

Committee Future Melbourne

Presenter Cr Leppert

Purpose

1. The purpose of this report is to recommend that Council, having considered the Amendment C403 Panel's report and recommendations, adopts Planning Scheme Amendment C403.

Consideration at Committee

2. Following consideration by the Future Melbourne Committee (the Committee) on 19 September (refer to Attachment 1), the Committee made a recommendation to Council as presented below.

Recommendation

3. That Council:
 - 3.1 Considers the independent Planning Panel's report for North Melbourne Heritage Review Amendment C403 (Attachment 2 of the report from management).
 - 3.2 Adopts the North Melbourne Heritage Review Amendment C403 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, subject to the removal of Flemington Bridge Station from the amendment.
 - 3.3 Requests management submit the adopted amendment to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*.
 - 3.4 Requests management submit the information referred to as prescribed information under section 31(1) of the *Planning and Environment Act 1987* with the adopted amendment.
 - 3.5 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.
 - 3.6 Requests that the CEO write to her counterpart at the City of Moonee Valley setting out this resolution and suggesting that the City of Moonee Valley includes the City of Melbourne's side of the Flemington Bridge Railway Station in their proposed Moonee Valley Heritage Study planning scheme amendment under section 8B of the *Planning and Environment Act 1987*, in order that a consistent approach can be taken to the Station as a whole, including reasonable permit exemptions (for example, any works required to bring the Station into compliance with Commonwealth Disability Discrimination provisions would not require a permit under the Heritage Overlay).

Council Report Attachment:

1. Future Melbourne Committee, Agenda item 6.1, 19 September 2023 (Page 2 of 802)

Report to the Future Melbourne Committee

North Melbourne Heritage Review - Melbourne Planning Scheme Amendment C403 (Panel Report and Final Adoption)

Agenda item 6.1

19 September 2023

Presenter: Julian Edwards, Acting Director City Strategy

Purpose and background

1. The purpose of this report is to present the North Melbourne Heritage Review, Amendment C403 Planning Panel Report (Attachment 2) for consideration, set out management's response to the Panel's recommendations and management's supplementary corrections to Amendment C403 (Attachment 3) and propose that the Future Melbourne Committee (FMC) recommends that Council adopts Amendment C403 with changes (Attachment 4).
2. North Melbourne Heritage Amendment C403 (the Amendment) implements recommendations of the North Melbourne Heritage Review, July 2022 (updated July 2023) by Lovell Chen. It proposes to include six new individual Heritage Overlays and make 127 heritage category changes for properties within the North & West Melbourne Precinct Heritage Overlay (HO3). Twenty-two buildings are recommended to be removed from the Heritage Overlay and other corrections to mapping, addressing and naming are proposed.
3. Exhibition of the Amendment was held from 11 August to 15 September 2022. On [21 February 2023](#), the FMC considered submissions and resolved to propose changes to the Amendment in response and to refer all submissions to a Panel. The independent Planning Panel considered submissions at a hearing from 26 April to 1 May 2023 and delivered its report on 26 May 2023. Should Council resolve to adopt the Amendment, it will be submitted to the Minister for Planning (Minister) for approval into the Melbourne Planning Scheme. The Minister has absolute discretion on the final form of the Amendment.

Key issues

4. At the hearing and in its report (Attachment 2), the Panel recognised that the North Melbourne Heritage Review was 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.
5. The changes proposed by Council, as adopted by FMC, were supported in the Panel's recommendations with the exception of the removal of the Flemington Bridge Railway Station ramps from the Heritage Overlay. The Panel recommended these should be retained within a Heritage Overlay.
6. The Panel recommended the following additional changes to the Amendment which are accepted by management given the Panel has considered all relevant issues in making its determination:
 - 6.1. Remove 135-141 Abbotsford Street and 35-37 Canning Street, North Melbourne from the North & West Melbourne Precinct Heritage Overlay (HO3) and include as two new individual Heritage Overlays.
 - 6.2. Delete the proposed application of HO3 to the properties at 435-437, 439-441, 443, 445 and 447 Flemington Road, North Melbourne.
 - 6.3. Change the proposed building categories of the 1940s St Aloysius school building at 31-55 Curran Street and 6 Baillie Street, North Melbourne from contributory to non-contributory.
 - 6.4. Retain the existing individual Heritage Overlay (HO284) at 480-482 Abbotsford Street, North Melbourne.
7. The Panel recommendation to delete the Heritage Overlay from the Flemington Bridge Railway Station at 211 Boundary Road, North Melbourne and introduce a Heritage Overlay through a GC amendment with the City of Moonee Valley, is not supported by management, as outlined in Attachment 3.

8. Other supplementary post-panel changes are required to reflect approved amendments in the intervening period and to make corrections as outlined in Table B of Attachment 3. All exhibited and post-exhibition changes are outlined in Attachment 4 and reflect the approved intervening Planning Scheme Amendments, including the updated Planning Policy Framework (Amendment C409) and Heritage grading conversion (Amendment C396).

Recommendation from management

9. That the Future Melbourne Committee recommends Council:
 - 9.1. Considers the independent Planning Panel's report for North Melbourne Heritage Review Amendment C403 (Attachment 2 of the report from management).
 - 9.2. Approves the recommendations set out in Attachment 3 of the report from management.
 - 9.3. Adopts the North Melbourne Heritage Review Amendment C403 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.
 - 9.4. Requests management submit the adopted amendment to the Minister for Planning for approval in accordance with section 31(1) of the *Planning and Environment Act 1987*.
 - 9.5. Requests management 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.
 - 9.6. 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 801)
2. Panel Report (Page 5 of 801)
3. Panel recommendations and management response (Page 84 of 801)
4. Amendment documentation cover page and mapping (Page 100 of 801)

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 adopts Amendment C403 in accordance with section 29(1) of the Act and submits the adopted Amendment to the Minister for approval pursuant to section 31(1) of the Act.
3. The Council cannot delegate the power to adopt an amendment of a planning scheme.

Finance

4. Under section 6 of the *Planning and Environment (Fees) Regulations 2016*, a fee is payable when requesting the Minister approve an amendment, and giving 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 2023–24 budget.

Conflict of interest

5. A member of Council staff who is involved in advising on this report has a family member who works at the Department of Transport and Planning. This interest is managed internally. No other 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

6. In developing this proposal, no occupational health and safety issues or opportunities have been identified.

Stakeholder consultation

7. The Amendment was exhibited between 11 August to 15 September 2022 in the following manner:
 - 7.1. Public notices were placed in The Age on 11 August 2022 and the Government Gazette on 11 August 2022.
 - 7.2. 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.
 - 7.3. A copy of the statutory notice, as well as a covering letter was sent to all affected land owners and occupiers on 8 August 2022. The information was also sent to stakeholders and prescribed Ministers.
 - 7.4. A public information session was held in person at the North Melbourne Library on 18 August 2022 and a public information session was held via Zoom on 24 August 2022.
 - 7.5. 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 publicly on 8 June 2023.
8. Officers briefed the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation on 3 April 2020 in relation to the North Melbourne Heritage Review.

Relation to Council policy

9. Council Plan 2021–25:

- 9.1. 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.
- 9.2. Priority: Our built, natural and cultural heritage is protected.
- 9.3. Major Initiative 21: Complete heritage reviews and implement associated planning scheme amendments to protect and celebrate heritage in our municipality.

10. Heritage Strategy 2013.

Environmental sustainability

- 11. There are no environmental impacts likely to arise from the Amendment. The Amendment is expected to have a positive environmental impact by protecting places of historic significance and thereby supporting the reuse of existing building stock.

Planning Panels Victoria

Melbourne Planning Scheme Amendment C403melb North and West Melbourne Heritage

Panel Report

Planning and Environment Act 1987

26 May 2023

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 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 Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

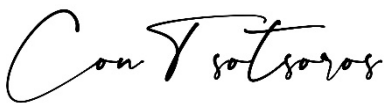
Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Melbourne Planning Scheme Amendment C403melb

North and West Melbourne Heritage

26 May 2023



Con Tsotsoros, Chair



John Roney, Member

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Glossary and abbreviations

College	St Aloysius College
Council	Melbourne City Council
Heritage Places Inventory	Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amended July 2022)
Heritage Review	North Melbourne Heritage Review Methodology Report, Lovell Chen and Extent Heritage, July 2022
PE Act	<i>Planning and Environment Act 1987</i>

Overview

Amendment summary

The Amendment	Melbourne Planning Scheme Amendment C403melb
Common name	North and West Melbourne Heritage
Brief description	Implements the recommendations of the North Melbourne Heritage Review 2022 by: <ul style="list-style-type: none">- applying the Heritage Overlay to four individual places- amending the boundary of the existing North & West Melbourne Precinct (HO3)- deleting the Heritage Overlay from two place (HO284, HO953)- making associated changes to Statements of Significance and other planning scheme provisions
Subject land	Properties in North and West Melbourne shown in Figure 1
Planning Authority	Melbourne City Council
Authorisation	5 May 2022, subject to conditions shown in Chapter 1.1(i)
Exhibition	11 August to 15 September 2022
Submissions	Submissions were received from: <ol style="list-style-type: none">1. Jillian Wood-Ingram2. Matthew Grey3. John Doyle4. Darrell J and Silvia Simpson5. Steven Klimos6. St Aloysius College7. Iain McFie8. Svetlana Karovich9. Daria Jaeger10. Rick Clarke11. Yolanda Chow12. Hotham History Project13. Lyms Nominees Pty Ltd14. PDG15. Wexhaus16. Declan O'Shea17. Eva Ye18. Madelyn Hay19. Therese Demediuk20. Owners of 210-212 Boundary Road and 435-447 Flemington Road21. Moonee Valley City Council22. National Trust of Australia (Victoria)23. Kay Oddie

Panel process

The Panel	Con Tsotsoros (Chair), John Roney
Directions Hearing	Planning Panels Victoria with online video access, 24 March 2023
Panel Hearing	Planning Panels Victoria with online video access, 26 and 27 April and 1 May 2023
Site inspections	Unaccompanied, 13 April 2023 Accompanied, 3 May 2023 (see Chapter 1.4 for details)
Parties to the Hearing	<ul style="list-style-type: none">- Melbourne City Council represented by Ann-Maree Drakos, Planning Lawyer, with Katherine Smart, who called expert evidence on heritage from Kate Gray of Lovell Chen Pty Ltd- Hotham History Project Inc represented by Mary Kehoe- Owners of 210-212 Boundary Road and 435-447 Flemington Road and St Aloysius College, each represented by Nicola Collingwood of Counsel with Tom Morrison of Planning & Property Partners, instructed by Stephanie Mann of Planning & Property Partners, who called expert evidence on heritage from Bryce Raworth of Bryce Raworth Pty Ltd
Citation	Melbourne PSA C403melb [2023] PPV
Date of this report	26 May 2023

Executive summary

North and West Melbourne's original development was predominantly from the nineteenth century through to the interwar period. A considerable proportion of this area's heritage significance is identified as the North and West Melbourne Precinct through the Heritage Overlay (HO3). The previous comprehensive review of heritage in North and West Melbourne was in 1984.

The City of Melbourne Heritage Strategy 2013 sets out a 15-year plan to protect its heritage buildings, places and objects. It identifies North and West Melbourne as an area to be reviewed between 2016 to 2017. Melbourne City Council (Council) engaged heritage consultants in 2019 to conduct the North and West Melbourne heritage review which concluded in the *North Melbourne Heritage Review Methodology Report*, July 2022 (Heritage Review).

Council prepared Melbourne Planning Scheme Amendment C403melb (the Amendment) which seeks to implement the recommendations of the Heritage Review. This includes:

- applying the Heritage Overlay to four individual places
- amending the North and West Melbourne Precinct (HO3) Statement of Significance
- deleting the Heritage Overlay from certain properties and including some of them in the HO3 Precinct
- amending the Melbourne Planning Scheme Incorporated Document Heritage Places Inventory to categorise and recategorise properties in the HO3 Precinct.

The Amendment was exhibited from 11 August to 15 September 2022 and received 23 submissions. Regarding the HO3 Precinct, key issues raised in submissions related to:

- the approach to applying the Heritage Overlay
- content in the HO3 Statement of Significance
- whether 204-212 Boundary Road and 435-447 Flemington Road contribute sufficiently to the HO3 Precinct to be included
- whether a building at the St Aloysius College contributes to the precinct's significance
- how other properties should be categorised
- including the Shiel Street and Melrose Street road reserves.

There were two submissions which did not support the Heritage Overlay (HO1389) being applied to Flemington Bridge Railway Station in its exhibited form. Several submissions raised general issues relating to building condition, development potential and to whether the Heritage Overlay should require a permit for certain development.

Strategic justification

The Heritage Review has adopted a good practice methodology, consistent with guidance in Planning Practice Note 1. The Heritage Review provides:

- an evidence-based approach to justifying each heritage place and recommendation
- solid strategic support for the Amendment
- a richer understanding of North Melbourne's history through its comprehensively documented Traditional Owner history, particularly after European contact.

The Amendment is well founded, strategically justified and supported by, and implements, the relevant sections of the Planning Policy Framework. It is consistent with the relevant Ministerial

Directions and Practice Notes. The Amendment should proceed subject to addressing the more specific issues raised in submissions as discussed in this report.

General issues

Building condition and development potential are not referenced as relevant criteria in Planning Practice Note 1 for assessing the heritage significance of an individual place or a precinct. It would be inappropriate to decide whether to apply the Heritage Overlay on a property based on these issues. These issues may be relevant during the planning permit application process when proposal details are known.

The *Planning and Environment Act 1987* does not enable a planning authority or a panel to recommend changes to State provisions related to heritage permit triggers.

North and West Melbourne Precinct (HO3)

Approach to applying the Heritage Overlay

The Heritage Overlay should be applied to Wes Lofts Office and Ukrainian Catholic Cathedral as individual places, and both places should be removed from the HO3 Precinct. They are individually significant heritage places, and each should:

- have a Statement of Significance that is an Incorporated document relevant to their heritage values
- have a heritage citation with an appropriate comparative analysis
- be identified as significant buildings in the Heritage Places Inventory.

The Statement of Significance for Ukrainian Catholic Cathedral should differentiate the significant, contributory and non-contributory elements on the site.

It is not appropriate for either place to be included in the HO3 Precinct because they do not contribute to its significance. Planning Practice Note 1 does not specifically refer to circumstances where a place in a precinct may be individually significant but is not contributory to the significance of the precinct.

It is appropriate for 480-482 Abbotsford Street to remain in HO284 and not form part of the HO3 Precinct because the property has different requirements specified in the Heritage Overlay Schedule.

Incorporated HO3 Statement of Significance

The post-exhibition version of the HO3 Statement of Significance (North and West Melbourne Precinct):

- is based on the findings of the Heritage Review
- identifies the key attributes and built form characteristics that support the heritage significance of the place
- provides sufficient detail to understand the heritage value of identified significant and contributory places
- has been appropriately formatted.

It is not necessary to prepare separate Statements of Significance for each significant place in the Precinct or to refer to the shops at 1-13 and 63-67 Errol Street in the Statement of Significance.

Eades Place should not be included in the West Melbourne Residential Area.

Further work would be needed to justify the protection of views to specific identified heritage places within the Precinct.

It is appropriate to update the key attributes for the Victoria and Errol Streets Civic and Commercial Area to acknowledge the earlier (1850s) phase of retail development. The legend on the map in the Statement of Significance should be corrected to refer to the 'Victoria and Errol Streets Civic and Commercial Area'.

204-212 Boundary Road and 435-447 Flemington Road

204-212 Boundary Road and 435-447 Flemington Road should be excluded from the HO3 Precinct.

The properties at 204-212 Boundary Road do not contribute to the HO3 Precinct because the buildings are not sufficiently intact to present as Victorian or interwar buildings. Those at 435-447 Flemington Road do not contribute to the HO3 Precinct because the relationship between these properties and the remaining part of the HO3 Precinct is not clearly understood.

31-55 Curran Street (St Aloysius College)

The 1940 school building at St Aloysius College (31-55 Curran Street, North Melbourne) does not contribute to the HO3 Precinct and should be categorised as non-contributory.

Categorising other properties in the HO3 Precinct

Within the North and West Melbourne Precinct (HO3), it is appropriate and justified to categorise:

- 32-34 Erskine Street as a significant property
- 48-50 Ballie Street, 59-63 Chapman Street, 27-35 Leveson Street and 680-684 Queensberry Street as contributory properties
- 10 Canning Street, 38 and 40-42 Curran Street and 8 George Street as non-contributory properties.

The property at:

- 6 Baillie Street should be categorised as non-contributory because it is not sufficiently intact
- 8 Jones Lane should be added to the Heritage Places Inventory and given a building category of significant
- 588 Victoria Street should be added to the Heritage Places Inventory and given a building category of contributory.

Shiel and Melrose Streets

The Shiel and Melrose Streets plantations are generally intact and contribute to the streetscape character of the Precinct. Extending the HO3 Precinct boundaries on Shiel Street and Melrose Street would include two street tree plantations in a manner consistent with the recognition afforded to street plantations in the Statement of Significance.

The Heritage Overlay (HO3) should be applied to the Shiel Street and Melrose Street road reserves between Dryburgh Street and Flemington Road.

