence of the city and state allowed for the funding and construction of substantial hospital and medical institutions. Following the opening of the new Royal Children’s Hospital in Parkville in 1963, the Carlton facility was adapted to use as St Nicholas Hospital, for children with intellectual disabilities. The buildings underwent some alterations at this time, with St Nicholas Hospital closing in 1985. The three terraces to Drummond Street, while not purpose built for the hospital, are understood to have been acquired by the hospital during its period of expansion on the site, and therefore have an historical connection.

The Former Children’s Hospital Precinct is also of aesthetic significance (Criterion E). The three purpose-built hospital buildings, constructed in the Edwardian period, are of considerable architectural merit and have a high level of external intactness. Their prominent red-brick forms are distinctive within the Carlton context and represent significant contributors to their respective streetscapes, being an important Carlton block. The stylistic cohesion of the three buildings also reflects the input of noted architects Guyon Purchas and William Shields, the latter believed to have been involved in all three building designs. Individually, the earliest of the buildings, the Princess May Pavilion, is noted for its combination of eclectic Jacobethan and Art Nouveau motifs, prominent gable ends with ogee profiles, canted bays and oriel windows, double-height brick arcaded verandah, and high bluestone plinth or semi-basement level. The Nurses Home has a highly symmetrical composition, with prominent gable-ended pavilions again with ogee profiles and oriel windows, flanking the central three-storey

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component with ironwork balconies incorporating Art Nouveau detailing. The last of the buildings, the Administration Building, has an overall symmetry and form which harks back to the 1907 Nurses Home, but with simplified detailing. Repeated here is the central balconied bay sited between prominent flanking pavilions with decorative notched gables, and again with an ogee profile.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)

Statement of Significance: **Factory Warehouse Former Factory and Store**, 96-106 Pelham Street, Carlton (**November, 2024 May 2023**)

| | | | |
|------------------------|-------------------------------|-------------------|------|
| Heritage Place: | 96-106 Pelham Street, Carlton | PS ref no: | HO82 |
|------------------------|-------------------------------|-------------------|------|



What is significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, constructed in 1885 for Banks & Co to a design by noted architect Charles Webb, is significant.

How is it significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, is of local historical (including rarity) and aesthetic significance.

Why is it significant?

The former **manu**factory and store at 96-106 Pelham Street, Carlton, is of historical significance (Criterion A). The building, with an associated storeman's residence, was constructed in 1885 for clothing manufacturers Banks & Co, to a design by noted architect Charles Webb. Banks & Co had originally established their operations in the city in the late 1860s, before expanding by the 1880s into a large warehouse in Flinders Lane, the emerging focus of Melbourne's 'rag trade'. The Carlton building was a clothing factory and store, constructed at a time when the manufacture of ready-made clothing was expanding, consistent also with the economic Boom in Melbourne. The property is also significant as a rare example of a manufacturing building of this age and scale in Carlton. This may in part explain the positive attention the development received from the Melbourne press, where Banks & Co were couched as benevolent employers. The building was described in the Argus of May 1885 as a new factory which was 'in every way equal to modern requirements'; and in 1888 by Victoria and its Metropolis, Past and Present as having an advantage over factories situated in the centre of the city, and built strictly in accordance with 'the requirements of the Factories Act'. Banks & Co employed a large female workforce, and claimed to have adopted the wage terms which were the outcome of the Tailoresses' Strike of the early 1880s.

The former **manu**factory and store is also of aesthetic significance (Criterion E). It is substantially externally intact, of two storeys plus part basement, designed in the manner of an Italian palazzo and incorporating fine polychrome brickwork. Floors are articulated externally by deep string courses in cream brick and by a substantial cornice at parapet level; and tall windows at ground and first floor

levels adopt a segmental headed form, with brick voussoirs in alternating colours flanking rendered ornamental keystones. The original storeman's, later caretaker's residence survives, as does the street wall and carriage gate constructed between 1896 and 1927. While the 1880s represented the high water mark of Charles Webb's practice, the

1885 factory in Pelham Street is a capable design rather than a key element in Webb's catalogue. He did however produce a number of works in polychrome brickwork, and the polychrome expression of the subject building distinguishes it from the majority of later manufacturing, light industrial and warehouse buildings in Carlton, which were often utilitarian in design and unassuming in their presentation (Criterion B).

Primary source

Carlton Heritage Review (Lovell Chen, 2021 [Updated February 2024](#))

Statement of Significance: Former Manufacturing Building, 29-31 Rathdowne Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|-------------------------|-------------------|-------|
| Heritage Place: | 29-31 Rathdowne Carlton | PS ref no: | HO809 |
|------------------------|-------------------------|-------------------|-------|



What is significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company, is significant.

How is it significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical and aesthetic significance.

Why is it significant?

The former manufacturing building at 29-31 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1919 for George Khyat's Continental Suspender Manufacturing Company. The Khyat family, originally from Lebanon and Syria, were prominent in textile and clothing related businesses in Melbourne at this time, with family members variously running businesses in the city, in leather and fancy goods, and embroidery operations. The Khyat family remained at the Rathdowne Street premises until 1951, with the building continuing to be used for manufacturing related purposes until, unusually for Carlton, 1988. Since that time the property has been used as offices. The building is also significant for demonstrating the local pattern of small scale manufacturing and light industry, as established in Carlton in the early twentieth century and interwar period. It reflected the trend of comparatively small scale buildings of this type being constructed on generally limited footprints. The subject building also shares the history of many of Carlton's former manufacturing or light industrial buildings in that it has been adapted to a later use.

The building at 29-31 Rathdowne Street, Carlton, is also of aesthetic significance (Criterion E). Distinguishing characteristics include the tall two-storey form, red brick and render materiality, and the articulated bays of the façade, with the red brick pilasters extending up and through the prominent panelled and rendered parapet. The lack of setback additionally distinguishes the property in the

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Rathdowne Street context, drawing attention to what is an atypical factory building in an otherwise mainly residential street, noted for some grand residential development of the 1880s and later.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)

Statement of Significance: **Hotel and Residences Former Sir John Young Hotel and cottages, 18-24 Palmerston Street, Carlton (November, 2021 May, 2023)**

| | | | |
|------------------------|--|-------------------|------|
| Heritage Place: | 18 and 20, 22-24 Palmerston Street Carlton | PS ref no: | HO71 |
|------------------------|--|-------------------|------|



What is significant?

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, which date from 1869-70, are significant.

How is it significant?

The former Sir John Young Hotel at 22-24 Palmerston Street, and the adjoining cottages at 18 and 20 Palmerston Street, Carlton, are of local historical (including rarity) and aesthetic significance.

Why is it significant?

The former **Sir John Young Hotel** and adjoining cottages in Palmerston Street, Carlton, are of historical significance (Criterion A). At the time of their construction in 1869-1870, the building group was owned by a member of the levers family, prominent and renowned in nineteenth century Carlton for their property interests and involvement in local affairs, including local politics. By the 1870s, Carlton was a substantially developed residential suburb, and while commercial precincts had developed in Barkly and Lygon streets, there were many hotels scattered throughout the suburb. Some of these, as with the subject property, were located to the corners of residential streets. The double-storey form and massing, splayed main entrance to the corner and the visible side elevations to the adjoining streets are all typical characteristics of these early and much valued hotels, and clearly point to its original use within this still residential context. The hotel retains its capacity to demonstrate both the role, and proliferation, of the historic 'corner pub' in inner suburbs such as Carlton. The adjoining cottages are important historical components of the site, and together with the former hotel emphasise the early pattern of houses and hotels, and commercial and residential building types, being located in proximity.

The former Sir John Young Hotel and adjoining cottages are also of aesthetic significance (Criterion E). The subject hotel is significant for retaining its largely original early form, having avoided the fate of many early hotels which were required, by early twentieth century liquor licensing laws, to update and refurbish the premises, often involving the construction of an additional accommodation wing and an interwar 'make-over'. The hotel and cottages display a simply detailed and modest scale and form which is characteristic of early historic development in Carlton, and while devoid of flamboyant ornament and little in the way of architectural adornment, their austere expression clearly reflects an

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early construction date. While the adjoining cottages are not in themselves especially distinctive in terms of their architecture, the co-construction of the two building groups in a manner which stylistically and architecturally distinguished them is unusual (Criterion B). It is not that uncommon to have a direct association between a hotel and adjoining buildings, such as shops, but an association between a larger hotel and a pair of modest cottages, with quite different forms and detailing, and architectural expression, is more infrequent.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: Gavazzi Terrace, 19 Queensberry Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|-----------------|-----------------|------------|------|
| Heritage Place: | Gavazzi Terrace | PS ref no: | HO87 |
|-----------------|-----------------|------------|------|



What is significant?

The two-storey brick terrace house ~~Gavazzi Terrace~~ at 19 Queensberry Street, Carlton, constructed in c. 1889, is significant.

How is it significant?

~~The two-storey brick terrace house Gavazzi Terrace~~ at 19 Queensberry Street, Carlton, constructed in c. 1889, is of local historical and aesthetic significance.

Why is it significant?

The two-storey brick terrace house at 19 Queensberry Street, Carlton, as constructed in c. 1889 for Howard Nelson Proctor, to a design by noted architects Twentymen & Askew, is of historical significance (Criterion A). It was named 'Gavazzi Terrace', after the reformist Italian preacher who died in the year of the house's construction. Its late 1880s date is consistent with the development of more substantial and ornate residences in Carlton, including in the area in proximity to the prestigious Royal Exhibition Building and Carlton Gardens, another highly significant Carlton (and Melbourne) development of the decade. The 1880s was the noted Boom period in Melbourne, and this together with proximity to the REB, was reflected in the handsome and substantial dwelling, of ten rooms plus stables, at the time of its completion.

~~The dwelling Gavazzi Terrace~~ is also of aesthetic significance (Criterion E). The dwelling is in the Italianate style and is distinguished by its bichrome face brick expression, and noteworthy for its external intactness and the surviving brick stables to the rear. Original elements of note include the cast-iron double-height verandah, iron palisade fence and gate to the property frontage, entrance door and sidelights, and windows at ground and first floor levels with segmental arched openings and unusual moulded brick architraves. The building is also notable for the patterning to its walls in red and cream brick, which takes the form of cruciform devices to walls, contrasting brick banding to arches above windows and doors, and red brick panels under window sills; and the balustraded parapet with a central circular pediment incorporating a signage panel and the name 'Gavazzi

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Terrace'. The overall expression of the dwelling shows the hand of the noted architects involved. The canted form of the original stable also remains legible from the ROW.