Flemington Bridge Railway Station (HO1389)

The entire Flemington Bridge Railway Station, including land in the Cities of Melbourne and Moonee Valley, has sufficient heritage significance to justify the Heritage Overlay. The Heritage Overlay should be:

- supported by a shared heritage citation and Statement of Significance across both Planning Schemes because Flemington Bridge Railway Station is one place
- applied to the entire site, with elements of significance (and non-significance) expressed in the Statement of Significance
- introduced in the Melbourne and Moonee Valley Planning Schemes concurrently through a GC amendment.

The station building, platform and ramps on the southeast side of the station is of heritage significance, however the modern surfacing of the platform and ramps is not significant.

Any Incorporated document that provides permit exemptions for works or design guidelines to assist in the management and redevelopment of the station should be generally consistent in approach for land in the Cities of Melbourne and Moonee Valley.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Melbourne Planning Scheme Amendment C403melb be adopted as exhibited subject to the following:

- 1. Delete the Heritage Overlay (HO3) from:**
 - a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)**
 - b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral)**
 - c) 480-482 Abbotsford Street, North Melbourne**
 - d) 204, 206, 208 and 210-212 Boundary Road and 435-447 Flemington Road, North Melbourne.**
- 2. Delete the Heritage Overlay (HO1389) from the Flemington Bridge Railway Station.**
- 3. Retain 480-482 Abbotsford Street, North Melbourne in the existing Heritage Overlay (HO284).**
- 4. Apply the Heritage Overlay to the following properties as individually listed places:**
 - a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)**
 - b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).**
- 5. Apply the Statement of Significance as an Incorporated document in the Heritage Overlay and Clause 72.04 for:**
 - a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)**
 - b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).**
- 6. Amend the Statement of Significance for the North and West Melbourne Precinct (HO3) to:**
 - a) under the heading 'What is significant?', subheading 'Victoria and Errol Streets Civic and Commercial Area', modify the third dot point to state "*Early (from 1850s and 1860s) retail development to Errol and Queensberry Streets.*"**
 - b) in the legend to Figure 1: Map of HO3 North and West Melbourne Precinct, delete the words "*Errol Street Civic and Commercial Area*" and replace with "*Victoria and Errol Streets Civic and Commercial Area*".**

- 7. Amend the ‘North and West Melbourne’ geographical area section of the Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amended July 2022) to:**
 - a) delete 206, 208 and 210-212 Boundary Road and 435-437, 443, 445 and 447 Flemington Road**
 - b) delete the ‘1940 school building’ so that it is recategorised to non-contributory**
 - c) recategorise the building category for:**
 - 6 Baillie Street from contributory to non-contributory**
 - 10 Canning Street from significant to non-contributory**
 - 8 George Street from contributory to non-contributory**
 - d) add 6 Jones Place with a building category of significant**
 - e) add 588 Victoria Street with a building category of contributory.**
- 8. Apply the Heritage Overlay (HO3) to the Shiel Street and Melrose Street road reserves between Dryburgh Street and Flemington Road.**

1 Introduction

1.1 The Amendment

(i) Authorisation

The Amendment was authorised subject to revising the HO3 Statement of Significance before exhibition to:

- align with the guidance in Appendix A: *Statement of Significance in the Planning Practice Note 1: Applying the Heritage Overlay*
- follow the appropriate 'track change' format
- focus on the HO3 area in the 'area map' and reduce the extent of other heritage overlay areas shown within the City of Melbourne.

Council made these changes before exhibiting the Amendment.

(ii) Amendment description

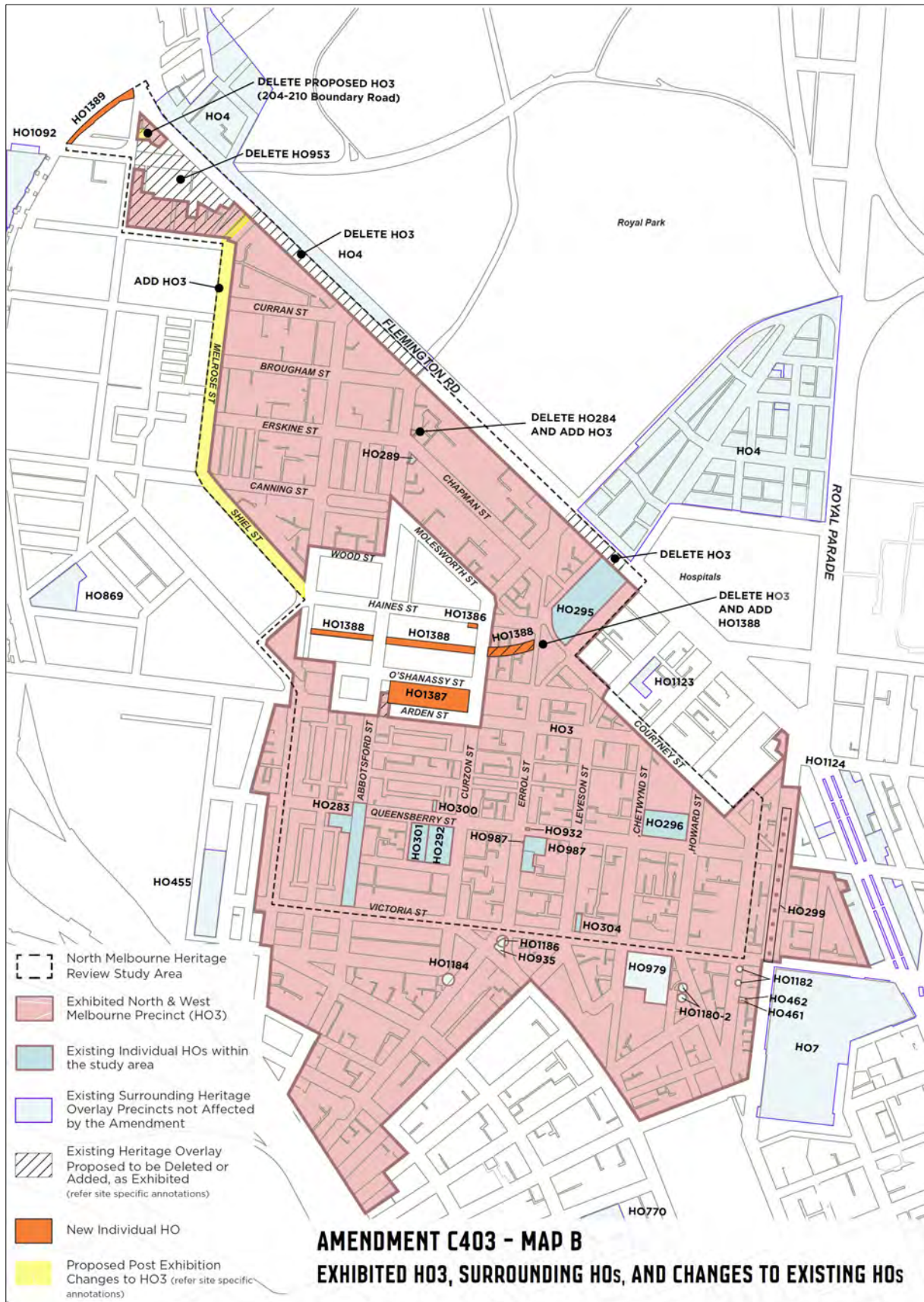
The purpose of the Amendment is to implement the recommendations of the North Melbourne Heritage Review July 2022 (Heritage Review). Specifically, the Amendment proposes to:

- apply the Heritage Overlay and introduce new Statements of Significance to the following four individual places:
 - The Albion Hotel, 171-173 Curzon Street, North Melbourne (HO1386)
 - Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne (HO1387)
 - Harris Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne (HO1388)
 - Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne (HO1389)
- amend the North and West Melbourne Precinct (HO3) Statement of Significance
- delete the Heritage Overlay from:
 - 480-482 Abbotsford St, North Melbourne (HO284)
 - Racecourse Road/Alfred Street, North Melbourne – remove 13 properties and incorporate 68 properties into the HO3 Precinct (HO953)
- amend the existing incorporated document titled Melbourne Planning Scheme Incorporated Document Heritage Places Inventory, March 2022 to change the document's date and to reflect various changes (building heritage categories, streetscape categories and address corrections) for about 119 properties.

(iii) The subject land

The Amendment applies to land shown in Figure 1.

Figure 1 Subject land and context



Source: Document 4 (Council)

1.2 Background

Table 1 Chronology of events

Date	Event
2019 – 2020	
2019	Council engaged heritage consultants to conduct the North Melbourne Heritage Review
10 Jul 2020	New heritage category system introduced to the Planning Scheme [Amendment C258]
Jul 2020	North Melbourne Heritage Review completed
2022	
19 and 20 Apr	Council wrote to the Minister for Planning: - seeking authorisation to prepare the Amendment - requesting interim heritage provisions for the affected properties through Amendment C402melb
5 May	Minister for Planning authorised Council to prepare the Amendment subject to conditions
7 Jul	Heritage places grading conversion completed in Planning Scheme [Amendment C396]
2 Aug	Minister for Planning authorised Council to exhibit the Amendment after being satisfied conditions had been satisfied
11 to 15 Sep	The Amendment was exhibited and received 23 submissions
6 Sep	Council renotified property owners and tenants in Hotham Gardens with an opportunity to respond within a month
21 Sep	Translated Planning Policy Framework introduced into the Planning Scheme [Amendment 409melb]
6 Oct	Interim heritage provisions applied to properties affected by the Amendment [Amendment C402melb]
11 Nov	After reviewing submissions, Heritage Review consultants recommended proposed changes to heritage categories for certain properties. Council informally notified affected property owners and tenants who did not make a submission and invited them to make a submission
2023	
19 Jan	After further review, the Heritage Review consultants recommended proposed changes to certain properties. Council informally notified affected property owners and tenants who did not make a submission and invited them to make a submission
21 Feb	Council considered submissions at its meeting and resolved to: - endorse officer responses to submissions except for the one relating to the Flemington Bridge Railway Station - delete in the 'what is significant' section of the HO1389 Statement of Significance, the words "Access ramps including form and location but excluding modern surfacing" and reduce the extent of the Heritage Overlay (HO1389) mapping to include only the weatherboard station building and the platforms - request the Minister for Planning to appoint a Panel to consider all submissions

1.3 Referencing categories for a property in a heritage precinct

Planning Practice Note 1 (Applying the Heritage Overlay) advises that letter gradings (such as A to D) should not be used. These gradings were phased out because their misleading nature resulted in confusion, debate and unintended consequences such as demolition.

One of the misleading aspects of this approach was reference to the term ‘grading’. It infers there is a heritage hierarchy which does not exist. This was demonstrated at the Hearing where there were references to ‘upgrading’ and ‘downgrading’ properties. A precinct is a single heritage place comprising multiple properties. Each property is a piece of the overall place and is objectively assessed to determine its role and relationship in the precinct. Each property may:

- have buildings with form and features which contribute to the precinct’s significance, with some being significant in their own right, or
- be insufficiently intact to contribute to the precinct but be important in having new development sensitively respond to the surrounding heritage fabric.

Planning Practice Note 1 continues to refer to ‘grades’.

Council’s Heritage Places Inventory assigns a ‘building category’ to each property listing. For the purposes of the report, the Panel has adopted Council’s terminology by referring to the terms significant, contributory or non-contributory as heritage categories rather than grades.

1.4 Accompanied site inspection

In response to a request from St Aloysius College, the Panel agreed to an accompanied site inspection subject to other parties and expert witness having the opportunity to participate. The Panel made further directions¹ to support the process.

The Panel conducted the on-site inspection of the St Aloysius College campus on 3 May 2023, accompanied by Mr Stringfellow of St Aloysius College, Mr Morrison, Ms Smart, Ms Gray and Mr Raworth.

On 5 May 2023, the Panel wrote to parties² to:

- confirm its observations were consistent with information presented at the Hearing
- request that they inform by 8 May 2023 whether they or their expert witness observed anything new
- note it may make directions to enable further comment if any new observations were identified.

No party responded with a new observation.

1.5 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.

¹ Document 18

² Document 21

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. It has reviewed all material and has had to be selective in referring to the more relevant or determinative material in the Report. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Planning context
- Strategic issues
- General issues
 - Building condition and development potential
 - Property value and financial implications
- North and West Melbourne Precinct (HO3)
 - Approach to applying the Heritage Overlay
 - Incorporated HO3 Statement of Significance
 - 204-214 Boundary Road and 435-447 Flemington Road
 - 31-55 Curran Street (St Aloysius College)
 - Categorising other properties in the HO3 Precinct
 - Shiel Street and Melrose Street
- Flemington Bridge Railway Station (HO1389).

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Appendix B highlights key imperatives of relevant provisions and policies.

Table 2 Planning context

	Relevant references
Victorian planning objectives	- section 4(1)(d) of the <i>Planning and Environment Act 1987</i> (PE Act)
Municipal Planning Strategy	- Clause 2.03-4 (Built form and heritage)
Planning Policy Framework	- Clauses 15.01-5S (Neighbourhood character), 15.03-1S (Heritage conservation)
Other planning strategies and policies	- Plan Melbourne Outcome 4, Direction 4.4, Policies 4.4.1 and 4.4.4
Planning scheme provisions	- Heritage Overlay
Planning scheme amendments	- Amendment C402melb (Interim heritage provisions for land affected by the Amendment) - Amendment C409melb (introduced translated Planning Policy Framework into the Planning Scheme)
Ministerial directions	- Ministerial Direction 11 (Strategic Assessment of Amendments)
Planning practice notes	- Planning Practice Note 1 (Applying the Heritage Overlay), August 2018

2.2 Heritage approach

(i) Heritage Strategy 2013

The City of Melbourne Heritage Strategy 2013 sets out a 15-year plan to protect its heritage buildings, places and objects. It sets out Council's roles and responsibilities, including:

- Understanding the value of our heritage today and for the future.
- Identifying places, buildings, objects and stories to be conserved.
- Sustaining heritage through protection, adaptation, reuse and creative interpretation.

Action 2.2 of the Strategy's prioritised implementation plan is to:

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

It identifies North and West Melbourne as areas to be reviewed between 2016 to 2017.

(ii) Heritage Review

In 2019, Council engaged heritage consultants, Lovell Chen and Extent Heritage, to conduct the North Melbourne Heritage Review.

The Heritage Review applied the following methodology:

- Review previous work and studies
- Research

- Engagement – Community and Traditional Owner
- Fieldwork:
 - inspections from the public realm and conducted in blocks, with all streets, ‘little streets’ and public lanes walked
 - Council gradings data and GIS mapping informed the fieldwork, with places and properties checked against current grading data
 - historical and current aerial photographs
 - demolitions and new developments noted and checked against existing information
 - photographs taken, including for reproduction in the place citations
 - changes to Council gradings data recommended after fieldwork and assessments
 - Traditional Owner consultation involved (where possible due to Covid-19 restrictions)
 - a minibus survey of the study area
- Thematic Environmental History prepared
- Assessment:
 - existing and potential new provisions for places in the study area assessed in accordance with Planning Practice Note 1 and the HERCON heritage assessment criteria
 - comparative analysis to identify whether an individual place met the threshold for the Heritage Overlay
 - categorising each property as either significant, contributory, non-contributory based on the Planning Scheme’s adopted definitions
- Recommendations, including incorporating the existing Racecourse Road/Alfred Street precinct (HO953) and 480-482 Abbotsford Street (HO284) into HO3
- Citations prepared in the following format required by Council:
 - Summary
 - Contextual history
 - Brief site history
 - Brief description of the place
 - Comparative analysis to assist with understanding the relative significance of the place
 - Assessment against recognised heritage criteria (HERCON)
 - Statement of significance in the ‘What? How? Why?’ format
 - Grading in the significant, contributory and non-contributory categories
 - Recommendations for statutory heritage controls (in the case of new HO places)
 - Photographs (current and historic) and a map of the place.
- Statements of Significance prepared for 135-141 Abbotsford Street and 35-37 Canning Street
- Assessment of existing significant heritage places which have a complex of buildings:
 - St Aloysius College, 31-55 Curran Street
 - St Michael’s Primary School, 4-18 Brougham Street
 - St Joseph’s College, 367-395 Queensberry Street
- Project meetings and review – between the heritage consultants and Council
- Mapping – generally followed property title boundaries.

This resulted in the North Melbourne Heritage Review Methodology Report, July 2022 which includes:

- Attachment A: North Melbourne Thematic Environmental History
- Attachment B: Citations for existing Heritage Overlay places

- Attachment C: Citations for places recommended for Heritage Overlay controls
- Attachment D: Statements of Significance for places in HO3
- Attachment E: Revised Statement of Significance for North & West Melbourne Precinct HO3
- Attachment F: Recommended changes to Heritage Overlay and property gradings
- Attachment G: 'Complex' places memorandum.

(iii) Heritage Places Inventory

The category for each property in a heritage precinct is commonly found in a table, map or a combination of both in the relevant Statement of Significance incorporated into the relevant planning scheme. Melbourne City Council lists property categories for all its precincts into a single document – the Heritage Places Inventory, March 2022. It is incorporated into the Planning Scheme and specifies the following definitions:

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 Significant heritage place 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

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.

2.3 Strategic justification

(i) Evidence and submissions

Council submitted the Heritage Review was needed for North and West Melbourne because heritage studies since 1984 have identified almost exclusively Victorian and Edwardian era architecture. Council added that the Amendment is:

- important in its overall program to protect heritage in its municipality and meet specific commitments to review heritage for gaps and inconsistencies
- supported by planning policy objectives set out in the Explanatory Report (summarised in Appendix B of this report).

Council submitted the Heritage Review provided justification for applying the Heritage Overlay and categorising the identified properties. It referred to Planning Practice Note 1 which states the Heritage Overlay should be applied to:

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 also advises:

The heritage process leading to the identification of the place needs to clearly justify the significance of the place as a basis for its inclusion in the Heritage Overlay. The documentation for each place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria.

Submissions questioned the appropriateness and justification of the heritage provisions proposed for certain properties, but none sought to abandon the Amendment based on insufficient strategic justification.

One submission considered the Heritage Review:

- should have more definitively explained why a property was categorised as contributory or significant
- includes *“very general, and basically motherhood statements without clear guidelines”* on page 17.

National Trust (Victoria), which represents 40,000 members:

- supported the Amendment as exhibited
- commended the degree of consultation with Traditional Owners and its outcomes
- considered the Heritage Review will *“set a new benchmark for cultural heritage assessment in Victoria”*.

Hotham History Project Inc welcomed the Heritage Review and supported many of its recommendations. Both organisations noted it was the first comprehensive heritage review for North Melbourne in almost 40 years.

(ii) Discussion

Section 4(1)(d) of the PE Act requires planning to conserve and enhance buildings, areas or other places of aesthetic, architectural or historical interest while balancing the present and future interests of all Victorians. Council recognises this need through its Heritage Strategy which specifically sought to review the heritage provisions in North and West Melbourne in the interests of its municipal community.

The Heritage Review has adopted a good practice methodology, consistent with guidance in Planning Practice Note 1. The Heritage Review provides:

- an evidence-based approach to justifying each heritage place and recommendation
- solid strategic support for the Amendment
- a richer understanding of North Melbourne’s history through its comprehensively documented Traditional Owner history, particularly after European contact.

The Amendment is supported by and implements sections of the Planning Policy Framework referenced in Table 2.

(iii) Conclusions

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified

- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

3 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.

3.1 Planning Policy Framework translation

Council advised that its translated Planning Policy Framework was introduced into the Planning Scheme on 21 September 2022, after the Amendment was prepared and exhibited. Council submitted:

- the Amendment proposed to reference the Heritage Review through Clause 22.05
- the Heritage Review will now appear in the recently introduced Clause 15.03-1L-02.

The Panel considers this change to be a neutral translation of what was exhibited through the Amendment and has no concern. The Panel makes no recommendation regarding this matter because it is not an unresolved issue raised in a submission.

3.2 Building condition, development potential and permit triggers

(i) The issues

The issues are:

- whether building condition and development potential are relevant when assessing the heritage significance of an individual place or a precinct
- whether a planning permit should be required for certain buildings and works.


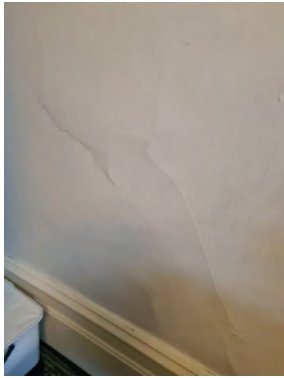


(ii) Evidence and submissions

There were submissions which considered:

- the Heritage Overlay should not be applied because a building was in poor condition or it would restrict the ability to develop the property
- a planning permit should not be required to alter a house if the façade is not altered, and only require a building permit for major works.

The owner of 6 Baillie Street considered the building was poorly constructed and has structural issues which are either difficult or impossible to rectify without demolition or reconstruction. The owner showed photos showing the house about 10 centimetres below street level and cracks in the wall.

Table 3 6 Baillie Street building level and wall cracks

House level	Front room west side	Front room east side	Exterior west side
			

The architects engaged to design alterations and an extension to 48 Baillie Street advised that Council has granted a Notice of Decision to grant a permit. Changes enabled by the permit include a changed pitch roof and a 3 storey extension behind the principle front room.

In response, Council submitted that redevelopment opportunity of heritage properties is:

- immaterial during this stage of the planning process
- properly considered during the planning permit application process where a proposal is properly assessed against relevant policy.

Council referred to the following Panel reports:

Southern Grampians PSA C6 [2009] PPV:

The Panel takes the view that there is a two stage planning process in relation to management of heritage places – the objective identification of heritage significance (current stage); and, second, ongoing management of the place having regard to such matters such as the economics of building retention and repair, reasonable current day use requirements etc (consideration of permits for development).

Boroondara PSA C274 Part 1 [2018] PPV:

The application of the Heritage Overlay may restrict the development potential of a property, but this is not a justification for recommending against the application of the Heritage Overlay.

Melbourne PSA C305 [2020] PPV:

The Amendment seeks to apply the Heritage Overlay to properties with identified heritage significance. Planning Practice Note 1 provides commonly accepted guidance on how to identify such properties as candidates for the Heritage Overlay. The Practice Note's guiding methodology does not refer to disregarding properties with identified heritage significance in an area with policies seeking growth. If that was true, there would be no Heritage Overlay in Melbourne's central city area.

Not applying the Heritage Overlay in favour of urban growth would contradict relevant objectives of the Act and planning policies. The Heritage Overlay should be applied to justified properties so that Council can assess whether the scale and nature of future development will negatively impact the existing heritage fabric. This conversation is relevant during the planning permit application when proposal details are known.

Council acknowledged:

- the Heritage Overlay introduces a new layer of provisions for property owners by requiring additional permit triggers
- all properties in the municipality are subject to zone provisions and most are also subject to overlay provisions.

(iii) Discussion

The Panel agrees with Council's submission regarding building condition and development opportunity. The planning scheme amendment stage is to simply identify places of heritage significance and consider whether the Heritage Overlay should be applied, having regard to Planning Practice Note 1.

Building condition is not an issue unless the heritage fabric is unlikely to exist by the time the Amendment is introduced into the Planning Scheme. No submission demonstrated this. The Panel is required to consider each property in its current form, even if there is an approved permit to redevelop the site. There is no assurance an owner will act on the permit and if they do, Council can reassess the property through a future heritage review.

Irrespective, it is not possible to measure the potential impact on development opportunity because aspirations will vary from property to property. For example, the Heritage Overlay will not impact a person seeking to maintain their property in its current form. For someone with development interests, the Heritage Overlay does not prohibit the ability to apply to alter, add to, or demolish a building. It is acknowledged that local policy may influence how a permit application is assessed. Those seeking to add a multi-level addition to the rear of the property again may be largely unaffected if the design responds sensitive to the heritage fabric. All these scenarios are hypothetical at this stage of the process.

The planning permit application process is appropriate for assessing development related issues because it is at this stage when:

- there will be definitive plans to better understand potential impact on heritage fabric
- property owner's intentions are clear, rather than aspirational ideas which may not realise
- the proposal can be formally assessed against Planning Scheme policy and provisions.

Regarding permit triggers, Council cannot propose changes to the head provisions in the Heritage Overlay which require permits for certain buildings and works. Council can only propose changes to the local content of the Planning Scheme. Similarly, section 25 of the PE Act does not enable a Panel to formally recommend changes to a State standard provision. Accordingly, the Panel is unable to recommend removing any heritage related permit triggers.

(iv) Conclusions

The Panel concludes:

- Building condition and development potential are not referenced as relevant criteria in Planning Practice Note 1 for assessing the heritage significance of an individual place or a precinct.
- The *Planning and Environment Act 1987* does not enable a planning authority or a panel to recommend changes to State provisions related to heritage permit triggers.

4 North and West Melbourne Precinct (H03)

Exhibited Statement of significance

What is significant?

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

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

- Typical nineteenth century building characteristics including:
 - Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
 - Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.
- Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.
- Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian and interwar dwellings on the site of the former Benevolent Asylum; and other Edwardian and interwar buildings located throughout the precinct.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Streets of consistent scale, or with greater scale diversity and contrasting modest and larger buildings.
- Nineteenth century residential development influenced by the precinct's topography, with more substantial built form located in elevated areas of both suburbs, particularly Hotham Hill and between Spencer and King streets
- Streets which display a diversity of uses including residential, commercial, manufacturing and industrial.
- Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.
- Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.
- Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.
- Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.
- Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.
- Views from lanes to early outbuildings and rears of properties, providing evidence of historical property layouts.
- Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.
- Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.
- Evidence of change and evolution in the precinct, with streets having buildings from different periods, and early buildings such as former factories and warehouses adapted and converted to new uses.
- Nineteenth century planning and subdivisions as evidenced in:
 - Hierarchy of principal streets and secondary streets and lanes.
 - Regular grid of straight north-south and east-west streets in the centre of the precinct.
 - Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.
 - Large and irregular street intersections including three or more streets meeting at oblique angles.
 - Lanes which provide access to rears of properties and act as important minor thoroughfares.
- Principal streets characterised by their width and open character, with vistas available along their length;

these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.

- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, once a grand Victorian boulevard that marked the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historical street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common at the rears of properties, with lane access.

Within the broader HO3 precinct, the following are the key attributes of the following areas:

Hotham Hill Residential Area:

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

Benevolent Asylum Estate Area:

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

Victoria and Errol streets Civic and Commercial Area:

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

West Melbourne Residential Area:

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

How is it significant?

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

Why is it significant?

The North and West Melbourne Precinct is of historical significance, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to the north and west of the city and for its ability to demonstrate that period of development. The surviving layout and building stock are important

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

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

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

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

4.1 Approach to applying the Heritage Overlay

(i) The issues

The issues are whether the following places should be included in the HO3 Precinct:

- 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)
- 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral)
- 480-482 Abbotsford Street, North Melbourne.

(ii) Background

The Statement of Significance for the HO3 Precinct is an Incorporated document. The Heritage Review includes citations and Statements of Significance for the Former Wes Lofts and Co Office (Wes Lofts Office) and the Ss Peter and Paul Ukrainian Catholic Cathedral (Ukrainian Cathedral).

The Amendment proposes to include the Wes Lofts Office and the Ukrainian Cathedral in the HO3 Precinct as significant places and include site-specific Statements of Significance for each property in the Heritage Review, which is proposed to be included in the Planning Scheme as a Background document.

Figure 2 HO3 Statements of Significance proposed as background documents in the Planning Scheme

135-141 Abbotsford Street, North Melbourne (Former Wes Lofts And Co Office)



What is significant?

The two-storey concrete and blockwork office and warehouse at 135-141 Abbotsford Street, North Melbourne, by architects Eggleston MacDonald and Secomb in 1971-1972. Elements that contribute to the significance of the place include (but are not limited to): Concrete facade incorporating cantilevered first floor

- Original full height windows in timber joinery
- Concrete steps and entry sequence, garden bed
- Open parking area
- Blockwork side walls
- 'Wes Lofts' signage

The rear walls are original but make a lesser contribution. The more recent porthole windows are not significant.

How is it significant?

The former Wes Lofts & Co office and warehouse is of representative and aesthetic significance at a local level to the City of Melbourne.

Why is it significant?

The former Wes Lofts & Co office and warehouse is of local significance as a representative, capably-resolved and externally intact example of the Brutalist style as applied to an office and warehouse **(Criterion D)**

Aesthetically, it is notable for the sophisticated arrangement of forms, constructed in glass and off-form concrete, to its facade. Despite its reasonably late construction date, the design broke new ground -

employing the massing and formal characteristics of earlier Brutalist designs to create a sculptural facade treatment. The building has been recognised by Philip Goad as an important example of the work of the notable Melbourne firm of Eggleston MacDonald and Secomb. **(Criterion E)**

35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Cathedral)



What is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne is significant.

How is it significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why is it significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical significance as a reflection of the demographic and societal changes of the post-WWII period, including the arrival of Ukrainian migrants (including refugees) under the Displaced Person Scheme and the development of a strong Ukrainian community in inner Melbourne. The building provides evidence of the importance of migrant communities and the diversification of the population of North Melbourne in the second half of the twentieth century. Specifically, the construction of such a substantial and imposing church in 1961 was a demonstration of the strength of the Ukrainian Catholic community by the latter post-war period. **(Criterion A)**

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local representative significance. It is a fine example of what has been termed 'Late twentieth century Immigrant Nostalgic' architecture, evident in its reinterpretation of traditional architectural elements such as domes, vaults, arcades and a highly decorated exterior to produce an innovative and Modern place of worship. **(Criterion D)**

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local aesthetic significance. It was designed by Salvador Camacho Bracero, of the architectural firm Smith & Tracy, a practice which was highly regarded for its ecclesiastical designs. It is among their most successful works and is a local landmark in North Melbourne. **(Criterion E)**

The Cathedral is of social significance as a focus for the Ukrainian Catholic community of Melbourne, which it continues to serve. **(Criterion G)**

Source: Heritage Review Attachment D

The Heritage Overlay (HO284) currently applies to 480-482 Abbotsford Street, North Melbourne. The property forms part of a row of 1891 terraces at 480-500 Abbotsford Street known as Glendalough Terrace. The terraces to the north at 484-500 Abbotsford Street do not form part of HO284 and are in the HO3 Precinct (existing and proposed).

480-482 Abbotsford Street is a significant building in the Heritage Places Inventory. There is no Statement of Significance associated with HO284.

The Amendment proposes to delete HO284 and apply HO3 to the land.

Figure 3 480-482 Abbotsford Street, North Melbourne (corner property)



Source: Document 9

No submissions were made for the Wes Lofts Office, the Ukrainian Cathedral or 480-482 Abbotsford Street. Council and Ms Gray, who provided heritage evidence for Council, responded to issues raised by the Panel regarding the rationale for including these sites in the HO3 Precinct.

(iii) Evidence and submissions

Wes Lofts Office and the Ukrainian Cathedral

Ms Gray noted the Heritage Review provides the basis for separate Statements of Significance for the Wes Lofts Office and the Ukrainian Cathedral:

These statements have been prepared to clarify the values of the two sites, on the basis these are outside the main period of significance for HO3. The precinct is significant for its predominantly nineteenth-century built form with overlays of both the Edwardian and interwar periods. In contrast, the above places were constructed in the late post-WWII period, with the Cathedral constructed in 1962-63, and the late twentieth century, with the Wes Lofts & Co Office constructed in 1971-72.

The statements developed for these two places include historical and descriptive information, and a statement in the 'What? How? Why?' format. The intention is that the statements confirm and clarify their significant grading within the HO3 precinct. These places are not proposed for individual HO controls.³

Ms Gray said the approach adopted in the Heritage Review reflected her interpretation of Planning Practice Note 1, which states:

How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

Ms Gray considered:

³ Heritage Review, page 19

... PPN01 does not support individual properties of significance located with precincts being scheduled and mapped separately unless it is proposed that a different requirement should apply under the HO Schedule.

In these two cases, there are no additional schedule requirements identified that would justify a separate HO control and on this basis, the sites are proposed to remain in HO3. Equally, the values are quite different from those of the precinct and for this reason, individual statements of significance were prepared to properly explain their significance.

In response to questions from the Panel, Council advised:

- its preferred approach was for separate Statements of Significance for the Wes Lofts Office and the Ukrainian Catholic Cathedral as Incorporated documents and for these to form part of the Statement of Significance for the HO3 Precinct
- this position has not been advanced in the Amendment because the Department of Transport and Planning does not support this approach.

Council submitted:

The advice as we've understood it, is that there is either one Statement of Significance for the heritage place, or Statements of Significance for all significant heritage properties comprising the heritage place in the one precinct Statement of Significance. It is not understood what the statutory basis is for this position.⁴

Council noted Clause 43.01-5 Statements of Significance provides:

The schedule to this overlay must specify a statement of significance for each heritage place included in the schedule after the commencement of Amendment VC148. This does not apply to:

- A heritage place included in the schedule to this overlay by an amendment prepared or authorised by the Minister under section 8(1)(b) or section 8A(4) of the Act before or within three months after the commencement of Amendment VC148.
- A registered heritage place included in the Victorian Heritage Register established under Part 3 of the *Heritage Act 2017*.
- A heritage place included in the schedule to this overlay on an interim basis.

Council submitted:

- the term 'heritage place' as it appears in Clause 43.01-5 is a reference to the heritage place identified in the Heritage Overlay Schedule, which in this case is the HO3 Precinct
- Clause 43.01-5 does not limit the number of Statements of Significance, it just says "a statement of significance"
- it interprets this to mean that it is possible for multiple Statements of Significance for a heritage place to be Incorporated documents in the Planning Scheme.

Council noted Planning Practice Note 1 specifies:

- the documentation for each heritage place shall include a statement of significance that clearly establishes the importance of the place and addresses the heritage criteria
- a statement of significance must be incorporated in the planning scheme for each heritage place included in the schedule to the Heritage Overlay after 31 July 2018
- there is no need to separately schedule and map a significant building located in a heritage precinct unless it is proposed that a different requirement apply.