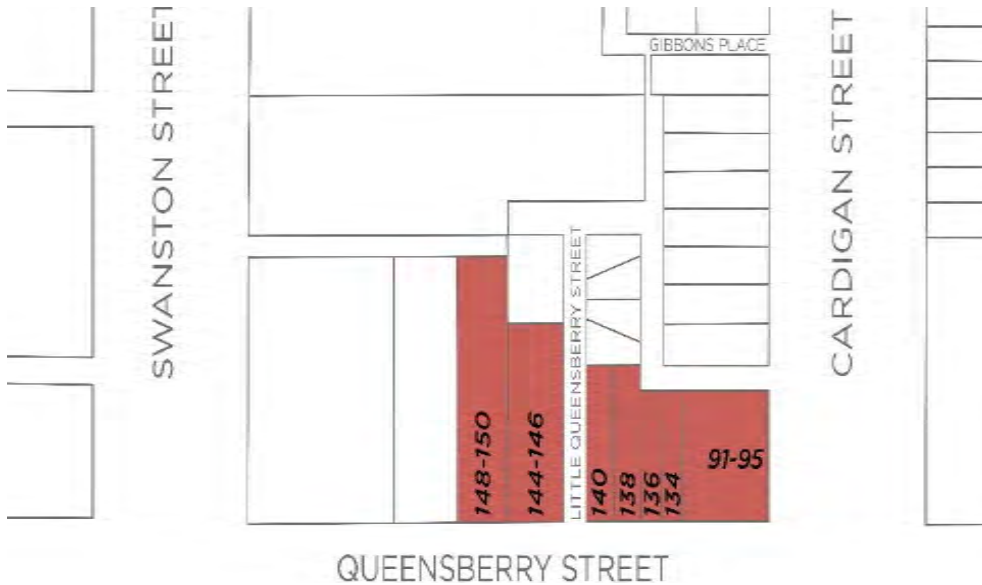
Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)

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Statement of Significance: Hotel Lincoln and Environs Precinct, 91-95 Cardigan Street and 134-150 Queensberry Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|-----------------|-------------------------------------|------------|------|
| Heritage Place: | Hotel Lincoln and Environs Precinct | PS ref no: | HO97 |
|-----------------|-------------------------------------|------------|------|



What is significant?

The Hotel Lincoln and Environs Precinct at 91-95 Cardigan Street and 128-150 Queensberry Street, Carlton, is significant at a local level to the City of Melbourne.

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Within this group, the significance categories are as follows (Figure 31):

- The two-storey shop pair of 1877 at 134-136 Queensberry Street is significant
- The two-storey shop pair of 1894 at 138-140 Queensberry Street is contributory
- The former manufacturing building of 1927, 144-146 Queensberry Street is contributory
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant
- The c. 1905 Chinese Mission Church, 148-150 Queensberry Street is significant



- Site Boundary
 - Significant
 - Contributory
- A Hotel Lincoln, 91-95 Cardigan Street
- B Two-storey shop (1877), 134-136 Queensberry Street
- C Two-storey shop (1894), 138-140 Queensberry Street
- D Former manufacturing building, 144-146 Queensberry Street
- E The Chinese Mission Church, 148-150 Queensberry Street

Figure 31 Significance categories in Hotel Lincoln and Environs Precinct Source: Nearmap (basemap)

How is it significant?

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The Hotel Lincoln and Environs Precinct is of local historical, representative ~~and~~ aesthetic ~~and social~~ significance at a local level to the City of Melbourne.

Why is it significant?

The Hotel Lincoln and Environs Precinct is of local historical significance for its demonstration of the diversity of building types which typified development in Carlton through the nineteenth century and into the twentieth century (Criterion A). The individual buildings within the precinct are also of historical significance.

The Hotel Lincoln is of historical significance as a very early hotel of 1854-5 (Criterion A). It played an important role in early Carlton, as the site of community gatherings and protest meetings. Its early date is reinforced by its inclusion in the 1855 Kearney plan of Melbourne suburbs; it was also known in the early 1860s as the Old Lincoln Hotel or Inn, due to another newer hotel of the same name having opened on the corner of Faraday and Rathdowne streets. Another indication of its early date, and also its role as a hotel on a main street was the historical inclusion of stabling within the pitched rear yard; the latter is indicative of a hotel which attracted patrons from further afield than the local suburb. When the hotel underwent significant alterations and extensions in the later interwar period, this was in line with the more stringent liquor licensing laws of the period whereby hotel proprietors, in order to maintain their licences, were required to update and refurbish their buildings. Remarkably, the Lincoln Hotel, despite several name changes and the fluctuating fortunes of licensed premises, is still operating as a hotel, some 160 years after it first opened. The adjoining shops to Queensberry Street also have a significant association with the hotel, having been developed in stages by the then hotel owner, Mrs Downing, in the period of the mid-1870s to the 1890s. These, together with the hotel, illustrate the typical mixed use pattern of development to the historic main streets of Carlton.

The Chinese Mission Church at 148-150 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1905 by the Church of Christ as part of its 'outreach' missionary activities, for the purpose of converting members of the Chinese community to Christianity, and then servicing their conversion through missionary programmes. The Church of Christ was involved in missionary work in India, China, Hong Kong and the New Hebrides and had branches throughout Australia, including Victoria. The church was one of a number of denominations conducting these missionary activities in the community, activities which date back to at least the arrival of Chinese people to the Victorian goldfields in the early 1850s. While Chinatown was a focus of this work, the Chinese Mission Church in Carlton provides evidence of the reach of the missions. The Carlton building is a slightly later, and more modest example of a Chinese mission building, than those constructed earlier in Little Bourke Street. Prominent architects were typically involved in the city buildings, which in turn were consequently more architecturally distinguished than the subject church building. While the Chinese Mission Church in Carlton is an 'outlier' to this group, it has historically performed the same function and is located in an area where the Chinese community were in residence in the

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early part of the twentieth century. As with the other mission buildings, it was also purpose-built ~~and maintains its original historical use and function.~~

The former manufacturing building at 144-146 Queensberry Street, Carlton, is of historical significance (Criterion A). It was constructed in 1927 for coppersmith Alfred S Miles, who had earlier relocated his business to the site in 1900, having previously occupied premises near the corner of Queensberry and Madeline (Swanston) streets in Carlton. While Miles died in 1940, his firm continued to operate at the site until the early 1960s, representing over 60 years of ongoing occupation. Typical of many of Carlton's former manufacturing or light industrial buildings, the subject building has been adapted to a different use.

The Hotel Lincoln and Environs Precinct is representative of the diversity of activity co-located within small areas of Carlton (Criterion D). It demonstrates the typically low-scale development of the suburb from the mid- nineteenth century and into the twentieth century. A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local representative significance.

The Hotel Lincoln retains representative characteristics of early hotels, such as the two-storey form and splayed corner entrance (Criterion D). It also displays typical characteristics of the makeovers given to numerous Melbourne hotels in the interwar period, including the tiling to dado level, changes to openings at ground floor level, and construction of an additional accommodation wing.

The former manufacturing building at 144-146 Queensberry Street, is also of representative significance for its historical manufacturing use (Criterion D). It is demonstrative of small scale manufacturing and light industry as established in Carlton in the early twentieth century and interwar period (Criterion D). It reflected the trend in the suburb of comparatively small-scale buildings of this type being constructed on generally limited footprints. The building is broadly similar to other modest former manufacturing buildings in Carlton of generally utilitarian appearance, with typically stripped back or unadorned face brick expressions. It incorporates chamfered corner form which gives the building an asymmetrical appearance; and high brick parapet which turns with the chamfered corner and has capped piers and a raked gable end. The profile of the sawtooth-roofed northern bay, as it presents to Little Queensberry Street, is also of interest.

A number of individual buildings in the Hotel Lincoln and Environs Precinct are of local aesthetic significance (Criterion E). The Hotel Lincoln and associated nineteenth century shops, are of aesthetic significance. The c. 1940 works also gave the hotel building its current understated Moderne expression, incorporating plain rendered walls, modest horizontal detailing, and applied signage with the name 'Hotel Lincoln' at first floor level. The rendered masonry shops to Queensberry Street currently read as separate building components to the hotel, although they may have been more consistent in appearance prior to the hotel's late interwar makeover. They are however substantially intact to their original states, with the two building programmes sharing a similar scale, architectural expression, and detailing, and presenting as a continuous row of four shops. The earlier pair at nos 134-136

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substantially, and unusually, retain original shopfronts and offset recessed entries. The later pair at nos 138-140 were built to reflect the design of the earlier shops and while they are diminished by changes to the shopfront at no. 140, they generally retain their original appearance.

~~The Chinese Mission Church is also of social significance for servicing the Chinese Christian community of Carlton, and Melbourne, for over 110 years, and continuing to fulfil this role (Criterion G).~~

Primary source

Carlton Heritage Review (Lovell Chen, 2021 ~~Updated February 2023~~)

Statement of Significance: Mary's Terrace, 50-56 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|-----------------|----------------|------------|------|
| Heritage Place: | Mary's Terrace | PS ref no: | HO36 |
|-----------------|----------------|------------|------|



What is significant?

~~The terrace row of Mary's Terrace, the terrace row of~~ four attached, two-storey rendered Victorian dwellings at 50-56 Cardigan Street, Carlton, which dates from c. 1885-1886, is significant.

How is it significant?

~~The terrace row of Mary's Terrace~~ at 50-56 Cardigan Street, Carlton, is of local historical significance and representative value.

Why is it significant?

~~The terrace row of Mary's Terrace~~ at 50-56 Cardigan Street, Carlton, is of historical significance (Criterion A). The row consists of four dwellings constructed in c. 1885-1886, for prominent nineteenth century Carlton identify and property owner, William Ievers. The latter owned a successful real estate agency in Cardigan Street, established in 1859 near the end of that decade of remarkable Gold Rush related growth in Melbourne, but was particularly successful in the 1870s and 1880s. Ievers was also involved in local politics, being a Melbourne City councillor in the 1890s. The subject row bears the name of his wife, Mary.