Council submitted that it sought requirements in the Heritage Overlay Schedule for the Wes Lofts Office and the Ukrainian Catholic Cathedral that were the same as the HO3 Precinct. It said:

⁴ Council Part C submission, paragraph 11

This creates a conundrum where properties which may not fully technically 'fit' within the broader precinct cannot have an individual Heritage Overlay and cannot have the additional information necessary for decision makers.⁵

Council submitted two alternative approaches for consideration.

First, it said the Wes Lofts Office and the Ukrainian Cathedral could be 'double listed'. That is, two Heritage Overlay listings could be applied to the sites, including one for the HO3 Precinct and another individual listing for each place. Council acknowledged there were potential issues with 'double listing' heritage places, including the identification and interpretation of two different listings for the same place.

Second, Council said the Heritage Overlay could be applied to the Wes Lofts Office and Ukrainian Catholic Cathedral as individual places and both properties could be removed from the HO3 Precinct. Ms Gray considered this approach would create two 'gaps' in the HO3 Precinct, which presented some uncertainty about how a development proposal for the Wes Lofts Office or Ukrainian Catholic Cathedral would be assessed having regard to the heritage values in the HO3 Precinct.

Ms Gray stated:

- if the Heritage Overlay was applied to the Wes Lofts Office and Ukrainian Catholic Cathedral as individual places (and therefore separate Statements of Significance were Incorporated documents in the Planning Scheme) then some further comparative assessment work should be completed for both places in accordance with Planning Practice Note 1
- this is not likely to be problematic, as there were few comparable places
- it is understood this work was not completed as part of the Heritage Review because the Statements of Significance that have been prepared to date were intended as Background documents.

480-482 Abbotsford Street, North Melbourne

Regarding 480-482 Abbotsford Street, Ms Gray considered:

... the nature of the terrace is consistent with the values of HO3, and there is no difference in the HO schedule for HO284 and HO3 (ie no paint or tree controls are indicated). For consistency, it is recommended that the individual HO be removed and 480-482 Abbotsford Street be incorporated into HO3. This accords with the guidance provided in PPN01, which confirms that individual properties within HO precincts should not be scheduled separately unless there is a variation in the scheduling in the HO.

Council submitted that, on closer inspection, there is a different requirement in the Heritage Overlay Schedule regarding HO284 compared to HO3. In the case of HO284, the Schedule 'turns on' the 'Prohibited uses permitted?' column. This is not the case for HO3.

Council submitted:

- its research during preparation for the Hearing has revealed the rationale for creating HO284 dates to the translation of the City of Melbourne's old format Planning Scheme to the new format Planning Scheme in 1998

⁵ Council Part C submission, paragraph 17

- the Planning Scheme was translated into its current format with a 'Yes' for HO284 in the 'Prohibited uses permitted?' column because of the nature of the use operating from the site
- there is a clear difference between HO284 and HO3 and in the circumstances submitted it was appropriate to retain HO284
- it no longer sought to include this property in the HO3 Precinct.

(iv) Discussion

Wes Lofts Office and the Ukrainian Cathedral

The Panel accepts the Wes Lofts Office and the Ukrainian Catholic Cathedral are individually significant heritage places. The citations and Statements of Significance in the Heritage Review demonstrate the importance of the places, address relevant heritage criteria and justify applying the Heritage Overlay. However, it is not appropriate for either place to be included in the HO3 Precinct because they do not contribute to its significance.

The Wes Lofts Office is a brutalist building constructed in 1971-72 and is not relevant to the Victorian, Edwardian and interwar heritage values expressed in the HO3 Statement of Significance. It is therefore not possible to use the HO3 Statement of Significance to assist the assessment of any proposal for the future development of the Wes Lofts Office building.

Catholic churches are referenced generally in the Statement of Significance for the HO3 Precinct in the context of the early development of North Melbourne. The Ukrainian Catholic Cathedral was constructed in 1961 and reflects the demographic and societal changes to North Melbourne after the Second World War. It is referred to as a fine example of 'Late twentieth century Immigrant Nostalgic architecture' which is inconsistent with the heritage characteristics in the HO3 Precinct.

The Panel acknowledges Council has prepared the Amendment with respect to these places in response to advice from the Department of Transport and Planning regarding the interpretation of Planning Practice Note 1. The Panel interprets Planning Practice Note 1 differently.

That said, Planning Practice Note 1 is unclear. For example, it states:

How are heritage precincts and areas treated?

Significant precincts and areas should be identified in the schedule and mapped.

Immediately following this text, it states:

How are individual buildings, trees or properties of significance located within significant areas treated?

The provisions applying to individual buildings and structures are the same as the provisions applying to areas, so there is no need to separately schedule and map a significant building, feature or property located within a significant area.

The only instance where an individual property within a significant area should be scheduled and mapped is where it is proposed that a different requirement should apply. For example, external painting controls may be justified for an individual building of significance but not over the heritage precinct surrounding the building.

It is unclear why Planning Practice Note 1 differentiates between 'significant precincts', 'areas', 'significant areas' and 'heritage precinct'.

The context for the content under '*How are individual buildings, trees or properties of significance located within significant areas treated?*' is also unclear. The guidance is made for instances where an individual place is significant to the heritage values in a precinct. In that context, the Panel accepts it is not necessary for individually significant places in the HO3 Precinct to have their own

Statements of Significance as Incorporated documents. The HO3 Statement of Significance should be sufficient to capture the heritage values of all significant (and contributory) places. It may be appropriate to apply the Heritage Overlay for an individually significant place through a separate listing where the place has different requirements in the Heritage Overlay Schedule (such as paint controls) compared to the HO3 Precinct.

Planning Practice Note 1 does not specifically refer to a circumstance where a place in a precinct such as Wes Lofts Office and the Ukrainian Catholic Cathedral may be individually significant but does not contribute to the significance of the precinct. In the absence of this guidance, Planning Practice Note 1 should not be interpreted as advising that a brutalist building be included in a Victorian and Edwardian Precinct where the HO3 Statement of Significance does not relate to the building's construction era or brutalist typology.

The Panel encourages the Department of Transport and Planning to revise Planning Practice Note 1 to clarify the context and intent of the advice regarding the issues raised above, particularly to circumstances where a place in a Precinct is individually significant but it does not contribute to the heritage values of the precinct.

The Panel is concerned the Amendment will result in a confusing outcome. The Wes Lofts Office and the Ukrainian Church are proposed to be included as significant places in the Heritage Places Inventory and in the incorporated HO3 Statement of Significance. This approach is problematic because:

- the places are not significant to the HO3 Precinct (they do not contribute to the Precinct)
- neither place is relevant to the HO3 Statement of Significance, however, this document will be given significant weight during the permit application assessment because it is an Incorporated document and forms part of the Planning Scheme
- the 'alternative' Statements of Significance for the places (included in the Heritage Review, Attachment D) provide a sound description of the relevant heritage values but are proposed to be included as a Background document, which provides less weight than the Incorporated document.

For these reasons, Wes Lofts Office and Ukrainian Catholic Cathedral should not be included in the HO3 Precinct as exhibited.

The Panel does not support Council's preferred position for separate Statements of Significance for the Wes Lofts Office and the Ukrainian Catholic Cathedral as Incorporated documents and for these to form part of the Statement of Significance for the HO3 Precinct.

It is unclear why Wes Lofts Office and Ukrainian Catholic Cathedral should form part of the HO3 Precinct when they have no relevance to the heritage values of the Precinct. Multiple Statements of Significance in a Precinct should be applied carefully. There is potential to cause confusion between the heritage values expressed in the HO3 Precinct compared to the individual places. This approach is not consistent with the Department of Transport and Planning guidance regarding multiple Statements of Significance in a precinct.

The Panel does not support the 'double listing' (both individual place and in the HO3 Precinct) of the Wes Lofts Office and the Ukrainian Catholic Cathedral.

As outlined above, it would be necessary to include both places as non-contributory buildings in the HO3 Precinct. Having a building which is individually significant without any relevant to the HO3 Precinct would potentially confuse the assessment of planning permit applications for the

development of the sites. This is because there are different policy implications for non-contributory buildings compared to significant buildings, particularly for demolition.

The *Practitioners Guide to Victorian Planning Schemes*:

- sets out key guidance to assist practitioners when preparing planning scheme provisions
- seeks to ensure a provision is clear, unambiguous and effective in achieving the intended outcome.

The double listing of these heritage places will not achieve this outcome.

The Panel considers Council's third option to apply the Heritage Overlay to Wes Lofts Office and Ukrainian Catholic Cathedral as individual places and to remove them from the HO3 Precinct to be the most appropriate approach. This will ensure:

- both places have a Statement of Significance that is an Incorporated document relevant to their heritage values
- they are identified as significant buildings in the Heritage Places Inventory
- the appropriate level of heritage protection for assessing a future planning permit application proposing to develop the sites.

The Planning Scheme has a range of policies to ensure the heritage values of the HO3 Precinct surrounding the Wes Lofts Office and Ukrainian Catholic Cathedral are appropriately considered. These policies include:

- Clause 15.01-1S (Urban design) where it is a strategy to:
 - require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate
- Clause 15.01-1L-05 (Urban design outside the Capital City Zone) where:
 - it is an objective to:
 - ensure that the scale, siting, massing and bulk of development complements the adjoining and nearby built form, and relates to the prevailing patterns of height and scale of existing development in the surrounding area
 - it is a strategy to:
 - encourage development that responds to the scale of surrounding development both in terms of its overall dimensions and the size of its individual architectural elements
- Clause 15.01-2S (Building design) where it is a strategy to:
 - ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development
 - ensure development responds and contributes to the strategic and cultural context of its location
 - minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment
 - ensure development is designed to protect and enhance valued landmarks, views and vistas
- Clause 15.01-5S (Neighbourhood character) where it is a strategy to:
 - support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character
 - ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.
 - ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:
 - pattern of local urban structure and subdivision.
 - underlying natural landscape character and significant vegetation.
 - neighbourhood character values and built form that reflect community identity

- Clause 15.03-1L-02 (Heritage) where it is:
 - a demolition policy guideline to consider:
 - 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.
 - a strategy regarding additions to ensure:
 - ... high quality and respectful contextual design
- Clause 43.01-8 (Heritage Overlay) where there is a decision guideline to consider:
 - whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the heritage place.

The Panel agrees with Ms Gray and Council the heritage citations for Wes Lofts Office and Ukrainian Catholic Cathedral would benefit from the inclusion of an appropriate comparative analysis before the Amendment is finalised. This will ensure the documentation is consistent with Planning Practice Note 1.

The heritage citation for Ukrainian Catholic Cathedral:

- notes 35-37 Canning Street includes the Cathedral, a double fronted timber residence (387 Dryburgh Street) and a two-storey presbytery and school building (35 Canning Street)
- states that only the Cathedral has a category of significant.

The Statement of Significance for 35-37 Canning Street should differentiate the significant, contributory or non-contributory elements on the site as referenced in the heritage citation.

The Panel's preferred approach to applying the Heritage Overlay to Wes Lofts Office and Ukrainian Catholic Cathedral:

- is generally consistent with the intent of the Amendment and is not transformative
- will improve the clarity and operation of the proposed heritage provisions for these places.

480-482 Abbotsford Street, North Melbourne

The Panel accepts it is appropriate for 480-482 Abbotsford Street to remain in HO284 and not form part of the HO3 Precinct because the property has different requirements specified in the Heritage Overlay Schedule.

This is an example of where it is appropriate to separately schedule a significant heritage place in a heritage precinct, as explained in Planning Practice Note 1.

There is no existing Statement of Significance for 480-482 Abbotsford Street and as HO284 existed before Amendment VC148 was introduced, there is no requirement for a Statement of Significance to be incorporated in the Planning Scheme. Although it would be preferable for a Statement of Significance for the property and for it to be incorporated in the Planning Scheme, as there is no requirement for it the Panel makes no recommendation regarding this matter.

(v) Conclusions and recommendations

The Panel concludes:

- Wes Lofts Office and Ukrainian Catholic Cathedral are individually significant heritage places and should:
 - have a Statement of Significance that is an Incorporated document relevant to their heritage values
 - be identified as significant buildings in the Heritage Places Inventory.

- It is not appropriate for either place to be included in the HO3 Precinct because they do not contribute to its significance.
- Planning Practice Note 1 does not specifically refer to circumstances where a place in a precinct may be individually significant but is not contributory to the significance of the precinct.
- The Heritage Overlay should be applied to Wes Lofts Office and Ukrainian Catholic Cathedral as individual places and both places should be removed from the HO3 Precinct.
- The heritage citations for Wes Lofts Office and Ukrainian Catholic Cathedral should include an appropriate comparative analysis.
- The Statement of Significance for the Ukrainian Catholic Cathedral should differentiate the significant, contributory and non-contributory elements on the site.
- It is appropriate for 480-482 Abbotsford Street to remain in HO284 and not form part of the HO3 Precinct because the property has different requirements specified in the Heritage Overlay Schedule.

The Panel recommends:

Delete the Heritage Overlay (HO3) from:

- a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)
- b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral)
- c) 480-482 Abbotsford Street, North Melbourne

Retain 480-482 Abbotsford Street, North Melbourne in the existing Heritage Overlay (HO284).

Apply the Heritage Overlay to the following properties as individually listed places:

- a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)
- b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).

Apply the Statement of Significance as an Incorporated document in the Heritage Overlay and Clause 72.04 for:

- a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)
- b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).

4.2 Incorporated HO3 Statement of Significance

(i) The issues

The issues are:

- whether the content and format of the Statement of Significance is appropriate
- whether there should be separate Statements of Significance for each significant place in the Precinct.

(ii) Background

The existing Statement of Significance for the North and West Melbourne Precinct (HO3) was originally introduced by Amendment C258, which included Statements of Significance for Heritage Overlay precincts outside the Capital City Zone. The Statement of Significance is included in an

Incorporated document in the Planning Scheme (Heritage Precincts Statements of Significance February 2020 (Amended April 2022)).

The Amendment proposes to refine the existing Statement of Significance based on the research and findings in the Heritage Review and include it as a stand-alone Incorporated document.

The main changes to the existing HO3 Statement of Significance include:

- deletion of the historical and descriptive material at the front of the document (but retained within the heritage citation)
- the description of four 'areas' within the Precinct including:
 - Hotham Hill Residential Area
 - Benevolent Asylum Estate Area
 - Victoria and Errol Streets Civic and Commercial Area
 - West Melbourne Residential Area
- the inclusion of dot point 'key attributes' for each of the areas (under 'What is significant?')
- revisions to the description of the values of the Precinct (under 'How is it significant?')
- the addition of a map showing the location of the nominated 'areas'.

No submissions objected to the designation of the four areas within the Precinct.

(iii) Evidence and submissions

Regarding the exhibited HO3 Statement of Significance, the Hotham History Project submitted:

- removing the sections History, Description, Pattern of development, Topography and Parks gardens and street plantings from the current Statement of Significance will mean there is *"no heritage and historical documentation enshrined in the Planning Scheme to use as an argument for why the buildings are important and should be protected"*
- all significant buildings in the Precinct should have separate Statements of Significance
- the two shop rows at 1-13 and 61-67 Errol Street should be specifically mentioned because of their particular importance
- Eades Place should be included in the West Melbourne Residential Area, noting that the street comprises only significant and contributory buildings, and is identified as a significant streetscape
- under 'What is significant?' the 'key attribute' regarding 'undulating topography' (dot point 15) should be modified to include reference to six specific buildings:
 - North Melbourne Town Hall roof and clock tower
 - Former Presbyterian Union Memorial Church Spire
 - Weston Milling silos, Munster Terrace, North Melbourne
 - Ukrainian Catholic Church, Canning Street, North Melbourne
 - St Mary Star of the Sea, Howard Street, West Melbourne
 - St Michael's Catholic Church, Dryburgh Street, North Melbourne
- under the heading 'What is significant?' – 'Victoria and Errol Streets Civic and Commercial Area' modify the date of retail development 'from 1860s' to 'from 1850s' because the shop row at 61-67 Errol Street was established in the mid 1850s.

In response, Ms Gray stated:

- the structure of the proposed Statement of Significance adopts the contemporary standard format required by the Department of Transport and Planning

- the heritage citation and Statement of Significance included at Attachment H to the Heritage Review includes more detailed historical and descriptive material
- the Heritage Review is proposed to be a Background document in the Planning Scheme
- Planning Practice Note 1 does not support significant places in a precinct having separate Heritage Overlay listings (scheduled, mapped and having their own Statements of Significance) unless a different requirement applies in the Heritage Overlay Schedule
- the shop rows in Errol Street are referenced in the Heritage Places Inventory as significant buildings
- the West Melbourne Residential Area comprises mid-late nineteenth century residential buildings in parts of Roden, Hawke, King, Spencer and Miller Streets, West Melbourne
- Eades Place is located to the east of the West Melbourne Residential Area and includes residential buildings on the east side (in the HO3 Precinct) and a former nineteenth century school on its west side (HO464 – Primary School No. 1689), with recent low-rise crisis accommodation development fronting King and Roden Streets
- Eades Place is separated from the West Melbourne Residential Area and including it in the West Melbourne Residential Area is not supported
- the exhibited version of dot point 15 regarding undulating topography is intended to describe a particular characteristic or attribute of HO3 rather than seeking to identify or protect particular views or vistas to specific buildings in or outside the Precinct
- the Presbyterian Union Memorial Church Complex is in the Victorian Heritage Register as H0007 and proposed changes to the place would be assessed by Heritage Victoria under the *Heritage Act 2017*
- the Weston Milling silos site, Munster Terrace, is:
 - located outside the HO3 Precinct and Heritage Review study area
 - currently included in the Heritage Overlay (HO455) – North and West Melbourne Biscuit Making & Flour Milling Precinct.

Ms Gray agreed it would be appropriate to update the key attributes for the Victoria and Errol Streets Civic and Commercial Area to acknowledge an earlier (1850s) phase of development. She said the wording should be revised to state:

Early (from [1850s and](#) 1860s) retail development to [Errol and](#) Queensberry streets.

Ms Gray noted the legend to the map in the HO3 Statement of Significance incorrectly refers to 'Errol Street Civic and Commercial Area'. She said this should be corrected to refer to 'Victoria and Errol streets Civic and Commercial Area', consistent with the same reference in the body of the Statement of Significance.

Council supported the evidence of Ms Gray including her proposed changes to the HO3 Statement of Significance.

(iv) Discussion

The documentation for the HO3 Precinct including the citation and Statement of Significance, provides extensive information to support an understanding of the heritage precinct's significance. The citation includes sections dealing with history, description (including pattern of development and topography), parks, gardens and street plantings, and areas with identifiable built form characteristics. The Statement of Significance provides a summary in the 'what, how, why' format.

The Panel considers the post-exhibition revised HO3 Statement of Significance is appropriate because:

- it is based on the findings of the Heritage Review and improves the clarity of various parts of the document
- its format is acceptable and includes content consistent with Planning Practice Note 1.

It would be unnecessary to prepare a separate Statements of Significance for each significant building or place in the HO3 Precinct. The Panel agrees with Ms Gray that the HO3 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 HO3 Statement of Significance does not need to identify every significant place in the Precinct. Rather, a select number of places are used as examples of phases of development, architectural styles or historical themes. The fact that a significant heritage place is not specifically identified does not imply it is less significant than other significant places identified in the documentation. All significant and contributory places are identified in the Heritage Places Inventory. Within this context, it is not necessary to include the shops at 1-13 and 61-67 Errol Street in the Statement of Significance.

The Panel agrees with Ms Gray that Eades Place is separate from the West Melbourne Residential Area and it should not be included in this designation in the HO3 Statement of Significance. The significance of Eades Place is not diminished because it is not included in the West Melbourne Residential Area and the properties and streetscape are appropriately categorised in the Heritage Places Inventory.

The exhibited version of the 'key attribute' regarding undulating topography is satisfactory. The description of "*undulating topography which has allowed for views and vistas of prominent elements such as the town hall and church spires*" is general and does not intend to identify or protect particular views or vistas to specific buildings. This wording is consistent with the version in the existing HO3 Statement of Significance. Further work would be needed to justify the protection of specific views to identified places.

It is appropriate to update the key attributes for the Victoria and Errol Streets Civic and Commercial Area to acknowledge the earlier (1850s) phase of development. The wording proposed by Ms Gray is supported.

The Panel supports modifying the legend of the map in the Statement of Significance to refer to the 'Victoria and Errol Streets Civic and Commercial Area'. This will ensure the name of the area is consistent with the term used elsewhere in the HO3 Statement of Significance.

(v) Conclusions and recommendations

The Panel concludes:

- The post-exhibition version of the HO3 Statement of Significance (North and West Melbourne Precinct):
 - is based on the findings of the Heritage Review
 - identifies the key attributes and built form characteristics that support the heritage significance of the place
 - provides sufficient detail to understand the heritage value of identified significant and contributory places
 - has been appropriately formatted.

- It is not necessary to prepare separate Statements of Significance for each significant place in the Precinct.
- It is not necessary to refer to the shops at 1-13 and 63-67 Errol Street in the Statement of Significance.
- Eades Place should not be included within the West Melbourne Residential Area.
- Further work would be needed to justify the protection of views to specific identified heritage places within the Precinct
- It is appropriate to update the key attributes for the Victoria and Errol Streets Civic and Commercial Area to acknowledge the earlier (1850s) phase of retail development
- The legend on the map in the Statement of Significance should be corrected to refer to the 'Victoria and Errol Streets Civic and Commercial Area'.

The Panel recommends:

Amend the Statement of Significance for the North and West Melbourne Precinct (HO3) to:

- a) under the heading 'What is significant?', subheading 'Victoria and Errol streets Civic and Commercial Area', modify the third dot point to state *"Early (from 1850s and 1860s) retail development to Errol and Queensberry streets."*
- b) in the legend to Figure 1: Map of HO3 North and West Melbourne Precinct, delete the words *"Errol Street Civic and Commercial Area"* and replace with *"Victoria and Errol Streets Civic and Commercial Area"*.

4.3 204-212 Boundary Road and 435-447 Flemington Road

(i) The issues

The issues are whether 204-212 Boundary Road and 435-447 Flemington Road contribute to the HO3 Precinct and should be included in the precinct.

(ii) Background

The properties at 204-212 Boundary Road and 435-447 Flemington Road, as shown in Table 4, are currently in the HO953 (Racecourse Road/Alfred Street, North Melbourne). The Amendment proposes to delete the precinct and include some of the properties in the HO3 Precinct.

Table 4 204-212 Boundary Road and 435-447 Flemington Road properties

Properties proposed to be included in the HO3 Precinct



210-212 Boundary Road



208 and 206 Boundary Road



435-437 Flemington Road



439 Flemington Road



443 Flemington Road



445 Flemington Road



447 Flemington Road

Source: Evidence of Ms Gray and Mr Raworth

(iii) Evidence and submissions

Athedim (Vic) Pty Ltd and others (Athedim) own 210-212 Boundary Road and 435-447 Flemington Road, North Melbourne. Athedim objected to the six properties being included in the HO3 Precinct and to the Heritage Overlay being applied. It submitted the buildings on those properties:

- cannot be appreciated, either visually or physically, as part of the HO3 Precinct
- will be perceived even more remote and unrelated to the remaining precinct area after the Commercial 1 Zone land to its south is developed and intensified
- have been modified and their heritage value is not sufficient to apply the Heritage Overlay (HO3)
- do not present as a cohesive or related series of buildings
- make a minor contribution to the precinct.

Athedim considered there is no sound heritage rationale to support its properties being included in the precinct. It called heritage evidence from Mr Raworth of Bryce Raworth Pty Ltd. Mr Raworth stated the buildings at 210-212 Boundary Road and 435-447 Flemington Road:

- do not make a meaningful contribution to the HO3 Precinct's character, appearance and significance
- are physically and visually separated from the HO3 Precinct and any connection with the remaining precinct area is abstract and numerical.

He added, it is appropriate to exclude 210-212 Boundary Road, having regard to:

- the two Victorian era cottages were remodelled as a single residence in 1923
- the interwar facade has been compromised by the removal of the windows, entry door and insertion of large areas of glass bricks in the façade and under the verandah
- the property is no longer intact and its alterations detract from its contribution to the precinct
- it is questionable whether the building meets the threshold of the definition in the Heritage Places Inventory.

Similarly, Mr Raworth considered it appropriate to exclude 204-208 Boundary Road.

Regarding 435-447 Flemington Road, Mr Raworth stated:

- the buildings themselves are not a consistent group and sit in an extremely hostile and aggressive traffic setting and large Flemington/Boundary Road intersection that further detracts their potential to contribute to the broader HO3 Precinct
- the commercial building with no setback at 439 Flemington Road dominates and interrupts the streetscape cohesion of the earlier buildings.

In response to the Athedim submission, Council proposed to:

- exclude the Boundary Road properties from the HO3 Precinct after reviewing alterations to these buildings
- retain the Flemington Road properties in the precinct.

Ms Gray supported Council's proposed post-exhibition changes and recommended that 204, 206, 208 and 210 Boundary Road be excluded from the HO3 Precinct, and the Flemington Road properties be retained.

Ms Gray stated the group of Flemington Road properties:

- comprise mostly contributory properties
- is physically detached from the main part of the HO3 Precinct
- would *"not qualify as a precinct in its own right"*, given its limited extent and the mixed building categories.

Ms Gray considered the Flemington Road properties should be included in the precinct because *"the group still retains a recognisable heritage character (generally as identified in the 1980s study) that is consistent with the identified values of HO3"*.

More specifically, Ms Gray added:

- 443, 445 and 447 Flemington Road are contributory in the existing HO953 Precinct and will retain this category in the HO3 Precinct
- 435-437 Flemington Road:
 - is non-contributory in the existing HO953 Precinct and will be recategorised to contributory in the HO3 Precinct
 - contributes to understanding the HO3 Precinct's interwar development phase (though not a dominant phase) even with its overpainted brickwork
- 441 Flemington Road is non-contributory in the existing HO953 Precinct and will retain this category in the HO3 Precinct
- 443 Flemington Road is a relatively intact typical single-storey Victorian brick residence, even with its overpainted brickwork

- 445 Flemington Road is a modest single-storey nineteenth century brick residence which retains its overall form and characteristics
- 447 Flemington Road:
 - is a single-storey brick residence constructed around 1910-1915 and initially operated as a boarding house (Sands & McDougall directory, 1910 and 1915)
 - is an interesting building which adopts an unusual form with projecting bays at each end with decorative glazing, and the central section set back between them
 - has a relatively intact principal elevation but aerial photos and limited street views indicate extensive change behind.

In response, Council accepted Ms Gray's evidence and submitted:

- the Flemington Road properties should remain in the HO3 Precinct because:
 - their period and type thematically reflects the characteristics and values which make the precinct significant
 - they satisfy the definition of contributory in the Planning Scheme
- the physical context of the Flemington Road properties should not determine whether they are included in the precinct.

The Athedim and Council submissions referred to Public Acquisition Overlay 2 which applies to some of the Flemington Road frontages and most of the Boundary Road properties.

(iv) Discussion

The Panel has considered the heritage significance of the subject properties based on existing buildings rather than what may be possible through Planning Scheme provisions such as Public Acquisition Overlay 2.

When determining whether the Boundary and Flemington Road properties should be included in the HO3 Precinct, Ms Gray and Mr Raworth considered whether the buildings:

- had recognisable heritage value that is consistent with, and will contribute to, the precinct
- can be visually or physically recognised as forming part of the main part of precinct.

The Panel has considered these properties accordingly.

There are elements in the Boundary Road buildings which allow someone to understand that 206 and 208 were constructed during the Victorian era. Numbers 210-212 no longer present as two Victorian residences. All these properties (206-212) are no longer intact because their alterations did not sensitively respond to the original architectural features. The alterations to 210-212 are irreversible. The Boundary Road properties, including the vacant lot at 204, should be excluded from the HO3 Precinct.

Of the five properties along Flemington Road, No 441 is a non-contributory commercial building and the buildings at 435-437, 443, 445 and 447 Flemington Road are intact Victorian and interwar buildings. Any intact building constructed during the Victorian or interwar era in North or West Melbourne is likely to share the same theme as the HO3 Precinct. However, their ability to be contributory properties relies on someone understanding they are part of the HO3 Precinct.

The Panel agrees with both expert witnesses that the Flemington Road properties have no physical or visual connection to the main HO3 Precinct area. The properties are separated from the main area to its south by:

- a 30-metre main road reservation (Racecourse Road) with heavy traffic volumes
- commercial uses with relatively modern buildings set back considerably from the footpath by expansive concreted land, specifically:
 - a manual car wash at the north-east corner of Racecourse and Boundary Roads mainly occupied by vehicles
 - a service station at the north-west corner of Flemington and Boundary Roads with a building at the back of the site, fuel bowsers under a large flat-roofed metal shelter, car parking spaces, and a tall advertising structure at the intersection corner of the site
- relatively modern commercial buildings on large properties along the southern side of Racecourse Road and Flemington Road (to Buncle Street), including a new 9 storey apartment building.

The Flemington Road properties face outward and away from the main HO3 Precinct area and are along an approximately 60-metre-wide road reservation (Flemington Road). The Panel considers the physical and visual disconnect of these four isolated properties removes the ability to perceive them as part of the HO3 Precinct.

The Panel agrees with both expert witnesses that the Flemington Road properties in themselves do not form a precinct. Without a statement of significance for the existing HO953 Precinct, it is unclear what significance this area had to be considered a precinct.

More intensive development in the Commercial 1 Zone area between the Flemington Road properties and the remaining HO3 Precinct area will almost certainly eliminate the ability to view these few properties as part of the precinct. However, this is not relevant because this relationship does not exist now.

(v) Conclusions and recommendations

The Panel concludes:

- 204-212 Boundary Road do not contribute to the HO3 Precinct because the buildings are not sufficiently intact to present as Victorian or interwar buildings.
- 435-447 Flemington Road do not contribute to the HO3 Precinct because the relationship between these properties and the remaining part of the HO3 Precinct is not clearly understood.
- 204-212 Boundary Road and 435-447 Flemington Road should be excluded from the HO3 Precinct.

The Panel recommends:

Delete the Heritage Overlay (HO3) from 204, 206, 208 and 210-212 Boundary Road and 435-447 Flemington Road, North Melbourne.

Amend the 'North and West Melbourne' geographical area section of the Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amended July 2022) to delete 206, 208 and 210-212 Boundary Road and 435-437, 443, 445 and 447 Flemington Road.

4.4 31-55 Curran Street (St Aloysius College)

(i) The issue

The issue is whether the 1940 school building at 31-55 Curran Street (St Aloysius College) shown in Figure 5 contributes to the HO3 Precinct.

(ii) Background

St Aloysius College (College) is located at 31-55 Curran Street, North Melbourne. The entire site is currently categorised as significant in the Heritage Places Inventory. The Amendment proposes to revise the Heritage Places Inventory to:

- retain the original convent (1891), chapel (1925) and high school building (1903) as significant
- recategorise the school building (1940) from significant to contributory
- recategorise all other buildings and structures from significant to non-contributory.

The College site is shown in the red boundary in Figure 4.

Figure 4 St Aloysius College



Source: Document 7 | Notes: Blue star: 1891 original convent; Green star: 1925 chapel; Yellow star: 1903 high school building; Red star: 1940 school building

Figure 5 North elevation of 1940 School Building (facing Curran Street)



Source: Document 7

(iii) Evidence and submissions

The College accepted the proposed categorisation of the significant and non-contributory buildings on the site. It objected to the 1940 school building being categorised as contributory.

Ms Gray explained the College was one of three large or complex significant sites comprising multiple buildings which were reviewed to confirm whether individual buildings on the site should be identified with different categories in the Heritage Places Inventory. She said this process is outlined in the Heritage Review.

Research included a review of maps and plans, historical aerial photography, newspaper searches and City of Melbourne building application index searches, with a focus on confirming phases of development. A memorandum outlining the conclusions of this work was provided to Council and included a table and a simple graphic identifying the heritage grading of individual buildings for each site (Attachment G in the Heritage Review). Additional information is provided in Attachment F in the Heritage Review regarding 'recommended grading changes within HO3' (section 1.1.3).

Regarding the 1940 school building, Ms Gray stated:

- Catholic education is an important historical theme in North Melbourne
- schools and the Catholic Church are identified in the proposed Statement of Significance for the HO3 Precinct and the building is important in contributing to an understanding of this theme in the context of the significance of the Precinct
- the building is of the late interwar period which relates to and complements the earlier buildings at the College, and contributes to the significance of this particular complex as part of HO3
- although simpler in form and detailing when compared with the earlier buildings on the site, it is designed in a way that responds to these buildings, including the pitched slate-clad gable roof and the use of red brick
- the building was built in response to growing enrolments and demand for places and was blessed and opened by the Archbishop of Melbourne, Daniel Mannix on 31 March 1940.

Ms Gray concluded:

... the building is recognisably of the interwar period but relates to the earlier (more highly graded) buildings on the site. It combines with these earlier buildings to demonstrate the historical development of the St Aloysius complex, and in doing so, contributes to an understanding of the theme of Catholic education in North Melbourne. Additionally, the interwar period is an important layer and phase of development in HO3.

In his evidence, Mr Raworth described the 1940 building in detail, noting:

- it is a late interwar double storey brick educational building with hipped and gabled slate roofs and a broadly T- shaped floor plan
- the west (Melrose Street) elevation is understated and plain, with a rhythmic placement of vertically oriented timber sash windows between brick pilasters, and clinker bricks are used at lintels to windows to provide a small embellishment just below the west gable, which has an overhang with a timber-lined soffit
- windows to the north elevation (Curran Street) continue this language although the windows are more generous in size and 'speak' to the building's education typology
- the east wall was originally built to the eastern boundary of the site
- the southern face of the building appears to have been built next to an existing wooden building (which was possibly the Convent toilets and laundry) and has been patched with a rendered finish
- the building permit drawing from 1939 shows that the north-east wing was originally designed as a one storey element, however the materiality, language and window layout and profiles would all suggest that it was either completed during the original construction period or shortly afterwards (noting the 'dog-leg' in the hipped roof visible in the north elevation demonstrates this change)
- the floor plans do not show a sophisticated level of internal planning, with the main entry comprising a hallway, staircase and amenities located at the front gable and accessed from the southern wall, which would explain the slightly unremarkable presentation of the front elevation
- the building has no visible 'façade' and does not face either of the neighbouring streets, but rather turns its back, or side, toward them.