~~The terrace row of Mary's Terrace~~ is also of representative value (Criterion D). The mid-1880s date of construction places the terrace firmly in the renowned Boom period of development in Melbourne, and it remains substantially intact to its original state. While straightforward and representative rather than remarkable in terms of its design, it is typical of the rows constructed during the Boom and in some cases in Carlton in the period following. The ornament is generally understated, although small pedestal devices to the parapet and central pediment suggest that orbs or urns have been removed, meaning that the original expression may have been slightly more exuberant than is the case today.

The terrace also illustrates the tendency towards filigree in lacework that informed architectural design through the 1880s in Melbourne and remained relevant in Carlton at the turn of the twentieth century. Other elements of note include verandahs with cast iron columns, Corinthian capitals and lacework valences; the original cast iron palisade front fences on bluestone bases with original gates; and a simple parapet to the top of the row with a central pediment flaked by scrolls and incorporating the name 'Mary's Terrace'.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2023)

Statement of Significance: Ministry of Housing Infill Public Housing, 75-79 Kay Street, 76-80 Station Street, 78 Kay street, 43-45 Kay Street, 136 Canning Street, 51-53 Station Street and 56-62 Station Street, Carlton (November, 2021 May, 2023)

| | | | |
|------------------------|------------------------------------|-------------------|--------|
| Heritage Place: | Ministry of Housing Infill Housing | PS ref no: | HO1397 |
|------------------------|------------------------------------|-------------------|--------|



What is significant?

The Ministry of Housing Infill Housing, constructed in 1981-83 and comprising six properties (townhouse pairs, groups or individual dwellings) in Kay, Canning and Station streets, Carlton, is significant. The six properties (townhouse pairs, groups or individual dwellings) constructed in 1981-83 and variously located in Kay, Canning and Station streets, Carlton, are significant. The six properties, located in the area known as the 'Kay Street Reclamation Area', bounded by Palmerston, Rathdowne, Princes and Nicholson streets, are as follows (with their architects indicated):

- 75-79 Kay Street (Edmond & Corrigan)
- 78 Kay Street (Edmond & Corrigan)
- 43-45 Kay Street/136 Canning Street (Gregory Burgess)
- 76 Station Street, 80 Station Street (Gregory Burgess)
- 51 Station Street, 53 Station Street (Peter Crone)
- 56-58 Station Street, 60-62 Station Street (Peter Crone)

How is it significant?

The six properties constructed in 1981-83 under the Ministry of Housing infill housing program and variously located in Kay, Canning and Station streets, Carlton, are of local historical and aesthetic significance.

Why is it significant?

The six Carlton properties constructed in 1981-83 under the then new Ministry of Housing infill housing program, are of historical significance (Criterion A). Their design and construction followed in the wake of several decades of 'slum' clearance in the suburb, and construction of the ultimately highly unpopular public housing towers. The new housing also came about after the former Housing

Commission was renamed the Ministry of Housing in the late 1970s, and launched into a period of reform. Under the leadership of newly appointed architects John Devenish and Dimity Reed, a transformative approach to public housing was conceived, and this is clearly demonstrated in the subject dwellings. The new forms of public housing were intended to be more creative and humane, and to be built to higher standards; to better integrate their residents into their environments; and to help remove the stigma associated with public housing developments. The local architects chosen to design the new infill buildings were Edmond and Corrigan, Peter Crone and Gregory Burgess. Their individual Carlton designs went on to win awards (for each of the architects) including the Royal Australian Institute of Architects (Victorian Chapter) award for Outstanding Architecture, New Housing category, in 1983, 1984 and 1985. In 2010, the Carlton infill housing program as a whole (again involving each of the architects) also won the Australian Institute of Architecture (Victoria) 25 Year Award for Enduring Architecture.

The six Carlton public housing infill properties are The Ministry of Housing infill housing is also of aesthetic significance (Criterion E). While their architectural merit was recognised around the time of their construction, as per the awards cited above, their enduring excellence was reinforced some 25 years later with the 2010 award. The repeated use of images of the Kay Street townhouses, in particular, also emphasises their widespread recognition. The designs are additionally significant for incorporating easily recognised contextual references to their historic Carlton setting, including 'side-by-side' mirror image (reverse) plans, bichrome or two-colour face brickwork and detailing, brick dividing and wing walls, and verandahs. While the historic references assisted the new developments to fit more comfortably into their Carlton streetscapes, as was expected and anticipated of the infill housing program, the designs also display more contemporary influences, including the stamp of the individual architects involved who each demonstrated their own particular inspirations and preferences.

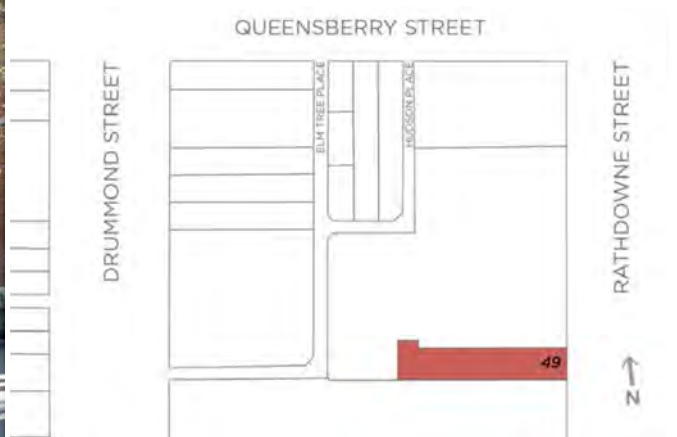
More broadly, the infill housing developments are also significant for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2021)

Statement of Significance: Montefiore House, 49 Rathdowne Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|------------------|-------------------|-------|
| Heritage Place: | Montefiore House | PS ref no: | HO104 |
|------------------------|------------------|-------------------|-------|



What is significant?

The substantial, two-storey dwelling in rendered brick at 49 Rathdowne Street, Carlton, constructed in 1884-5 and known as Montefiore House, is significant.

How is it significant?

The 1884-85 dwelling at 49 Rathdowne Street, Carlton, known as Montefiore House, is of local historical and aesthetic significance, and of representative value.

Why is it significant?

The dwelling at 49 Rathdowne Street, Carlton, is of historical significance (Criterion A). It was constructed in 1884 for Solomon Finkelstein, with its 1880s date consistent with the development of more substantial and ornate residences in Carlton, including in the area immediately surrounding the prestigious Royal Exhibition Building and Carlton Gardens, another highly significant Carlton (and Melbourne) development of the time. The name Montefiore House emphasises its status. The 1880s was the noted Boom period in Melbourne, and this together with proximity to the REB, was reflected in the handsome and elevated dwelling with views to the REB and Carlton Gardens to the east. The building is also associated with noted and prolific architect and builder, Norman Hitchcock, who was particularly busy in Melbourne's inner northern suburbs during the 1880s.

The dwelling is of aesthetic significance (Criterion E). It is a substantial two-storey dwelling in rendered brick, with features of note including the elevated entry above the long flight of steps, original masonry side walls to the garden setback, and original cast iron palisade fence and gate on a bluestone plinth. The name Montefiore House and 1884, as inscribed to the central signage panel, also survive.

The dwelling is also representative of Hitchcock's work and incorporates a number of his typical rendered details, for which he was noted (Criterion D). These include masques at ground and first floor levels to the wing walls; and the ornamented parapet with a balustraded form, semi-circular

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pediment flanked by scrolls, and vermiculated surfaces and urns. The building survives as a particularly intact example which continues to demonstrate its Italianate origins and to reflect the scale, form and detailing that characterised more substantial residential development in nineteenth century Carlton. While the dwelling is not necessarily a key work within Hitchcock's catalogue, it is a lively and theatrical variant of the Italianate architectural style as developed by the architect, and also one of a relatively small number of freestanding villas to his designs.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: Office Building, 207-221 Drummond Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|------------------------|------------------------------------|-------------------|--------|
| Heritage Place: | 207-221 Drummond Street Carlton | PS ref no: | HO1395 |
|------------------------|------------------------------------|-------------------|--------|



What is significant?

The office building at 207-221 Drummond Street, Carlton, constructed in 1986 to a design by architects Steve Ashton and Howard Raggatt, is significant.

How is it significant?

The office building at 207-221 Drummond Street, Carlton, is of local aesthetic significance.

Why is it significant?

The office building at 207-221 Drummond Street, Carlton is of aesthetic significance (Criterion E). It was designed by architects Steve Ashton and Howard Raggatt (soon to be Ashton Raggatt McDougall Pty Ltd, or ARM) for the Church of England and constructed by PDA Projects in 1986-7. The design was shaped by budgetary constraints and the Church's wish for easily rentable spaces and financial returns. It is aesthetically significant, as a substantially externally intact early work of Ashton and Raggatt, just before Ian McDougall joined the partnership, and although relatively modest in scale, it was a precursor to their later and often grander celebrated work. ARM, in the period following completion of 207-221 Drummond Street, went on to become one of Australia's premier architectural practices. Following its completion, the building received attention in both the architectural and mainstream press and was the recipient of at least two architectural awards.

Prominently located to the corner of Drummond and Grattan streets, the building is constructed of 150mm loadbearing concrete UH slabs which are variously left exposed or dressed to achieve a layered effect, some plain, some with an exposed aggregate finish, others with brick cladding or concrete blockwork. The design also features banks of aluminium-framed windows, steel and metal details, and expressed steel framing. The exterior of the building, with its contrasting façade treatments, is noted for its these panels of overlapping yet commonplace materials (brickwork, concrete panels with exposed aggregate, rendered panels, aluminium framed openings) cleverly arranged so as to suggest the various components are in transition and breaking or sliding apart. At the centre of the composition - the corner to Drummond and Grattan streets - the brick and contrasting panels cleverly part to reveal an inner skin of glass, while also angling up in height to emphasise the corner. Added to this is the elevated entrance to Drummond Street, which appears to sit behind another break in the façade; and the cross bracing and steel tie plates to the same façade

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which (visually if not structurally) suggest a counter to the expansion of the building and bring it into a tense equilibrium.