Mr Raworth said the building was designed by Robert A Harper, son of the architect Robert L Harper. The elder Harper designed distinguished religious buildings and died in 1935. Robert A Harper continued running the architectural practice established by his father, but the present building does not have the architectural interest seen in many of his father's buildings.

Mr Raworth considered the building:

- is appreciably later than the earliest elements on the site, and its design and construction is more austere and reflects the influence of modernism or the pending austerity associated with the Second World War
- does not possess the same decorative and architectural qualities that can be seen in the earlier buildings on the site that are proposed to be categorised as significant
- is more directly comparable to the immediately neighbouring 1949 building (to the south of the 1940 school building) which is proposed as non-contributory.

Mr Raworth said the buildings on the site demonstrate different phases of the College's development and many of these buildings are categorised as non-contributory. He said this demonstrated that not all phases of the evolution of the site are equally important. He noted that

the test to be applied was whether the 1940 school building contributed to the heritage significance of the Precinct rather than to the heritage significance of the College site.

Mr Raworth accepted that the building has elements of fabric that suggest the contributory grading is appropriate, including red brick with clinker brick trims to some windows, pitched roof with slate cladding, timber sash windows, decorative crosses and leadlight windows. He said while the building belongs to the interwar period and has characteristics in common with contributory and significant buildings on the site and within the broader Precinct, the building makes only the most limited contribution to either the campus or the broader Precinct. Mr Raworth recommended it be categorised as non-contributory.

The College supported the evidence of Mr Raworth and submitted:

- the Heritage Review lacks appropriate rigour and does not establish an evidentiary basis for categorising the building contributory
- Attachments F and G in the Heritage Review were generic in approach to all the College buildings and focussed on what the category should be rather than why the 1940 school building should be considered as contributory.

The College explained it has prepared a Masterplan which:

- seeks to guide the future expansion of the school to meet growing demands
- has been published on the school website and identifies the construction of a new five storey building (plus basement and rooftop spaces) in the location of the existing at grade car park, with recreational space comprising the 'heart of the school' facilitated by the demolition of the 1940 school building
- retains and repurposes the significant buildings (Convent, Chapel and 1903 high school building).

The College submitted that:

... it is relevant to consider whether a public benefit is derived from attributing to the subject building a contributory grading, given the policy implications of doing so and where the College has made a clear and demonstrable commitment to the preservation of the significant buildings on the school site associated with the implementation of the Masterplan.

Moreover, there is a clear public benefit derived from the capacity of the College to meet the educational needs of the local community. This is distinct from the 'disgruntled developer' scenario which is so often raised in hearings like this. The benefit is not site specific or developer specific – rather it is a public benefit that accrues to the local community by both facilitating the preservation and adaptive reuse of those heritage assets that actually make a meaningful contribution to the heritage precinct, and by facilitating much needed upgrades to school facilities.

The College referred to S12(2)(b) and (c) of the PE Act and decisions including *Dustday Investments Pty Ltd v Minister for Planning* [2015] VSC 101 and the Panel Report for *Campaspe C101* [2016] PPV 3 (11 January 2016). It considered the marginal social benefits to the community of preserving the 1940 school building are offset by adverse social impacts for the community arising from the resultant constraint on the school's expansion as depicted in the Masterplan.

In response to Mr Raworth's evidence and the College's submissions, Council submitted:

- the façade's visibility from the streetscape is not critical to the classification of the 1940 school building
- the design and construction at the end of the interwar period is not relevant when it clearly belongs to the interwar period

- it is an interwar building so it should not be associated with the 1949 building to the south
- the 1940 school building stands on its own and is distinguished from both the earliest buildings (the convent, chapel and first school) and from buildings constructed after the Second World War
- the documentation of the rationale for the contributory status of the 1940 school building is not to the extent it could be and there is scope to do better next time
- while more detail regarding the College could have been documented in the Heritage Review, this should not take away from the fact there was a considered assessment including site visits and research which led to the findings the 1940 school building is contributory
- Ms Gray brings a consistent approach to categorising the buildings
- considering economic and social effects during the planning scheme amendment stage in the context of a community use, like an educational facility, is a different proposition to that of a purely private interest
- regarding the Amendment, it is valid to consider:
 - the impact of the Amendment by 'downgrading' the 1940 building from significant to contributory
 - the infant masterplan is yet to be lodged with, or approved by, Council so it cannot constitute evidence of unalterable expansion plans
 - the school is a private, non-government school (and distinguished from a government public school).
- applying the heritage policy for a future permit application is a not a relevant consideration.

(iv) Discussion

The Panel agrees it is appropriate to differentiate multiple buildings that are significant, contributory and non-contributory on a large 'complex' site in the HO3 Precinct constructed over a long time period. This approach provides a more nuanced categorisation of buildings on a site and assists in understanding the heritage values of the place. In this regard, the current categorisation of the whole College as significant in the Heritage Places Inventory is inaccurate because, as the Heritage Review found, only three buildings on the site warrant this category and most of the buildings are non-contributory.

The appropriate test is whether the 1940 school building contributes to the HO3 Precinct. The definition of a contributory place in the Heritage Places Inventory is:

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.

The Panel accepts the 1940 school building has elements of fabric that suggests its contributory status is appropriate, including red brick with clinker brick trims to some windows, pitched roof with slate cladding, timber sash windows, decorative crosses and leadlight windows. Many contributory or significant buildings in the HO3 Precinct have characteristics or materials

comparable to these and the Statement of Significance for the Precinct references similar materials. The Statement of Significance notes:

- significant and contributory development in the precinct dates from the mid nineteenth century through to the interwar period, although Victorian development predominates, particularly from the late nineteenth century. (under 'What is significant?')
- [the] important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes (a 'key attribute' of the precinct under 'What is significant?').
- the Catholic Church was a particularly prominent local denomination (Criterion A)
- ... schools and other places of gathering are valued by the community (Criterion G).

It does not refer to churches, schools or interwar development with reference to aesthetic significance (Criterion E).

The College is not in the Hotham Hill Residential Area but it is surrounded by this area on three sides.

Categorising a heritage place as significant or contributory is not a 'tick a box' exercise, or as was put at the Hearing, a matter of playing 'heritage bingo' with the HO3 Statement of Significance.

The Statement:

- is general and does not specify individual schools or churches
- refers to interwar development in a generic sense.

It is insufficient to simply identify a school building as interwar and then conclude it is contributory (or significant) to the Precinct.

The characteristics and context of the building need to be carefully assessed to determine the heritage significance of the place. After such an assessment, the Panel considers the 1940 school building does not meet the threshold for a contributory building to the HO3 Precinct.

Elements of heritage fabric on the building reflect an association with the other earlier buildings on the site more strongly than an association with the HO3 Precinct. In this respect, the building has been designed relatively sympathetically to the earlier buildings. The building may contribute to the understanding of the historical development of the College site (although this has not been assessed in detail), however this is different to considering the building's contribution to the HO3 Precinct. The threshold for a contributory building is higher for the Precinct than for the College site.

The building has been subject to alterations over time, including:

- addition of the first floor at the north-east side of the building as evident in the change to the roof line
- changes to the south elevation
- abuttal to the new building to the west.

The building generally reads as a consistent structure, but the alterations have diminished the clarity of the original building.

The building's siting and design:

- is unusual in the street context
- does not present an obvious front façade and it is set back at a distance from Curran and Melrose Streets
- results in a lack of connection with the streetscape, although views to the building are still possible from the street

- provides only very limited contribution to the understanding of the heritage significance of the HO3 Precinct.

The building is technically within the interwar period, though at the very end, with an austere and 'basic' design. It is not always necessary for a building to have elaborate or ornate design features to achieve heritage significance if the building has a well resolved design. This is not the case for the 1940 school building. The Panel agrees with Mr Raworth that the building is probably more aptly described as representing 'war time architecture' due to its sombre design and focus on functionality over form.

The building was predominantly used by students after the interwar period. This compares to the other significant buildings on the campus which were used by students during the period of significance identified in the HO3 Statement of Significance.

The building is considered part of the second major phase of development at the College, which demonstrates a much more utilitarian and functional design aesthetic compared to the earlier more elaborate and detailed buildings.

The Panel agrees with the College that there is a lack of clear documentation in the Heritage Review to demonstrate the rationale for categorising the building as contributory. This has not assisted the Panel's assessment of the building. Council acknowledged the explanation for the proposed contributory status was "*not to the extent it could be*" and "*there is scope to do better next time*". The Panel agrees.

The Masterplan is an aspirational school document and is a matter for separate planning approval at the planning permit application stage. The Panel did not rely on it to consider the appropriate category of the building.

It was not necessary for the Panel to consider in detail the social and economic impacts of categorising the building as contributory because, for the reasons set out above, it considers the building should be categorised as non-contributory.

(v) Conclusions and recommendation

The Panel concludes the 1940 school building at St Aloysius College (31-55 Curran Street, North Melbourne) does not contribute to the HO3 Precinct and should be categorised as non-contributory.

The Panel recommends:

Amend the 'North and West Melbourne' geographical area section of the Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amended July 2022) to delete the '1940 school building' so that it is recategorised to non-contributory.

4.5 Categorising other properties in the HO3 Precinct

(i) The issue

The issue is whether in the North and West Melbourne Precinct (HO3), it is appropriate and justified to categorise:

- 32-34 Erskine Street and 8 Jones Lane as significant properties

- 6 and 48-50 Baillie Street, 59-63 Chapman Street, 27-35 Leveson Street and 680-684 Queensberry Street and 588 Victoria Street as contributory properties
- 10 Canning Street, 38 and 40-42 Curran Street and 8 George Street as non-contributory properties.

(ii) Evidence and submissions

6 Baillie Street



The owner of 6 Baillie Street objected to the currently uncategorised property being categorised as contributory. She submitted:

- the façade has undergone substantial renovations which have significantly undermined the property's heritage and character
- restoring the unattractive façade would not enhance its appearance or neighbourhood character
- the dwelling's appearance is not consistent with other cottages in the street which have historical features and details.

Ms Gray stated the overpainted building is:

- an early Victorian single-storey brick dwelling, dating to about 1863 (Hotham rates book)
- described in the rate books of 1870 as brick and of four rooms, owned and occupied by James Flood.

She added:

- the roof and windows appear to have been altered around the 1940s but it can still be understood as an early building in North Melbourne
- the comparatively high number of buildings from the 1850s and 1860s is a key attribute of the revised HO3 Statement of Significance.

Ms Gray recommended the property be categorised as contributory.

48-50 Baillie Street



Wexhaus Architecture opposed 48-50 Baillie Street being categorised as contributory and submitted:

- it has been engaged to design an extension and alternations to the existing building
- Council's Notice of Decision to grant a permit will retain the façade but enable changes which significantly alter the appearance of the property.

Ms Gray stated:

- the building is a single-storey Victorian brick cottage with an unpainted render facade, ornamented parapet with scrolls and central arched nameplate and chimneys
- the front elevation includes a tripartite window, tessellated tiling to the verandah floor, bluestone base and cast iron fence and gate.

Ms Gray recommended the property be categorised as contributory.

10 Canning Street



Hotham History Project and a local resident each submitted that 10 Canning Street was not a heritage place because it is a late twentieth century reproduction of a nineteenth century Victorian terrace. The current building replaced a single-storey Victorian weatherboard cottage.

Ms Gray explained the building was mistaken during fieldwork as dating from Victorian era. It has been confirmed as being of recent origins, though executed in an exact Victorian-style so it should be non-contributory.

Ms Gray recommended the property be recategorised from significant to non-contributory.

59-63 Chapman Street



Lyms Nominees Pty Ltd opposed 59-63 Chapman Street being categorised as contributory. It submitted:

- the building was not previously categorised and should remain so into the future

- it would engage a heritage consultant to provide further information (no further information was provided).

Ms Gray stated the interwar block of flats:

- was constructed in c. 1939-40, with an application made to the City of Melbourne in December 1939
- was not included in the 1940 edition of the Sands & McDougall directory, but was listed as Montreux Flats at 59 Chapman Street in the 1944-5 edition
- can be seen on the 1945 aerial photograph of the area
- contributes to an understanding of that later phase of development. Along with other interwar building stock in the precinct.

She explained the interwar period has been assessed as an important aspect of HO3 and is referenced in the revised HO3 Statement of Significance.

Ms Gray recommended the property be categorised as contributory.

38 and 40-42 Curran Street



Hotham History Project submitted:

- 38 Curran Street presents as a Victorian weatherboard cottage which contributes to the streetscape of single-storey cottages
- the Victorian cottage at 40-42 Curran Street contributes to the streetscape
- these two properties should be assessed through an independent review.

Hotham History Project agreed with an assessment of a 2019 heritage report which it referred to in its submission:

While the existing building is not graded, the hipped roof section complete with front verandah has a footprint which is reflected in the nineteenth century form indicated on the c1895 MMBW Plan. The western section appears to be a twentieth century addition. The eastern section of the existing building appears to have alterations to the front verandah. Notwithstanding the nineteenth century form remains evident and makes a contribution to the streetscape.⁶

Ms Gray stated that 38 Curran Street:

- is a single-storey timber residence with a gable front – a timber building is shown in this location on the 1895 MMBW plan

⁶ Report by Meredith Gould, heritage consultant to the City of Melbourne regarding Planning Application TP-2018-752 to demolish 40-42 Curran Street, 19 March 2019

- has undergone alterations including recladding (most notably to the gable, changing the orientation of the boards), installation of a new tripartite front window and new verandah
- is missing its chimney
- has a new window which, while it is of 'heritage' character, its size is inconsistent with a residence of this size and date
- does not reach the threshold for a contributory building given the extent of change.

She added that 40-42 Curran Street:

- dates from the earliest phase of development in Curran Street (about early 1870s) but it has undergone façade and verandah modifications and an unsympathetic 1950s addition to the west
- does not warrant a contributory category because in combination, these changes have compromised the building.

Ms Gray recommended the property remain categorised as non-contributory.

32-34 Erskine Street



One submitter advised there is a current planning permit to add a second-storey extension to each property which was not considered by the Heritage Review. She questioned the proposal to recategorise the property from contributory to significant and considered the property more appropriately aligned with the definition of contributory.

Ms Gray stated:

- the fieldwork confirmed the dwellings are *“a remarkably intact and well-designed single-storey terrace pair”*
- the residences retain face bichrome brickwork to the main elevation, window and door surrounds and wing/party walls, slate-clad transverse gable roofs, bichrome brick chimneys, bracketed eaves with patterned bichrome brickwork, urns and other moulded detailing, and verandah awnings with cast iron friezes
- the level of intactness and decorative features on otherwise modestly-scaled cottages is noted
- the revised HO3 Statement of Significance refers to key attributes of the precinct as including the use of face brick, chimneys and parapets, decorative cast iron work to verandahs and the typically low scale of built form
- the HO3 citation specifically notes the bichrome and polychrome brickwork of these residences.

Ms Gray recommended the properties be categorised as significant.

8 George Street



One submitter objected to the Amendment recategorising 8 George Street from non-contributory to contributory. He advised the current building replaced the original building which was burnt in 2004. To support his submission, he attached:

- a copy of the building order signed by the Municipal Building Surveyor of Moonee Valley City Council⁷ on 14 April 2004 which acknowledged the fire damage and the dwelling being a danger to life
- a Moonee Valley City Council planning permit dated 20 July 2005, allowing a single-storey dwelling to be constructed
- a certificate of completion dated 16 September 2005
- photos comparing the original and new dwellings.

Ms Gray agreed the current building is a replacement, having reviewed the building identification form from the earlier study which graded the building D. She recommended the property be recategorised to non-contributory.

8 Jones Lane



Hotham History Project submitted that 8 Jones should be categorised as a significant property. It explained the building did not appear in 1895-1905 directories but appears to be a late nineteenth/early twentieth century industrial/factory building in a North Melbourne back lane.

Ms Gray stated:

- a review of background documents, site visit and limited historical research was conducted in response to the submission
- the building, which is currently in HO3 Precinct without a category:

⁷ The property was previously in City of Moonee Valley before the municipality boundary realignment brought it into the City of Melbourne

- is externally relatively intact, and can be understood as a substantial nineteenth century building in its laneway
- was not identified in the Council spreadsheet of property addresses provided as part of the Review so it was not inspected or assessed
- was previously assessed in the 2002 Allom Lovell & Associates review of North and West Melbourne and recommended for a C-grading (it is unclear why this was not applied)
- was a former warehouse / factory (now apartments)
- dates from the 1890s, is shown on MMBW plans of 1895, and is noted in the 1898 rate books
- is a narrow three-storey red face brick factory/warehouse with a skillion roof running between raked parapets and retaining its original chimney
- has banks of double-hung sash windows with bluestone sills at the first and second floor levels
- the two-storey building to the north (oriented east-west) is not significant.
- the HO3 Statement of Significance identifies development in 'little' streets and named lanes as a key attribute, including warehouse and industrial development
- the Heritage Places Inventory should identify the significant category applies only to the three-storey late nineteenth century building.

Ms Gray recommended the property be categorised as significant.

25-27 Leveson Street



PDG objected to their uncategorised property at 25-27 Leveson Street being categorised as contributory. It sought further details regarding the justification for this category. PDG attached an independent heritage assessment which states:

I agree that the building has a modest (contributory) level of heritage value to the HO3 North and West Melbourne Precinct, and I believe this is primarily to be aesthetic value. This aesthetic value is limited to the façade, which is a robust composition, and a well-detailed fine example of the Moderne-style applied to an industrial building, a style popular in the interwar period.

The assessment considered:

- there is little else noteworthy about the building beyond its façade
- the HO3 Statement of Significance does not substantiate the proposed category
- there needs to be clear reasoning for a place of contributory value to this heritage precinct
- the Heritage Review should be revised to note the Leveson Street façade is, 'on bulk', the contributory value of this place.

Ms Gray stated the building:

- contributes to understanding a significant historical theme and interwar period of development in HO3
- was constructed in 1935, and was leased to seed merchants Law, Somner & Company as a factory and warehouse
- is identified in the 1935 Herald article as having been designed and constructed by G Rothwell
- clearly presents as an interwar factory and warehouse which adopts a simple Moderne style in its relatively intact façade
- has evidence of its original industrial use through its large central door opening, multi-paned steel framed windows to its main elevation, and the utilitarian but distinctive brick gable forms expressed along Little Errol Street
- has an important principal façade to Leveson Street but this is not the only aspect of the building that expresses its origins as an interwar factory/warehouse.

Ms Gray recommended the property be categorised as contributory.

680-684 Queensberry Street



The owner of 680-684 Queensberry Street objected to the property being recategorised to contributory and submitted:

- the building has been painted and modified, with awnings attached
- the tree on the footpath is causing issues to the building.

Ms Gray stated the building:

- is a two-storey brick Edwardian corner shop with stable that was constructed in 1913 for Sarah Cordova
- is described in the rate books in 1910 as a wood shop
- appears in the 1915 rate books which describe the property as a brick shop and stable and in the 1915 Sands & McDougall directory which listed Cordova as a greengrocer
- retains its external form and street presentation, though the ground floor level has been altered and the brickwork overpainted (the physical and condition issues raised by the submitter do not alter this assessment)
- has to its east, a double-height brick skillion-roofed former stable, which dates from the same period and appears to have been associated with the greengrocer's operations.

She added the Edwardian buildings and corner shops are identified as part of the key attributes of HO3 in the Revised Statement of Significance for the HO3 Precinct.

Ms Gray recommended the property be categorised as contributory.

588 Victoria Street



Hotham History Project submitted that 588 Victoria Street should be recategorised from non-contributory to contributory. It explained:

- the red brick Edwardian dwelling with its prominent gable roof is typical of the Edwardian house constructed as part of the subdivision and redevelopment of the Benevolent Asylum Estate
- the property was mentioned in its earlier submissions regarding buildings on the Asylum Estate but was not included in the Heritage Review.

Ms Gray stated:

- this red brick residence was constructed around 1920-1925 in the main phase of development of the Benevolent Asylum Estate
- key attributes of the Benevolent Asylum Estate Area in the HO3 Precinct include the uniformity of architectural expression, red face brick dwellings with prominent gable roofs, and predominantly single-storey Edwardian villas and interwar bungalows, including freestanding houses
- the lack of a contributory category was an administrative error.

Ms Gray recommended the property be categorised as contributory.

Council response

Since exhibiting the Amendment, Council:

- maintained the exhibited categories for 32-34 Erskine Street, 6 and 48-50 Ballie Street, 59-63 Chapman Street, 38 and 40-42 Curran Street, 27-35 Leveson Street and 680-684 Queensberry Street and 588 Victoria Street
- proposed to recategorise:
 - 10 Canning Street from significant to non-contributory
 - 8 George Street from contributory to non-contributory
 - 8 Jones Lane from non-contributory to significant
 - 588 Victoria Street from non-contributory to contributory.

Council submitted that it informally notified affected property owner occupiers of its proposed changes to the Amendment. It explained the owner occupier of 8 Jones Lane and 588 Victoria Street telephoned Council in response and no submission was received.

(iii) Discussion

The Panel has reviewed each property based on:

- current definitions of a significant, contributory or non-contributory property set out in the Heritage Places Inventory
- a building's existing condition and form, irrespective of development enabled through an approved planning permit
- the category applying to the entire property, consistent with Planning Practice Note 1, unless there are justified reasons to depart from this approach.

It would be inappropriate to assess a property based on potential development enabled through a planning permit, particularly if that permit is not acted on. There is an opportunity to review a property's category after it has been developed. No submission provided exceptional circumstances to depart from applying a category to the entire property.

Having reviewed submissions, evidence and the approach above, the Panel considers the Heritage Review has appropriately categorised:

- 32-34 Erskine Street as significant
- 48-50 Baillie Street, 59-63 Chapman Street, 27-35 Leveson Street and 680-684 Queensberry Street as contributory.

Regarding 27-35 Leveson Street, the Panel agrees it is important to understand how each property has been categorised and this has been achieved through the category definitions used to assess each property. It is not necessary for the HO3 Statement of Significance to provide specific reasons for each property or to identify significant elements of each building in a precinct.

For multiple reasons, the Panel is surprised the heritage assessment for 27-35 Leveson Street considered the aesthetic value was limited to the building's façade. The building's northern elevation:

- appears entirely intact and can be clearly viewed from Levenson Street because of its corner location along Little Errol Street
- as identified by Ms Gray, has distinctive gable forms, steel framed windows in the same style as those on the façade, and a distinctive concrete 'brow' running above the windows, all of which help to understand the building's Moderne style and industrial history
- provides a three-dimensional presentation of an industrial building which makes an important contribution to the HO3 Precinct.

From the eastern side of the street, the building's gabled roof can be viewed rising behind the façade. This is also an important part of the building's presentation to the HO3 Precinct.

The entire building at 27-35 Leveson Street contributes to the HO3 Precinct. The planning permit application process is the appropriate stage to consider whether part of the building should be demolished.

The Panel agrees with Council, Ms Gray and relevant submissions that:

- 10 Canning Street and 8 George Street should be recategorised to non-contributory because they are relatively recent buildings without heritage fabric
- regarding properties omitted from the Heritage Review, 8 Jones Lane should be categorised as significant and 588 Victoria Street as contributory.

Regarding 6 Baillie Street, the Panel agrees with Ms Gray's logic to seek to preserve an example of an early Victorian building even in its altered state. However, the building at this property is not sufficiently intact to be understood as an early Victorian dwelling. An early Victorian era building has simple finishes whereas a late Victorian is generally more ornate with more decorative features. The building at 6 Baillie Street has been stripped of features which would demonstrate this differentiation. While elements such as the windows and verandah posts may be able to be restored, the roof changes are not reversible. The roof was an important element in presenting an intact dwelling. In its altered form, the property does not contribute to the HO3 Precinct.

(iv) Conclusions and recommendations

The Panel concludes that within the North and West Melbourne Precinct (HO3):

- it is appropriate and justified to categorise:
 - 32-34 Erskine Street as a significant property
 - 48-50 Ballie Street, 59-63 Chapman Street, 27-35 Leveson Street and 680-684 Queensberry Street as contributory properties
 - 10 Canning Street, 38 and 40-42 Curran Street and 8 George Street as non-contributory properties
- 6 Baillie Street should be categorised as non-contributory because it is not sufficiently intact
- 8 Jones Lane should be added to the Heritage Places Inventory and given a building category of significant
- 588 Victoria Street should be added to the Heritage Places Inventory and given a building category of contributory.

The Panel recommends:

Amend the 'North and West Melbourne' geographical area section of the Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amended July 2022) to:

- a) **re-categorise the building category for:**
 - **6 Baillie Street from contributory to non-contributory**
 - **10 Canning Street from significant to non-contributory**
 - **8 George Street from contributory to non-contributory**
- b) **add 6 Jones Place with a building category of significant**
- c) **add 588 Victoria Street with a building category of contributory.**

4.6 Shiel Street and Melrose Street

(i) The issue

The issue is whether the Shiel Street and Melrose Street road reserves should be included in the HO3 heritage Precinct.

(ii) Evidence and submissions

Ms Oddie submitted the HO3 Precinct excludes the Shiel Street road because the boundary aligns on the north-east side of the road reserve. She requested all the road reserve be included because:

- the northeast (residential) side of Shiel Street has been recognised as part of the North Melbourne heritage area (now HO3) since the 1985 North and West Melbourne Conservation Study, and includes many nineteenth century houses
- the northeast side of the street also includes an intact row of 100 year old London Plane trees and bluestone kerb and channel
- the southwest side of Shiel Street includes a row of Elm trees likely planted as part of the local improvements undertaken by North Melbourne Town Council in the early twentieth century and has bluestone kerb and channel
- the Statement of Significance for the Precinct references street tree plantings and bluestone kerbs and channels.

In response to this submission, Ms Gray agreed the Shiel Street road reserve should be included in the HO3 Precinct. She noted:

- the Plane trees (northeast side) were established in a 1905 planting undertaken by the then North Melbourne Town Council
- the Plane trees were planted around the same time as the 'Harris Street Plane Tree Avenue' (HO1388)
- the Elm trees (southwest side) appear to be of a roughly similar age, but the two sides of the street do not appear to have been planted in the same program
- the HO3 Precinct citation and Statement of Significance identifies street tree plantings for their contribution to the aesthetic value of streets within the Precinct.

Ms Gray concluded:

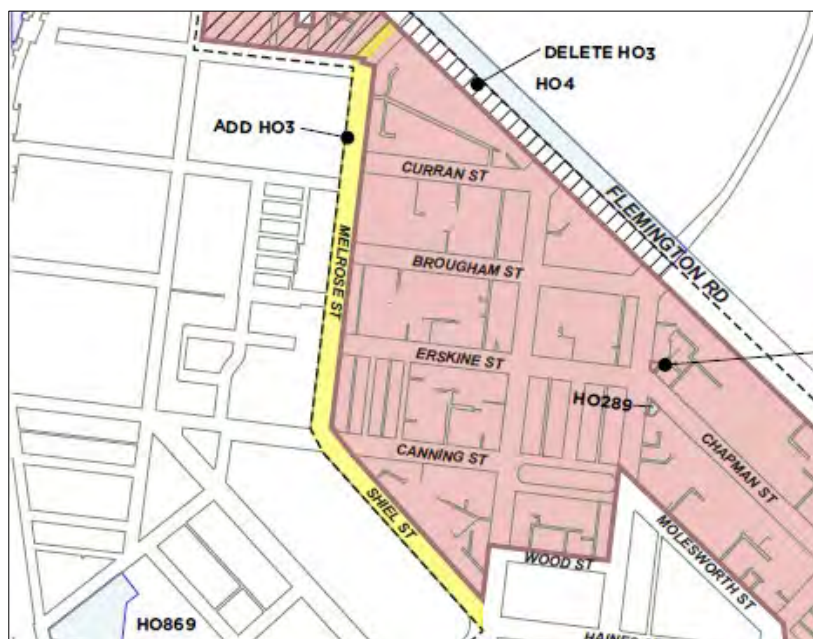
The plantings on Shiel Street contribute to the aesthetic quality of the adjoining residential streetscape to the north-east, and in this sense are consistent with the value attributed to street tree plantings in the HO3 statement of significance. It is appropriate to expand the boundaries of the precinct to include Shiel Street to the extent of the street trees on both sides of the roadway. It is not proposed to include the properties on the south-west side of the street within the HO.

At the Hearing, Ms Gray advised that a review of other edge streets in the Precinct resulted in her recommendation to also apply HO3 to the Melrose Street road reserve. She said:

- Melrose Street includes a consistent planting of Plane trees in the central median
- although the trees appear to be younger than the Shiel Street Plane trees, they are visible on a 1931 aerial photograph
- a consistent approach would be to include the width of Melrose Street in the HO3 Precinct.

Council supported the recommendations of Ms Gray and agreed it was appropriate to apply the Heritage Overlay (HO3) to the road reserves of Shiel Street and Melrose Street. Its preferred version of the HO3 Precinct boundary is shown as the yellow area in Figure 6.

Figure 6 Post-exhibition extension to the HO3 Precinct



Source: Document 9 paragraph 89; Proposed extension shown in yellow

(iii) Discussion

The Shiel Street and Melrose Street plantations are generally intact and contribute to the streetscape character of the adjoining residential blocks included within the Precinct. Extending the HO3 Precinct to the western side of Shiel Street and Melrose Street would include two street tree plantations, consistent with the recognition afforded to street plantations in the Statement of Significance.

Under 'What is significant?', the HO3 Statement of Significance includes key attributes such as:

Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.

Historical street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitchers and central drains.

Under 'Why is it significant?', it states "*principal streets are also distinguished by street plantings of planes, elms and eucalypts*" demonstrating aesthetic significance (Criterion E).

The land affected by the Precinct extension is owned by Council and its inclusion is consistent with other road reserves in the Precinct where the Heritage Overlay has been applied.

Having regard to these factors, the Panel supports the Heritage Overlay (HO3) being applied to the Shiel Street and Melrose Street road reserves.

The portion of Melrose Street road reserve between Alfred Street and Flemington Road is currently in two separate heritage precincts. The boundary between the two precincts extends down the centre of the road reserve. The southeast part of the road reserve is in the HO3 Precinct and the northwest part is in the HO953 Precinct. The Amendment proposes to delete HO953.

The exhibited Amendment (Map 4HO) did not include the northwest portion of the Melrose Street road reserve between Alfred Street and Flemington Road in the HO3 Precinct. The southeast half of the road reserve remains unchanged in the HO3 Precinct. The Amendment should be revised

so that the Heritage Overlay (HO3) is applied to the northwest portion of the road reserve between Alfred Street and Flemington Road. This is consistent with the version submitted by Council.⁸

In summary, the Panel considers the Heritage Overlay (HO3) should be applied to:

- all of the Shiel Street road reserve between Dryburgh Street and Canning Street
- all of the Melrose Street road reserve between Canning Street and Flemington Road
- the small portion of the Canning Street road reserve linking Shiel Street to Melrose Street.

(iv) Conclusions and recommendation

The Panel concludes:

- The Shiel Street and Melrose Street plantations are generally intact and contribute to the streetscape character of the Precinct
- Extending the HO3 Precinct boundaries on Shiel Street and Melrose Street would include two street tree plantations in a manner consistent with the recognition afforded to street plantations in the Statement of Significance
- HO3 should be applied to the Shiel Street and Melrose Street road reserves between Dryburgh Street and Flemington Road.

The Panel recommends:

Apply the Heritage Overlay (HO3) to the Shiel Street and Melrose Street road reserves between Dryburgh Street and Flemington Road.

⁸ Part B submission, paragraph 89

5 Flemington Bridge Railway Station (HO1389)

Exhibited Statement of significance



What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

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

The Flemington Bridge Railway Station is of representative significance as an example of a modest timber midtwentieth century railway station. It is unusual in its elevated siting and adopts a form more typical of small rural railway stations. Its simple form, weatherboard construction and platform verandah are broadly demonstrative of the more modest form of timber stations constructed in this period by Victorian Railways **(Criterion D)**.

(i) The issues

The issues are:

- whether the station ramps and platforms should be included in the Heritage Overlay (HO1389)
- whether the station's heritage fabric in the City of Melbourne and the City of Moonee Valley should be considered within the context of a co-ordinated Heritage Overlay listing that manages the entire place.

(ii) Background

The Flemington Bridge Railway Station includes land in the City of Melbourne (southeast of the railway lines) and in the City of Moonee Valley (northwest of the railway lines). The Heritage Review assessed the station complex as a whole and concluded it has local historical and representative significance.

The Amendment seeks to apply the Heritage Overlay (HO1389) to the part of the railway station in the City of Melbourne (211 Boundary Road, North Melbourne). It includes a new Statement of Significance and amends the Heritage Places Inventory to include 211 Boundary Road as a significant place.

The Heritage Review recommended the assessment be referred to the City of Moonee Valley for its consideration and potential application of the Heritage Overlay to the northwest part of the station in the Moonee Valley Planning Scheme.

Figure 7 Aerial photograph of Flemington Bridge Railway Station showing proposed extent of HO1389



Source: Heritage Review, Flemington Bridge Railway Station citation

(iii) Evidence and submissions

Moonee Valley City Council (officer level) and Mr Clarke supported the proposal to apply the Heritage Overlay to the Flemington Bridge Railway Station as an individual place but considered only the station buildings were of heritage significance. They did not support the Heritage Overlay on the station platforms and the pedestrian access ramps to the platforms. Both submitted:

- the access ramps are not original to the current railway buildings and are of no heritage importance
- the access ramps and the platforms have been heavily modified over the years to the point that the only evidence to the average passenger that they may even be old is that they are completely unfit for purpose and do not meet modern standards for safety and accessibility
- the station is on a curved section of train line which means when trains stop at the station substantial gaps appear between the platform and train doors causing access issues for users, including people with prams and those with limited mobility
- the existing narrow steep ramps to access both sides of the station are only accessible from Mt Alexander Road and are not compliant with the *Disability Discrimination Act 1982*
- applying the Heritage Overlay to the ramps and platforms may hamper the ability to provide necessary and overdue upgrades to what is a functioning piece of transport infrastructure serving a rapidly growing community
- the heritage citation should clearly identify which elements of the whole station complex are of high integrity and intactness.