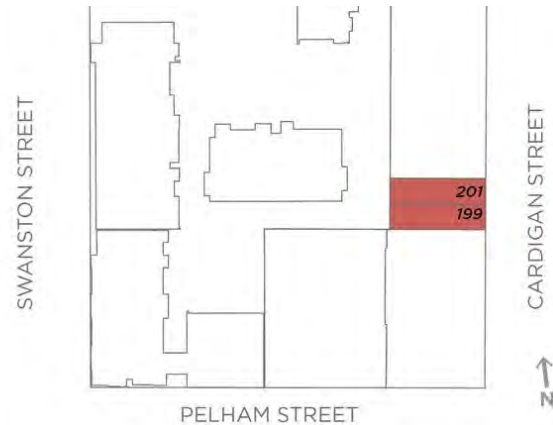
More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2025)

Statement of Significance: Pair of Dwellings, 199-201 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|------|
| Heritage Place: | 199-201 Cardigan Street, Carlton | PS ref no: | HO32 |
|------------------------|----------------------------------|-------------------|------|



What is significant?

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, with no. 199 constructed in c. 1900-1901 and no. 201 in 1918-19, are significant.

How is it significant?

The two-storey, semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, constructed in c. 1900-1901 and 1918-19 respectively, are of local historical and aesthetic significance.

Why is it significant?

The subject pair of two-storey brick dwellings, constructed in c. 1900-1901 and c. 1918-19 is of historical significance (Criterion A). When constructed, the dwellings were located in an area of Carlton characterised by mixed use development, which in turn was typical of parts of the suburb at the end of the nineteenth century. The owner and builder, Abraham Goldman, was apparently a local resident and businessman of some note, owning several properties including residences and light industrial buildings in Carlton in the first decades of the twentieth century, including the subject pair. He was also active in the growing Jewish community of Carlton, hosting a meeting of the 'newly formed Zionist Society' at his home in Cardigan Street, and being voted president of the society in 1902. As a building, the subject semi-detached pair is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

The semi-detached pair of rendered brick dwellings at 199-201 Cardigan Street, Carlton, is also of aesthetic significance (Criterion E). While both dwellings adopt a reasonably straightforward double-storey and double height verandah between wing walls form, and retain somewhat elaborate cast iron balustrades and friezes, it is the rendered detailing which distinguishes the pair. Details of note are especially prevalent to the upper parts of the building and include tall central pediments to the parapets, flanked by pilasters rising to a hybrid pediment in which a swan's neck (par enroulement) supports a more traditional semicircular pediment above; these are flanked by balustrades with idiosyncratic decorative panels with tablets, scrolls and small stilted arcades which terminate at either

MELBOURNE PLANNING SCHEME

end in short columns surmounted by urns draped in swags; and female mascarons fixed to the wing walls and parapets. The varied detailing between the c. 1900-1901 and c. 1918-19 construction programmes also adds interest and intrigue. Comparatively, as a semi-detached pair, the subject dwellings are unusual in the Carlton context, not least of all for the rendered detailing and the uncommon and possibly unique form and treatment of the parapets.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)

Statement of Significance: Pair of Dwellings, 133-135 Queensberry Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|-------------------------------------|-------------------|------|
| Heritage Place: | 133-135 Queensberry Street, Carlton | PS ref no: | HO91 |
|------------------------|-------------------------------------|-------------------|------|



What is significant?

The two storey, rendered masonry semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton constructed in 1902, is significant.

How is it significant?

The two storey, rendered masonry semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton is of local historical significance, and of representative value.

Why is it significant?

The two storey semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton, constructed in 1902 is of historical significance (Criterion A). While initially used as residences, and also as shops and dwellings, the premises have variously been used for commercial and residential purposes, although there is no evidence of shop-fronts ever having been constructed or introduced at ground floor level. The pair is part of a group of buildings, historically comprising two storey residences and shops, concentrated near the intersection of Cardigan and Queensberry streets, and constructed in stages between 1900 and 1904 by owner, Alice Mills. The subject pair, as with the broader group, replaced a suite of earlier and smaller timber buildings. This in turn followed a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The combination of residential and commercial uses within one building was also common, again emphasising an early and established local pattern.

The two storey semi-detached pair of dwellings at 133-135 Queensberry Street, Carlton, is also of representative value (Criterion D). As a building, the subject pair is directly associated with, and representative of, a housing type which originated in England in the late eighteenth century and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs.

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Considered in the context of this development in Melbourne, 133-135 Queensberry Street stands as a later example of the semi-detached pair typology, but also as an unusual example in that it adopts a townhouse form with no verandah or front set back and entry directly from the street. The pair is distinguished by a high level of external intactness, and demonstrates a capable Italianate design. As it presents to the street, it is more or less unaltered from its original state apart from overpainting, and is notable for its reasonably lavish ornament to the rendered surfaces.

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2023)

Statement of Significance: Pair of Dwellings, 554-556 Swanston Street, ~~Carlton~~ (November, 2021) (May, 2023)

| | | | |
|------------------------|-------------------------------------|-------------------|-------|
| Heritage Place: | 554-556 Swanston Street, Carlton | PS ref no: | HO113 |
|------------------------|-------------------------------------|-------------------|-------|



What is significant?

The semi-detached pair of rendered masonry houses at 554-556 Swanston Street, Carlton, constructed in 1883, is significant.

How is it significant?

The 1883 semi-detached pair of rendered masonry houses at 554-556 Swanston Street, Carlton, is of local historical and aesthetic significance.

Why is it significant?

The semi-detached pair of houses at 554-556 Swanston Street, Carlton, is of historical significance (Criterion A). The building was constructed in 1883 for Mrs A Mills, in the early period of the Boom in Melbourne. While now somewhat isolated from similar buildings, the pair still evoke the historic character of Carlton streetscapes of the nineteenth century. As a semi-detached pair, the building is directly associated with a housing type which originated in England in the late eighteenth century, and grew in popularity in the next century. In Melbourne, architects, builders and developers often sought to produce less commodious variations on this English typology, and large numbers of semi-detached pairs survive in the inner suburbs. The subject building is also associated with noted and prolific architect and builder, Norman Hitchcock, who was particularly busy in Melbourne's inner northern suburbs during the 1880s.

The semi-detached pair of houses at 554-556 Swanston Street, is also of aesthetic significance (Criterion E). While a relatively straightforward, two-storey rendered masonry residential pair, with double-storey cast iron verandahs and elevated entrances behind original iron palisade fences on a bluestone plinth, the subject building gains additional interest for its rendered detail, being 'trademarks' of Hitchcock's designs.

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These details include mascarons at ground and first floor level to wing- and party-walls; the ornamented parapet with a balustraded form and a semi-circular pediment at its centre flanked by acorn devices; and wingwalls crowned by decorative urns.

Primary source

Carlton Heritage Review (November, 2021 (Updated February 2023))

Statement of Significance: Pair of Shops and Residences, 462-468 Swanston Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|-------|
| Heritage Place: | 462-468 Swanston Street, Carlton | PS ref no: | HO111 |
|------------------------|----------------------------------|-------------------|-------|



What is significant?

The two-storey, semi-detached pair of brick shops with dwellings above, constructed in two stages between 1899 and 1903, at 462-468 Swanston Street, Carlton is significant.

How is it significant?

The two-storey, semi-detached pair of brick shops with dwellings above, at 462-468 Swanston Street, Carlton, is of local historical and aesthetic significance.

Why is it significant?

The subject pair of two-storey brick shops with dwellings above, constructed in two stages between 1899 and 1903, is of historical significance (Criterion A). The pair were built for Coleman Liefman, with the Liefman family remaining in possession of the property for some 30 years, and operating a drapery and furniture warehouse throughout. While retailing in Carlton is now concentrated around the high street shopping centre of Lygon Street and its crossroads, in the nineteenth century, smaller retail centres developed around the suburb including along the main north-south and east-west streets such as Madeline (now Swanston) Street. The subject shops are demonstrative of this local pattern of development. They also provide evidence of an early twentieth century drapery, albeit these businesses generally operated from smaller shops which were not necessarily purpose-built. The grand size of subject building is somewhat unusual in this context, indicative of the dual uses of the Liefman's premises - drapery and furniture warehouse – and also of a level of ambition for, and confidence in, the business. The grand character of the shops carries through to the arcaded verandah to the residential component at first floor level. In addition, the substantial pair replaced earlier and smaller timber buildings, which followed another local pattern; as did the combination of residential and commercial uses within the one building.

The subject pair of two-storey brick shops with dwellings above, is also of aesthetic significance (Criterion E). While the (non-significant) modern development to the rear of the building is substantial and visible, the front portion, including the overall original form and detailing (save for the ground floor) retains its prominence and legibility. The building also demonstrably remains a building of some grandeur. The arcaded first floor is particularly distinguished, enhanced by elaborate Renaissance Revival details, arches with haunches and keystones expressed in render, brick pilasters rising to

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Corinthian capitals beneath a decorated cornice supported on rendered consoles, and capped parapets with rendered balustrades and incorporating the owner's name, 'Liefman'.

Primary source

*Carlton Heritage Review (Lovell Chen, 2021 **Updated January 2024**)*

Statement of Significance: Pair of Shops and Residences, 508-512 Swanston Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|-------|
| Heritage Place: | 508-512 Swanston Street, Carlton | PS ref no: | HO112 |
|------------------------|----------------------------------|-------------------|-------|



What is significant?

The two shops at 508 and 510-512 Swanston Street, Carlton, constructed in 1873-4, are significant.

How is it significant?

The shops at 508 and 510-512 Swanston Street, Carlton, are of historical and aesthetic significance, and of representative value.

Why is it significant?

The two shops at 508 and 510-512 Swanston Street, Carlton, are of historical significance (Criterion A). The shops were constructed in 1873-4 for different owners, and are significant surviving early commercial/retail buildings in this area of Swanston Street (formerly Madeline Street) in the southern part of Carlton. The subject section of street developed from the 1850s with small buildings, including timber and brick shops, with small timber houses and shanties to the rear. The construction of the subject more substantial masonry shops followed the introduction to Carlton in 1872 of tighter building regulations, with the extension of the Building Act to cover the suburb. The newer buildings tended to replace the earlier and more modest timber shops, with the current building at 508 Swanston Street being demonstrative of this historical pattern in that it replaced a much smaller three-roomed timber building. The survival of these buildings therefore informs an understanding of historic commercial development in Carlton, including to the main streets where they provide ongoing evidence of long-standing retail activity. The retention of the commercial/retail use for the shops' 140 years of history is also of note, demonstrating the longevity and importance to the suburb, of these early historic land uses.

The two shops at 508 and 510-512 Swanston Street, Carlton, are of aesthetic significance (Criterion E). The building at 512 Swanston Street is finely detailed and relatively ornate at first floor level. Its Renaissance Revival elements include arch-headed windows with stylised Corinthian pilasters to reveals; wingwall pilasters extending above the verandah to parapet level; and upended classical consoles supporting the parapet cornice. By comparison, 508 Swanston Street is more simply detailed, but nonetheless consistent with its early 1870s date.

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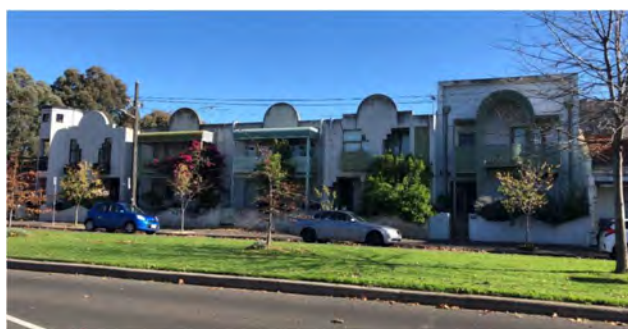
The two shops at 508 and 510-512 Swanston Street are also representative of the more substantial masonry shops with premises which were constructed in Carlton from the 1870s (Criterion D). They display the typical characteristics of many of these nineteenth century retail and commercial buildings in the suburb, being of two storeys, of rendered masonry, with no setbacks, and retaining intact first floor (and upper level) facades and parapets. The ground floor facades/shopfronts have been modified, and the original verandahs replaced by awnings, but again this is a commonplace outcome for these buildings.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2022)

Statement of Significance: Postmodern Terrace Row 129-135, 137 and 139-141 Canning Street, Carlton (November, 2021-May, 2023)

| | | | |
|------------------------|------------------------|-------------------|--------|
| Heritage Place: | Postmodern Terrace Row | PS ref no: | HO1396 |
|------------------------|------------------------|-------------------|--------|



What is significant?

The **residential terrace row Postmodern Terrace Row** of five dwellings, at 129-139 Canning Street, Carlton, and constructed in 1982-4 to a design by architects Denton Corker Marshall, is significant.

How is it significant?

The **residential terrace row Postmodern Terrace Row** at 129-139 Canning Street, Carlton, is of local significance for its representative value and for its rarity.

Why is it significant?

The **residential Postmodern** terrace row of five dwellings, at 129-139 Canning Street, Carlton was constructed in 1982-4 to a design by architects Denton Corker Marshall (DCM), and is significant as a representative example of the Post Modern Classicism style (Criterion D). The construction of the four terraces, and the alteration of the façade to the existing dwelling at 139 Canning Street, was undertaken by DCM for A & M Martino Holdings. The row (or 'rowhouses' as designated by the architects) was designed during the high point of the Post Modern Classicism architectural style, in the early to mid-1980s. While an early DCM development, it was however not a style that the practice generally pursued for their later and much awarded work. Nevertheless, at the time, the design of the row incorporated the bold shapes, forms and voids, especially in the façade composition, that were being used and promoted by celebrated international Post Modern Classicists such as American architect, Michael Graves.

The **row Postmodern Terrace Row** is distinguished by a common rendered brick façade structure which has both contrasting elevation treatments and uniform elements. The latter include parapets with semi-circular forms, recessed ground floor entries and verandahs, windows with stepped lintels, lattice work to balustrades and other elements; and to the front of the row, an undulating rendered masonry front fence bordering largely uniform small gardens. No. 129 differs with its prominent corner tower to the Canning and Pitt streets intersection. While at a local level, the Canning Street row responded to the terrace house typology so common in Carlton, it did so in a composition which displayed international influences. More broadly, the building is also significant for being reflective of the built form changes in Carlton in the later twentieth century, including the 1980s, when

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contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

The subject terrace row is additionally a relatively rare and well preserved example of a residential terrace row in Melbourne in the Post Modern Classicism style (Criterion B).

Primary source

Carlton Heritage Review (Lovell Chen, 2021, Updated February 2024)

Statement of Significance: Residential Terrace Row, 18-22 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|------|
| Heritage Place: | 18-22 Cardigan Street Carlton | PS ref no: | HO35 |
|------------------------|----------------------------------|-------------------|------|



What is significant?

HO35, being the terrace row of three attached, two-storey rendered Victorian dwellings at 18-22 Cardigan Street, Carlton, which dates from 1874, is significant. The individual properties are contributory, reflecting their relatively simple form and detailing in the Carlton context.

How is it significant?

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, is of local historical significance and representative value to the City of Melbourne.

Why is it significant?

HO35, being the terrace row at 18-22 Cardigan Street, Carlton, built in 1874 for owner, William Coulson, is of historical significance (Criterion A). Its construction in the 1870s is demonstrative of this phase of development in the suburb in the pre-Boom era; and its survival as a substantially intact row informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city.

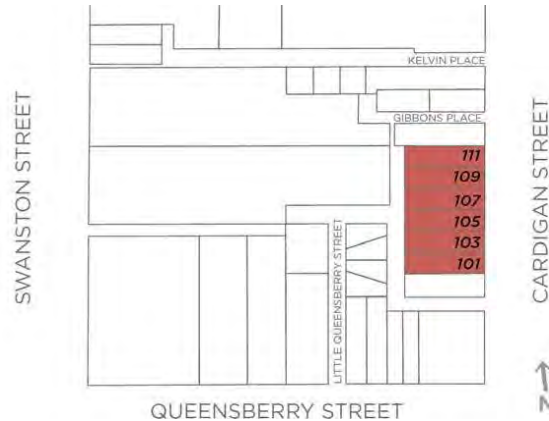
HO35, being the terrace row is also of representative value (Criterion D). While unremarkable in terms of design, it is representative of the rows constructed in the years prior to the boom and in some cases in the period afterwards; it also retains its substantial external intactness which, for a terrace of the 1870s, is of note. Its relatively simple form and detailing is typical of pre-Boom terraces; and the integrity of the building remains good. It is distinguished by the transverse gable-ended roof shared by the three dwellings, with prominent chimneys to the roof ridge; cast iron lacework friezes and balustrading; simple brackets and lion's head masques to the wingwalls and orbs to the parapet; and the cast iron palisade front fences on bluestone bases with original gates. Its early character and role within the street also remain legible, evoking a time when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)

Statement of Significance: Residential Terrace Row, 101-111 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|------|
| Heritage Place: | 101-111 Cardigan Street, Carlton | PS ref no: | HO30 |
|------------------------|----------------------------------|-------------------|------|



What is significant?

The terrace row of six attached, two-storey Victorian dwellings at 101-111 Cardigan Street, Carlton, which dates from 1857-8, with 1890s works, is significant.

How is it significant?

The terrace row at 101-111 Cardigan Street, Carlton, is of local historical (including rarity) and aesthetic significance.

Why is it significant?

The terrace row at 101-111 Cardigan Street, Carlton, built in stages in 1857-8 for owner, Patrick Costello, and later remodelled, is of historical significance (Criterion A) The row is associated with Costello who, after arriving from Ireland in 1841, had a colourful career in nineteenth century Melbourne being, respectively, a building contractor, hotel licensee, property developer, Melbourne City councillor, member of the Victorian Legislative Assembly, convicted criminal, bankrupt, and recovering in the late century to become a North Melbourne City Councillor. His great-great grandson is former Federal treasurer, Peter Costello. The terrace row is also significant for demonstrating the translation to Melbourne of the traditional 'two-up/two-down' terrace, as introduced to London in the 1630s and becoming a trademark of Georgian architecture through the eighteenth century. The row's construction in the 1850s is additionally associated with the very earliest phase of development in Carlton and is a rare remnant of the early terrace type which developed in response to the pressure for accommodation on the fringe of the city (Criterion B). That pressure was particularly strong in 1850s Melbourne, with a booming Gold Rush population.

The terrace row is also of aesthetic significance (Criterion E). While originally constructed of face brick with rendered detailing, and austere Georgian facades to Cardigan Street with simple punched openings for doors and windows, a remodelling of the group in the 1890s transformed its appearance, particularly that of the central pair. This included rendering over the entire group and, unusually and rarely, altering the two central dwellings to present as a more elaborately detailed Renaissance Revival centrepiece to the Georgian row.

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The terrace survives in a state of high integrity to its c. 1890s state but continues, also, to illustrate its very early origins. The southern and northern ends of the row still demonstrate an architectural expression which disappeared during the 1880s Boom. Conversely, the remodelled facades of the central pair illustrate the changes in architectural thought and fashion occurring through the 1880s. Consequently, the terrace row survives as an unusual but instructive group. It informs both an understanding of the development of this area of Carlton in the 1850s, while also illustrating the rapidly evolving tastes of late Victorian Melbourne.

Primary source

Carlton Heritage Review (Lovell Chen. 2021 (Updated February 2024))

Statement of Significance: Residential Terrace Row, 676-682 Swanston Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|------------------------|----------------------------------|-------------------|-------|
| Heritage Place: | 676-682 Swanston Street, Carlton | PS ref no: | HO116 |
|------------------------|----------------------------------|-------------------|-------|



What is significant?

~~676-682 Swanston Street, comprising~~ The two, semi-detached pairs of buildings at nos 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872 respectively, are significant.

Within this group:

- The pair at nos. 676 Swanston Street and 678 Swanston Street is contributory.
- The pair at nos. 680-682 Swanston Street is contributory.

How is it significant?

~~676-682 Swanston Street, comprising~~ The two, semi-detached pairs of buildings at nos 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872, are of local historical and aesthetic significance.

Why is it significant?

The buildings at 676-678 and 680-682 Swanston Street, Carlton, constructed in c.1876 and c.1872 respectively, being semi-detached pairs, are of historical significance (Criterion A). Stonemason Richard Bool was the owner of the earlier pair at 680 and 682 Swanston Street, and the builder of the later pair at 676 and 678 Swanston Street, for owner, Charles Roy. Their construction in the 1870s is demonstrative of this phase of development, including semi-detached pairs, in the suburb in the pre-Boom era; and their survival informs an understanding of early Carlton and the development of the terrace type as a response to the pressure for accommodation in Melbourne on the fringe of the city. The buildings' gradual conversion to commercial use from the late 1930s is not uncommon for early residences in this part of Carlton, and reflective of changing land uses in this area in the twentieth century.

The semi-detached pairs are also of aesthetic significance (Criterion E). While the earlier building at 680-682 Swanston Street has been altered, it retains its overall original form and Italianate details such as double height verandahs set between wingwalls, with original cast iron lacework friezes and brackets at each level; and decorative detailing such as elaborate pilasters to wingwalls and urns and acorns to gable ends. The simple gabled presentation to Grattan Street, as evident in historical images, also survives although extended. The later pair at 676-678 Swanston Street also retain double-height verandahs set between wingwalls and is distinguished from 680-682 Swanston Street

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by the prominent shared parapet with central circular pediment flanked by scrolls. Of the pair, no 676 survives largely intact to its early state with original wrought iron and timber elements to the verandah, and original door and window joinery at ground and first floor levels including unusual rendered architraves to openings. Both pairs also retain sufficient of their early character and role within the street to evoke a time when terrace rows proliferated through Melbourne's inner north and the terrace row was a distinctive vernacular building type across suburban Melbourne.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 (Updated February 2024))

Statement of Significance: RMIT Buildings 51, 56 and 57, 80-92 Victoria Street and 33-89 Lygon Street, Carlton (November, 2024 May, 2023)

| | | | |
|------------------------|-----------------------------|-------------------|--------|
| Heritage Place: | RMIT Buildings 51,56 and 57 | PS ref no: | HO1398 |
|------------------------|-----------------------------|-------------------|--------|



What is significant?

The three RMIT buildings RMIT Buildings 51, 56, and 57, located in a complex of RMIT (Royal Melbourne Institute of Technology) buildings in the south of Carlton, are significant. The subject buildings are:

- Building 51 at 80-92 Victoria Street (1971-1972)
- Building 56 at 33-89 Lygon Street also known as 115 Queensberry Street (1976-83-1974)
- Building 57 at 33-89 Lygon Street also known as 53 Lygon Street (1983-88-1982)

How is it significant?

RMIT Buildings 51, 56 and 57, located in a block bounded by Queensberry, Lygon, Victoria and Cardigan streets, Carlton, are of local historical and aesthetic significance.

Why is it significant?

Royal Melbourne Institute of Technology (RMIT) Buildings 51, 56 and 57 are of historical significance (Criterion A) for their association with and ability to demonstrate the significant expansion of RMIT into Carlton from 1971. The buildings were constructed between 1972 and 1983 to designs by the architectural practice of Demaine Russell Trundle Armstrong and Orton (later Demaine Partnership), with specific input from architect Dominic Kelly. The practice had earlier, in 1971, prepared a master plan for RMIT's expansion into Carlton, at a time when the institute was experiencing significant growth in student numbers and course offerings and Buildings 51, 56 and 57.

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is significant in demonstrating the partial implementation of that master plan. RMIT embarked on its Carlton building plan in earnest from 1970, after the Victorian government set aside properties for the institute's development at the southern end of the suburb. The block in which the subject buildings are located was situated immediately to the north of the city campus, and also in close proximity to Trades Hall with which the institute, originally the Working Men's College founded in 1887, had long had an association.

RMIT Buildings 51, 56 and 57 are also of aesthetic significance (Criterion E). The architects, Demaine, are a highly regarded Melbourne-based architectural practice, with a comprehensive and diverse portfolio of work including hospital, institutional, corporate and educational projects. Although their master plan for the Carlton campus was never fully realised, the three subject buildings, and their tertiary uses, were largely anticipated in the plan. This included their substantial footprints and overall massing, and notably their distinctive and monumental brick service shafts to the rear elevations. Aesthetically, the three buildings form a largely cohesive group, unified in the use of large-scale (monumental) red brick volumes; huge expanses of plain redbrick walling; recessed vertical window bays or, alternatively in the earlier building, regular arrangements of concrete window grilles; concrete detailing often expressed as a rough pebble-textured finish; and the striking service shafts with their corbelled forms.

While they are of a group, the three buildings are also individually distinguished, with each demonstrating different architectural references and specific influences, including some Brutalist influences. Building 51 shares commonalities with other Demaine tertiary buildings of the general period, including the rough surfaced pebble-textured window panels bracketed between brick end walls and service towers; and the 'cellular' form of the window grilles which recalls Le Corbusier's earlier work. Building 56 on its north façade employs a thick red brick rectangular frame, reflective of the 'solidity' which marked Demaine projects from the 1960s onwards, which was in turn a reaction to the earlier predominance of curtain walling. Building 56 is also distinguished by its incorporation of a basement level and lightwell to the north side, which is largely concealed from Queensberry Street; and by its innovative continuous window framing system. Building 57 is the more overtly Brutalist of the three, seen in the angled ('jagged') form of the east façade to Lygon Street, and its sudden central break which reveals a 'scooped' vertical window bay. The tiered concrete form and concrete entrance ramp of the south elevation also draw strongly on Brutalist influences.

More broadly, the buildings are of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb. The three buildings are also significant as large and robust forms, which dominate their contexts, and draw attention to RMIT's presence in this area of Carlton.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: RMIT Building 71, 33-89 Lygon Street, Carlton ~~(November, 2021)~~ (also known as 42-48 Cardigan Street, Carlton) (May 2023)

| | | | |
|------------------------|--|-------------------|--------|
| Heritage Place: | RMIT Building 71 33-39 Lygon Street, Carlton (also known as 42-48 Cardigan Street, Carlton) | PS ref no: | HO1393 |
|------------------------|--|-------------------|--------|



What is significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton (also known as 42-48 Cardigan Street, Carlton), constructed in c.1938, is significant.

How is it significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton, (also known as 42-48 Cardigan Street, Carlton) constructed in c.1938, is of local historical and aesthetic significance.

Why is it significant?

The property RMIT Building 71 at 33-89 Lygon Street (Building 71), Carlton, (also known as 42-48 Cardigan Street, Carlton) a c.1938 three-storey former commercial/manufacturing building, is of historical significance (Criterion A). The building was designed by architects, Alder & Lacey, for textile manufacturers Davies Coop. It is associated with the historical interwar period, and pattern of development in Carlton whereby, particularly in the west and south-west of the suburb, nineteenth century buildings were being demolished and replaced with larger commercial and warehouse buildings. Davies Coop, in doubling the capacity of their spinning and weaving mills operation in Lygon Street, consolidated their landholdings to the west in the large block between Queensberry, Earl, Lygon and Cardigan streets; they also undertook an extensive building programme, which included the subject building. Of note, from the 1960s, the Royal Melbourne Institute of Technology (RMIT) began expanding north from its city campus and acquiring buildings in Carlton. RMIT eventually moved into the block developed by Davies Coop, and into some of the same buildings including the subject building, which was acquired by the Minister of Education in 1980.

The late interwar building at 33-89 Lygon Street (Building 71), Carlton RMIT Building 71 is also of aesthetic significance (Criterion E). While other substantial interwar commercial/manufacturing buildings were built in Carlton, in comparative terms few share the same architectural distinction, in

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this case Moderne styling, and retain their overall original principal presentation. The other buildings are generally of utilitarian warehouse character, and/or have been substantially modified. The Moderne design of the subject building is reflected in the high and simply detailed parapet, horizontal bands of large regular steel-framed windows, and the formal entrance and stair bay to the south end of the façade with its strong vertical tower emphasis and fluting or ribbon detailing in sharp relief. The south bay also reinforces the asymmetrical façade composition, another Moderne approach. In contrast to the formality of the south end, the north end of the façade retains a double-height vehicle entrance bay with steel roller door, demonstrative of the other aspect of the original use of the building, which was part of Davies Coop's warehouse and manufacturing operations.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: RMIT Building 94, 23-37 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|------------------|-------------------|--------|
| Heritage Place: | RMIT Building 94 | PS ref no: | HO1390 |
|------------------------|------------------|-------------------|--------|



What is significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, constructed in 1994-6, is significant.

How is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of local aesthetic significance.

Why is it significant?

RMIT Building 94, at 23-27 Cardigan Street, Carlton, is of aesthetic significance (Criterion E). The building was designed by architect Allan Powell in association with Pels Innes Nielson Kosloff, and was constructed in 1994- 96 to accommodate RMIT's School of Design. It was one of the first wave of new and architecturally distinguished buildings commissioned by the (then) Dean of Architecture at RMIT, Leon Van Schaik. The Dean, in the early 1990s, was influential in the appointment of architects for new buildings at RMIT, and particularly championed progressive architects whose projects, and award-winning buildings, helped to transform the institute's campuses. Building 94 was one such building, winning the Royal Australian Institute of Architects Victorian Chapter Merit Award in the Institutional Buildings (New) category in 1996.

The building is significant for its compositionally diverse façade, and for Powell's skilful use of striking materials and colour and deft treatment of the four principal masses of the building which front Cardigan Street. The latter include the 'hovering' mosaic tiled forms, separated by the intersecting stair which rises up into the building; the bold blue-green cube at the southern end, elegantly poised on a single cylindrical column; the angling northern bay, supported by tilted black glass columns; and the blue-green glass main horizontal volume bisected by long strip windows and concrete sun visors. Powell's fondness for mass, colour and shadow is clearly on display in Building 94, a project which allowed the architect to explore these interests at a large scale.

More broadly, the building is also of aesthetic significance for being reflective of the built form changes in Carlton in the later twentieth century, when contemporary architects were responsible for some celebrated new developments which, in turn, challenged the typical building form and character of the suburb.

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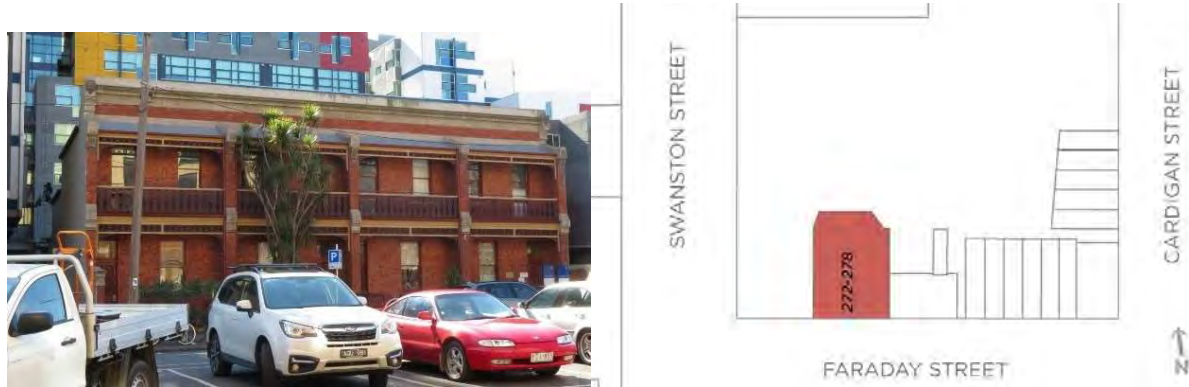
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Carlton Heritage Review (Lovell Chen, 2021 Updated February 2024)

Statement of Significance: Royal Terrace, 272-278 Faraday Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|---------------|-------------------|------|
| Heritage Place: | Royal Terrace | PS ref no: | HO56 |
|------------------------|---------------|-------------------|------|



What is significant?

Royal Terrace at 272-278 Faraday Street, Carlton, comprising a row of four, two-storey dwellings constructed in 1875, is significant.

How is it significant?

Royal Terrace at 272-278 Faraday Street, Carlton, is of local historical and aesthetic significance.

Why is it significant?

The brick terrace row at 272-278 Faraday Street is of historical significance (Criterion A). The row was constructed in 1875 for owners Gledhill & Co, estate agents, and represented a terrace row development on a somewhat grander scale. The naming of the row as Royal Terrace, and their description in 1876 as seven roomed brick houses emphasises this, as does their prominent form and parapets, and presentation to Faraday Street. Historically, their mid-1870s date also places them within the period of development which is still comparatively early in Carlton, and they remain as significant evidence of nineteenth century residential development in this western section of Faraday Street.

The brick terrace row at 272-278 Faraday Street is also of aesthetic significance (Criterion E). While the works undertaken in 1976 diminished this significance to some extent, the buildings still demonstrably form a row of somewhat grander terraces. The uniform appearance, reinforced through the long-term single (University) ownership, is also of some note and enhances this aspect of significance. The early appearance of the group remains legible, and the former dwellings continue to evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north, and the terrace row became a distinctive vernacular building type.

Primary source

Carlton Heritage Review (Lovell Chen, 2021) (Updated February 2023)

Statement of Significance: Russell Terrace, 68-72 Victoria Street, Carlton (~~November, 2021~~ May, 2023)

| | | | |
|------------------------|-----------------|-------------------|-------|
| Heritage Place: | Russell Terrace | PS ref no: | HO118 |
|------------------------|-----------------|-------------------|-------|



What is significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a residential row of three attached dwellings known as Russell Terrace and constructed in c. 1871 for owner George Sobee, is significant.

How is it significant?

~~Russell Terrace, comprising 7~~ The terrace row at 68-72 Victoria Street, Carlton, is of local historical significance and representative value.

Why is it significant?

The terrace row at 68-72 Victoria Street, Carlton, originally a row of three attached dwellings known as Russell Terrace, and constructed in c. 1871 for George Sobee, is of historical significance (Criterion A). It displays a simply detailed and modest scale and form which is characteristic of early historic development in Carlton. The site, located in a section of Victoria Street which featured hotels to the west and east (of 1869 and 1871 respectively) is typical of historical mixed use development to the original main streets of Carlton, where houses and hotels, and commercial and residential building types, were often located in proximity. The survival of the row also informs an understanding of historic development on this southern edge of Carlton, opposite the CBD; and is a remnant of the early terrace type which developed in response to the pressure for accommodation in Melbourne on the fringe of the city. The terrace row continued to be residential through most of the twentieth century, before being converted to shops in the 1970s, reflective of changing land uses in this area of Carlton.

~~The terrace row, Russell Terrace,~~ is also of representative value (Criterion D). While devoid of flamboyant ornament and little in the way of architectural adornment, its austere expression and form are representative of its early construction date. Even with overpainting of the individual tenancies, the simple expression and unity of the group remains reflective and legible of early, pre-Boom, architectural practice in Carlton. The building remains substantially intact at the upper level, with elements of note including the simple dentilated cornice to the top, with brackets at either end and the name 'Russell Terrace' incorporated into a panel below; and the paired original window openings with

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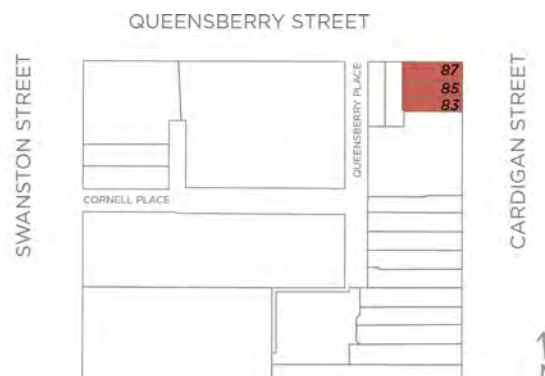
original details, that establish a unifying rhythm across the group. The building's original bluestone plinth also remains visible. In conjunction with other terrace rows in this general locale, the row at 68-72 Victoria Street continues to demonstrate the evolution of the terrace row as it became a distinctive vernacular building type across suburban Melbourne. It is also one of a relatively small proportion which remain as examples of this historic building stock - particularly those pre-dating the 1880s Boom – with generally intact examples of the typology being relatively uncommon.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 Updated February 2021)

Statement of Significance: Shops and Residences, 83-87 Cardigan Street, Carlton ~~(November, 2021)~~ (May, 2023)

| | | | |
|------------------------|--------------------------------|-------------------|------|
| Heritage Place: | 83-87 Cardigan Street, Carlton | PS ref no: | HO29 |
|------------------------|--------------------------------|-------------------|------|



What is significant?

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are significant.

How is it significant?

The shops and residences at 83-87 Cardigan Street, Carlton, built in stages in the early 1900s, are of local historical and aesthetic significance.

Why is it significant?

The shops and residences at 83-87 Cardigan Street, Carlton, are of historical significance (Criterion A). The group of buildings, historically comprising residences and shops concentrated to the intersection of Cardigan and Queensberry streets, was constructed in stages between 1900 and 1904 by Alice Mills. The group replaced a suite of earlier and smaller timber buildings, following a local pattern whereby the early rudimentary buildings of Carlton were replaced over time with more substantial masonry structures. The incorporation of residences into the commercial/retail buildings was also common, again emphasising an early and established local pattern. Notably, this combination of residential and commercial uses has continued within the group through to the present. The location of the group, at the corner of Cardigan and Queensberry streets, is also reflective of the historical situation whereby a number of smaller retail centres developed around Carlton in the nineteenth century, and were not just concentrated in Lygon Street and its crossroads. This was typical of nineteenth century urban development, with small collections of shops servicing their immediate areas.

The rendered masonry shops and residences at 83-87 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). Architecturally, the group has a simple form and expression, and limited detailing, drawing inspiration from simple buildings constructed before the Boom of the 1880s. Nevertheless, the staged construction achieved a consistent style and a high degree of visual uniformity, with the buildings reading as a coherent group with a 'completed' appearance. Of interest is the central semi-circular pediment incorporating the '1900' construction date for the earliest building in the group, at no. 83 Cardigan Street. The slightly later corner building repeated the semi-circular pediment device, although no date in raised lettering survives, if in fact it was included. The group is

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also noted for its approach to the prominent corner location, with the splayed entrance another element of the design which harked back to earlier times in Carlton.

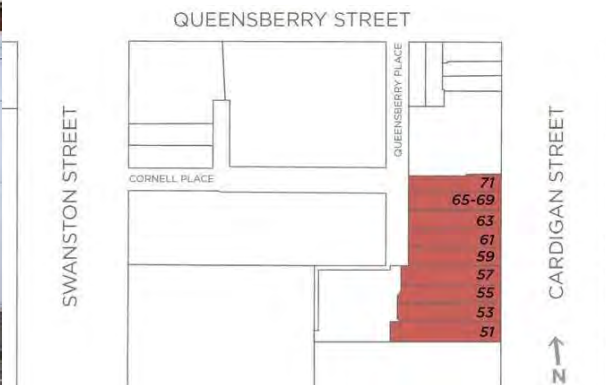
Primary source

Carlton Heritage Review (Lovell Chen, 2021 [Updated February 2024](#))

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Statement of Significance: Terrace Row, George's Terrace and (Clare House) Terrace Row, 51-71 Cardigan Street, Carlton (November, 2021)(May, 2023)

| | | |
|-------------------------------|---|-------------------------------|
| <p>Heritage Place:</p> | <p>George's Terrace (Clare House) Terrace Row, George's Terrace and Clare House</p> | <p>PS ref no: HO27</p> |
|-------------------------------|---|-------------------------------|



What is significant?

The terrace rows and dwellings Terrace Row, George's Terrace and Clare House, the terrace rows and dwellings, at nos 51-57 Cardigan Street and nos 59-65-69 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, constructed between the mid-1880s and early 1900s, are significant.

How is it significant?

The terrace rows at Terrace Row, George's Terrace and Clare House, at nos 51-57 Cardigan Street and nos 59-65-69 Cardigan Street (George's Terrace), and Clare House at no. 71 Cardigan Street, Carlton, are of local historical and aesthetic significance.

Why is it significant?

Terrace Row, George's Terrace and Clare House The terrace rows, dwellings and house at 51-71 Cardigan Street, Carlton, are of historical significance (Criterion A). The buildings were variously constructed in the mid-1880s through to the early 1900s. As such they demonstrate aspects of terrace house and residential development in Carlton from the affluent Boom period, through the more subdued 1890s and into the early twentieth century. They also speak to the ongoing popularity of the suburb in this historic period, and its continued development and evolution. The earliest of the buildings is the 1886 Clare House, built for owner James Coughlin; it is also the only building of the group to be constructed before the mid-1890s. This lapse in localised building activity is demonstrative of a wider economic downturn which affected Melbourne, and indeed Victoria, in the early 1890s and following the heady 1880s Boom. The four terrace houses at 51-57 Cardigan Street were built in two stages, with a single dwelling at no. 51 completed in 1897-98 and the three additional terraces in 1900. Again, within this historic row, the stop-start building activity of the 1890s

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is writ large. The last to be built in 1906 was George's Terrace at 59-65-71 Cardigan Street, for George and Robert levers, sons of local identity, real estate agent and City of Melbourne councillor William levers. George was also a prominent local, who too became a Melbourne City Councillor.

~~Terrace Row, George's Terrace and Clara House~~ ~~The terrace rows, dwellings and house~~ at 51-71 Cardigan Street, Carlton, are also of aesthetic significance (Criterion E). The group is unusual within the study area in comprising two rows of substantially externally intact terrace housing and a single detached dwelling which are buildings of individual note, illustrate the architectural variety of historic Carlton and collectively form a substantially intact remnant streetscape, with a strong and complementary streetscape presence. The dwellings variously retain Italianate detailing; prominent parapets with pediments; cast iron verandahs and lacework; a double-arcaded composition supported by elaborate decoration; and original iron palisade fences, all of which are representative of developments of this type. The dwellings are also distinguished by their intactness and integrity to their original states. While somewhat isolated from similar buildings, they nevertheless evoke the character created when streetscapes of terrace rows proliferated through Melbourne's inner north and the terrace row became a distinctive vernacular building type across suburban Melbourne.

Primary source

Carlton Heritage Review (Lovell Chen, 2021 ~~Updated February 2024~~)

Statement of Significance: Punt Road Oval (Richmond Cricket Ground), Punt Road, East Melbourne (November, 2021–May 2023)

| | | | |
|---|---|-------------------|--------|
| Heritage Place: | Punt Road Oval (Richmond Cricket Ground) | PS ref no: | HO1400 |
|  |  | | |

What is significant?

The Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, which was cleared, levelled and fenced in 1856 and used for the first time as a **cricket-sporting** ground in November 1856, is significant.

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

- the oval **the fabric and the specific configuration of the oval are not of significance**
- **informal** grassed embankments on the south and east sides and at the southeast corner of the ground **the fabric and specific configuration of the grassed embankments is not of significance**
- ~~the restriction of built form to the west and north boundaries of the ground~~
- ~~views into the ground from the public domain, including from Punt Road (at pedestrian and street level) and from Richmond Station and the railway line open sides to the ground and transparent perimeter fencing on the east (Punt Road) and south (Brunton Avenue and railway line) boundaries~~
- the landmark qualities of Punt Road Oval **Richmond Cricket Ground) as a whole**
- the Jack Dyer Stand (1913–14) and 1927 west wing addition.

Elements that contribute to the significance of the Jack Dyer Stand include (but are not limited to):

- the building's original curved plan form, materials and detailing, built to the design of architects Thomas Watts & Son
- the 1927 west wing addition built to the design of architect Frank Stapley
- the building's relatively high integrity to its early design to all elevations
- the hip and gabled roof form

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- the pattern and size of original fenestration
- slender cast iron and timber columns, decorative timber brackets and timber fretwork frieze, gable and details, and vents, and other decorative details.

More recent buildings, including the administration building, the David Mandie Building, and the remnant red brick building, are not significant. The fabric of the scoreboard and recent landscaping such as the cyclone wire fencing and gates around the perimeter of the ground, the pipe rail fencing around the oval, and the northeast corner wall and the Spotted Gum in the southeast corner of the ground are not significant.

More recent alterations and additions to the Jack Dyer Stand, including changes at podium level, modern external stairs, new openings in the curved north elevation, and commentary box within the stadium seating area are not significant.

How is it significant?

Punt Road Oval (Richmond Cricket Ground) at Punt Road, East Melbourne, is of local historical, representative, aesthetic, social, and associative significance to the City of Melbourne.

Why is it significant?

The Punt Road Oval, occupying the Traditional Country of the Wurundjeri Woiwurrung people of the East Kulin Nation, is of historical significance as part of the former Richmond Paddock (Yarra Park), which was used as an East Kulin living area, *ngarrga* and ceremonial ground, both prior to the British colonisation of Port Phillip and during the early settlement period in the 1830s and 1840s. It was used as a *ngarrga* and ceremonial ground in the 1840s. (Criterion A)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) that was set aside in 1837, is of historical significance for its use for the policing and administrative purposes of the colonial government of the Port Phillip District. From 1837, the wider area was used by Police Magistrate William Lonsdale, by the Mounted Police and the Native Police, and by officers of the Port Phillip Aboriginal Protectorate. (Criterion A)

The Punt Road Oval is of historical significance as an early cricket ground in Melbourne that was established in 1853 and used by the Richmond Cricket Club from 1856. It was used as a cricket ground for over 150 years until 1964 and was the venue for significant events including interstate matches and as a training ground for the Aboriginal Cricket Team in 1867–68. (Criterion A)

The Punt Road Oval, established as the Richmond Cricket Ground in 1853, is of historical significance for its use as an early football ground from 1860 and its association with the early Richmond football team from that time, and for its earlier role in the development of the code of Australian Rules football in 1858; as the home ground for the present Richmond Football Club from 1885 to 1964 and for its use (up until the present time) as the club's training ground and administrative centre. The development of the ground from 1907 when the club was accepted into the Victorian Football League, and through the early and mid-twentieth century, reflects the significant growth in membership of the Richmond Football Club over this time and the growing spectator base for Richmond home games. This period saw the construction of a large Edwardian grandstand in 1913–14 (named the Jack Dyer Stand in 1998), built to a design by architects Thomas Watts & Son and extended in 1927 to a design by architect Frank Stapley; a second grandstand, the Members Stand (later named the EM King Stand), erected in 1937–38 and since demolished; and other changes to the ground over time. (Criterion A)

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The brick Edwardian-era Jack Dyer Stand is of representative significance as an example of the larger and more elaborate football stands that emerged in the late nineteenth century and early twentieth century. It retains key distinguishing features of its original 1913 design by Thomas Watts & Son and the matching 1927 extension designed by architect Frank Stapley. The stand is distinguished from the earliest known grandstand designed by Thomas Watts which is at Maryborough (1895) by its curved plan. The curved plan form is not typical for grandstands of this era. An earlier example is the 1909 Ald Gardiner Stand, Princes Park. (Criterion D)

The Punt Road Oval, as part of the former Richmond Paddock (Yarra Park) set aside in 1837, is of social significance for its important associations with the Aboriginal history of Melbourne; this includes being part of the wider Richmond Paddock that was a traditional East Kulin living area, and *ngarrga* and ceremonial ground that continued to be used as such into the 1840s, and being occupied by the Native Police Corps as a site for police training and police barracks. The Punt Road Oval, formerly the Richmond Cricket Ground, is also significant for its use as a training venue in 1867–68 for the Aboriginal Cricket Team made up of men from different parts of Victoria, and its current use as a training centre for Indigenous youth. (Criterion G)

The Punt Road Oval is of social significance for its long association with the Richmond Football Club, which used the oval as its home ground from 1884 until 1965; for its use by Richmond Football Club as a training ground and administrative centre from 1965 until the present day; and for its association with earlier Richmond football teams that also used the ground from 1860. The community for whom the place is significant includes members and supporters of the Richmond Football Club; past and present players, coaches and staff of the Richmond Football Club; residents of Richmond; and Melburnians more broadly. This community has had a strong attachment to the place for over 130 years. This attachment is strengthened by the strong and distinctive community identity of Richmond though much of the twentieth century. This was heavily anchored in local working-class politics that promoted fierce loyalty and physical toughness, which translated easily to football—for many Richmond supporters, ‘Tigerland’ is another name for Richmond. The social significance of the place as the former home ground of the Richmond Football Club resonates in the continued use of the ground for training; as the site of post-grand final premiership celebrations; and its powerful symbolic meaning to Richmond residents and followers of the Richmond football team who regard the ground as the spiritual home of the club. Its resonance is strengthened by the ground’s presence and visibility in the urban landscape, visually prominent in view from major transport corridors (Punt Road, Brunton Avenue, the multi-track railway line and Richmond Railway Station) and within Yarra Park, making it a prominent landmark in the local area for residents of Richmond and Melburnians more generally. The Richmond Cricket Ground is also of potential social significance to players, coaches and other staff, members and supporters of the Richmond Cricket Club, which was based at the ground for over 150 years—from 1854 until relocating to Waverley Park in 2011. (Criteria E and G)

The Punt Road Oval is of significance for its association with champion Richmond footballer John (‘Jack’) Raymond Dyer (1913–2003). Nicknamed Captain Blood, Dyer was captain-coach of Richmond in the 1930s and 1940s and one of the greats of the game, recognised for his strategic play, fine marking and straight kicking. He was selected numerous times for the Victorian team and was inducted into the Australian Football Hall of Fame. A bronze statue of Dyer was erected outside the ground in 2003 and the 1913–14 grandstand was named in his honour in 1998. (Criterion H)

The Punt Road Oval is of significance for its association with Thomas Wentworth Wills (1835–1880), first-class cricketer and co-founder of Australian Rules football. Wills was a member of the Richmond Cricket Club and one of its leading players in the 1850s and 1860s; he was also selected for intercolonial matches. In 1858–59 he was a co-founder of a new code of football suitable for conditions in the Colony of Victoria. Initially known as Melbourne rules football and later as Australian rules, this was the first game of football in the world to be formally codified. (Criterion H)

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Primary source

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