The submitters did not request to be heard at the Hearing.

Based on advice from the heritage consultant's review of the submissions, Council officers proposed to revise the HO1389 Statement of Significance:

- under the heading 'What is significant?' to change the third dot point to state:
 - Access ramps [including form and location but excluding modern surfacing](#)
- Under the heading 'Why is it significant?' add the following sentence at the end of the last paragraph:

[The station complex as a whole has undergone some change, including an additional ramp on the Moonee Valley side \('down' side\) and resurfacing to platforms and ramps, but its overall form and arrangement of station buildings, platforms and ramps remain broadly intact and legible.](#)

In response to submissions and the Council officers' recommendations at its 21 February 2023 meeting, Council resolved to:

... delete from the Statement of Significance for Flemington Bridge Railway Station in the 'What is significant' section the words "Access ramps including form and location but excluding modern surfacing", and to reduce the extent of the proposed overlay itself to take in no more than the 1944-45 weatherboard station building and the platforms.

At the Hearing, Council advised the Panel that in addition to the changes recommended at the Council meeting:

- under the heading 'What is significant?', the words "(but are not limited to)" should be deleted because they may cause confusion about the extent of the significant elements
- under the heading 'Why is it significant?' the additional sentence in the last paragraph should be modified (to ensure consistency with the Council resolution) to state:

The station complex as a whole has undergone some change, including an additional ramp on the Moonee Valley side ('down' side) and resurfacing to platforms and ramps, but its overall form and arrangement of station buildings and platforms ~~and ramps~~ remain broadly intact and legible.

Council advised the mapping of the heritage place in accordance with the Council recommendation posed some challenges to ensure the curtilage of the place was accurately defined.

Ms Gray stated:

- the HO1389 heritage citation acknowledges that a level of physical change has occurred to the platforms and ramps, including re-decking of the ramps in concrete, structural augmentation, resurfacing of the platforms, as well as later handrails and fencing
- it would be possible to include additional detail on the various alterations within the heritage citation
- there has been an additional ramp structure constructed on the Moonee Valley side which should also be referenced in the citation
- the physical alterations are not considered significant enough to justify excluding these elements from the proposed Heritage Overlay on heritage grounds
- the platforms and ramps contribute to an understanding of the distinctive design of the station and retain their original form and siting and much of their fabric
- when considered from a heritage perspective, the Heritage Overlay should be applied to the platforms and ramps
- issues of accessibility, public safety and amenity are acknowledged but are not relevant when considering the heritage significance of the place
- it is not unusual for projects relating to stations upgrades and other infrastructure across the rail network to be delivered to a high standard of functionality and compliance even in cases where a heritage listing is in place
- in many cases, heritage impacts such loss of fabric or introduction of new elements are accepted to meet the requirements of a contemporary public transport system.

Ms Gray said the direct interface between the ramps, platforms and station buildings means it is difficult to map the place without including the ramp structures in the Heritage Overlay and still achieve the intent of Planning Practice Note 1 regarding mapping curtilages (whereby land is included as a setting to the heritage place).

Ms Gray considered that if the ramps were 'mapped out':

- there would be some change to the heritage values when compared to those set out in the HO1389 Statement of Significance
- the station buildings on their elevated structure together with the platforms would still be distinctive and broadly demonstrative of the historical themes and would still reflect many of the values against Criterion A
- the assessment against Criterion D (representativeness) would be largely unaffected.

Ms Gray said an alternative approach may be to retain the exhibited mapping and to address the question of the future upgrade to the ramps (and potentially the platforms) in either the HO1389 Statement of Significance or through a separate Incorporated document.

Ms Gray observed it is not common to address the management of heritage places in a Statement of Significance. She preferred a separate Incorporated document that could, for example, 'turn off' permit triggers in the Heritage Overlay for certain actions such as the modification or

demolition of the ramps in the event this was required for necessary upgrade works. In addition, or alternatively, the Incorporated document could provide general policy advice or guidelines regarding the approach to the upgrade of the station and the management of the ramps in the event they are modified or demolished.

Ms Gray did not support removing the Heritage Overlay from the platforms because:

- this would leave the station buildings isolated with no context
- this would be inconsistent with accepted heritage practice and guidance related to mapping curtilage in Planning Practice Note 1.

Ms Gray noted:

... the listing has been proposed on the basis of the place as a complete entity (both Moonee Valley and Melbourne sides) with the citation referred to Moonee Valley council for its consideration for the application of the HO to the downside. I recognise the listing of the downside may well not proceed.

In the event the place is included in the HO in part or in full, the citation and statement of significance for Flemington Bridge should be reviewed and updated as relevant to the extent of any listing.⁹

In response to a Panel question, Ms Gray said if the Heritage Overlay was not applied to the part of the station in the City of Moonee Valley, then the part in the City of Melbourne would not meet the required local significance threshold for a heritage place.

Council said an alternative to the mapping issues identified by Ms Gray could be to register the station building and the platform as 'significant' places for 211 Boundary Road in the Heritage Places Inventory. It explained this approach would ensure what is significant about the HO1389 place is specified and 'by absenteeism' what is not significant.

In its closing submission, Council:

- acknowledged Ms Gray's evidence that the threshold for local significance is not met if only half the station is to be protected
- advised that the City of Moonee Valley has completed the *Moonee Valley Heritage Study 2023, Volume One – Report and Recommendations, Heritage Alliance, March 2023* (Moonee Valley Heritage Study) and it has recently been made available for public comment.

Council submitted the Moonee Valley Heritage Study:

- recommends the Heritage Overlay be applied in the Moonee Valley Planning Scheme to the Flemington Bridge Railway Station
- includes a proposed Statement of Significance for the Flemington Bridge Railway Station that identifies and attaches significance to the station building and platform on the Moonee Valley side
- proposes an amended *Permit Exemptions Policy – Moonee Valley Railway Heritage Places, Draft March 2023* which forms an Incorporated plan setting out permit exemptions from the provisions under the Heritage Overlay in the Moonee Valley Planning Scheme and seeks to include the Flemington Bridge Railway Station in the list of railway heritage places where permit exemptions apply
- is anticipated to progress through a future planning scheme amendment in 2023.

⁹ Gray evidence statement, paragraphs 224-225

Council added:

While it would be inappropriate to pre-empt the process associated with the Moonee Valley side of the Flemington Bridge Railway Station, the Moonee Valley Heritage Study's recommendation aligns with the Amendment and the Council's preferred position that proposes an individual Heritage Overlay on the Melbourne side with the extent of significance aligning by recognition of the station building and platform (but not the ramps).¹⁰

(iv) Discussion

The Panel accepts the Flemington Bridge Railway Station is of local heritage significance. No party objected to this. The HO1389 heritage citation in the Heritage Review provides extensive analysis and justification to apply the Heritage Overlay to the station.

The fundamental issue is the Amendment proposes to apply the Heritage Overlay to only half of the station complex. The Heritage Review assessed the station complex as a whole and the heritage citation applies to the entire station. The Panel accepts this was an appropriate method of assessment. It is, however, beyond the power of the Amendment to apply the Heritage Overlay over that portion of the station in the City of Moonee Valley.

The City of Moonee Valley appears to be proceeding with its own assessment of the station and may proceed with a separate planning scheme amendment to introduce the Heritage Overlay to the portion of the station in its municipality. The Panel suggests an alternative approach to address the risks involved in having two separate amendments across two Planning Schemes. The risks relate to certainty and consistency.

Regarding certainty, there is no assurance that both amendments will proceed or be approved. It would be inappropriate to apply the Heritage Overlay to only one half of the station. Expert evidence clearly stated the threshold for local significance is not met if only half the station is to be protected.

Regarding consistency, the Statement of Significance should reflect a co-ordinated approach to identifying significant and non-significant elements. Both sides of the station have a building, a platform and ramps. It would be confusing and inconsistent to have these similar elements addressed in different ways, unless specific circumstances justify a different approach. Similarly, the Incorporated document to address the potential future redevelopment of the station should be consistent across both planning schemes.

For these reasons, it is premature to apply the Heritage Overlay (HO1389) in its current form and it should not progress.

A co-ordinated approach is needed. The Panel considers a GC planning scheme amendment that covers the Melbourne and Moonee Valley Planning Schemes concurrently through a single co-ordinated approach to protecting the station's heritage would achieve this. It is cognisant a GC amendment is State government led and would need support from the Department of Transport and Planning.

The Panel encourages the Cities of Melbourne and Moonee Valley and the Department to work collaboratively to prepare the relevant documentation to ensure the appropriate heritage protection for the station. Both Councils have completed extensive research and analysis of the site and this should help to provide a solid foundation for a co-ordinated amendment.

¹⁰ Council Part C submission, paragraph 52

The Panel has considered detailed matters raised in submissions regarding the exhibited Statement of Significance to help guide the preparation of a future amendment for the whole of the station. These comments are made with respect to the documentation and evidence regarding the southeast side of the station. It has not considered what content may be appropriate to the northwest part of the station. A single Statement of Significance for the whole station should be prepared which addresses the heritage values of the overall complex. If necessary, it can also identify any matters that are particular to only one side of the station.

The question is whether the Heritage Overlay should apply to:

- the station building, platform and ramp (as recommended by Ms Gray), or
- the station building and platform (as preferred by Council), or
- just the station building (as preferred by the submitters).

The Panel agrees with Ms Gray that all three elements (station building, platform and ramp) are of heritage significance. There have been some changes to the surfacing of the ramp and platform, however the alignments and substructures have remained in place and are clearly evident. The alterations to the platform and ramp do not diminish the heritage value of these elements to such an extent that they should be excluded from the Heritage Overlay. The ramp and platform contribute to an understanding of the distinctive design of the station.

Any future upgrade of the station should have regard to the heritage values of the place. That does not mean the station building, platform and ramp cannot be altered (or even demolished). The heritage values of the station will need to be balanced against other policies that promote safe and efficient use of public transport, disability access and other policies to achieve net community benefit.

The preparation of an Incorporated document could potentially assist in the future management of the site. This could involve matters such as design guidelines, policy considerations and permit exemptions. The Panel makes no specific recommendations regarding this matter. No draft Incorporated document was presented at the Hearing and it was only discussed in general or conceptual terms for the southeast part of the station. The Panel has not reviewed the draft Incorporated document prepared by the City of Moonee Valley. Any Incorporated document for the south-east part of the station should be generally consistent with the approach for the entire station.

Having concluded the station building, platform and ramp are of heritage significance, the Panel considers the Heritage Overlay should apply to the entire site. Planning Practice Note 1 provides guidance on the mapping of heritage places:

The Heritage Overlay applies to both the listed heritage item and its associated land. It is usually important to include land surrounding a building, structure, tree or feature of importance to ensure that any development, including subdivision, does not adversely affect the setting, context or significance of the heritage item. The land surrounding the heritage item is known as a 'curtilage' and will be shown as a polygon on the Heritage Overlay map. In many cases, particularly in urban areas and townships, the extent of the curtilage will be the whole of the property (for example, a suburban dwelling and its allotment).

However, there will be occasions where the curtilage and the Heritage Overlay polygon should be reduced in size as the land is of no significance. Reducing the curtilage and the polygon will have the potential benefit of lessening the number of planning permits that are required with advantages to both the landowner and the responsible authority. Examples of situations where a reduction in the curtilage and polygon may be appropriate include:

- A homestead on a large farm or pastoral property where it is only the house and/or outbuildings that is important

- A significant tree on an otherwise unimportant property.
- A horse trough, fountain or monument in a road reservation.
- A grandstand or shelter in a large but otherwise unimportant public park.

...

In addition to capturing the elements that are significant, it is almost always necessary to include a curtilage ... to:

- retain the setting or context of the significant building, structure, tree or feature
- regulate development (including subdivision) in proximity to the significant building, tree or feature.

Where possible, uncomplicated and easily recognised boundaries (such as a fence line) leave little room for potential dispute in terms of the land affected by any future Overlay.

The 'mapping out' of non-significant elements should be applied in special circumstances and with caution. If the Panel had concluded the ramp was not of heritage significance it would have still recommended the Heritage Overlay apply to the whole site because the station building and platform need to be retained in an appropriate setting or context and excluding the ramp on the Heritage Overlay map would create a complicated and not easily recognised boundary.

The Statement of Significance can adequately distinguish those elements and features that are of heritage significance and those elements that are not of significance. For example, the exhibited Statement of Significance could be modified to provide clarification as follows:

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

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

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

The Panel considers this approach is sufficient and the listing of the elements in the Heritage Places Inventory is not necessary.

(v) Conclusions and recommendation

The Panel concludes:

- The entire Flemington Bridge Railway Station, including land in the Cities of Melbourne and Moonee Valley, has sufficient heritage significance to justify the Heritage Overlay.
- There should be one heritage citation and Statement of Significance because Flemington Bridge Railway Station is one place.
- The Heritage Overlay should be introduced in the Melbourne and Moonee Valley Planning Schemes concurrently through a GC amendment.
- The GC amendment should apply the Heritage Overlay to the entire site and elements of significance (and non-significance) should be expressed in the Statement of Significance.
- The station building, platform and ramps on the southeast side of the station is of heritage significance, however the modern surfacing of the platform and ramps is not significant.
- Any Incorporated document that provides permit exemptions for works or design guidelines to assist in the management and redevelopment of the station should be generally consistent in approach for land in the Cities of Melbourne and Moonee Valley.

The Panel recommends:

Delete the Heritage Overlay (HO1389) from the Flemington Bridge Railway Station.

Appendix A Document list

No	Date	Description	Presented by
2023			
1	2 Mar	Letter – Directions Hearing notice	Planning Panels Victoria (PPV)
2	27 Mar	Panel Directions, Distribution List and Hearing Timetable (Version 1)	PPV
3	4 Apr	Panel Directions, Distribution List and Hearing Timetable (Version 2)	PPV
4	11 Apr	Maps A and B in accordance with Direction 4	Council
5	19 Apr	Expert witness statement – Bryce Raworth (31 Curran Street, North Melbourne)	St Aloysius College
6	19 Apr	Council Part A Submission (including Attachments 1-6)	Council
7	19 Apr	Expert witness statement – Kate Gray	Council
8	19 Apr	Expert witness statement – Bryce Raworth (210-212 Boundary Road and 435-447 Flemington Road, North Melbourne)	Athedim (VIC) Pty Ltd and others (Athedim)
9	23 Apr	Council Part B submission	Council
10	23 Apr	Expert witness presentation – Kate Gray	Council
11	26 Apr	Email – Advising no Statement of Significance for HO284 and HO953	Council
12	26 Apr	Submission – Mercy Education Ltd (St Aloysius College)	Mercy Education Ltd
13	26 Apr	Masterplan – St Aloysius College	Mercy Education Ltd
14	26 Apr	Dustday Investments Pty Ltd v Minister for Planning [2015] VSC 101	Mercy Education Ltd
15	26 Apr	Campaspe C101 [2016] PPV 3 (11 January 2016)	Mercy Education Ltd
16	26 Apr	Submission – Athedim (Vic) Pty Ltd and Others	Athedim
17	27 Apr	Submission – Hotham History Project	Hotham History Project
18	28 Apr	Further directions – accompanied site inspection of 31-55 Curran Street, North Melbourne (Aloysius College)	PPV
19	28 Apr	email – Response to Panel questions and copy of plans for 1949 Building (St Aloysius College)	Mercy Education Ltd and Athedim
20	1 May	Council Part C submission, including attachments showing amended: <ul style="list-style-type: none"> - Heritage Overlay Schedule - Heritage Places Inventory - Statement of Significance for Flemington Bridge Railway Station (HO1389) 	Council

No	Date	Description	Presented by
		- Maps regarding HO284 (reinstatement) and HO1389 (extent)	
21	5 May	email – Further Panel directions following accompanied site inspection	PPV

Appendix B Planning context

B: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.

i) 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.

ii) Planning Policy Framework

The Amendment supports:

Clause 2 (Municipal Strategic Strategy)

- 2.03-4 (Built form and heritage) which states:

Built environment

Melbourne's character is defined by its distinctive urban structure, historic street pattern, boulevards and parks, heritage precincts, laneways and individually significant heritage buildings. The City's buildings, streets, open spaces and landscape features combine to give the municipality its unique appearance and feeling.

...

In managing the built environment, the Council will:

- Protect and enhance the City's distinctive physical character and heritage, maintain the importance of:
 - identified places and precincts of heritage significance
 - the World Heritage Listed Royal Exhibition Building and Carlton Gardens
 - the Shrine of Remembrance
 - the Hoddle Grid
 - the Yarra River Corridor, Victoria Harbour and waterways
 - the network of parks and gardens the Hoddle Grid's retail core
 - the network of lanes and arcades Boulevards
 - the sense of place and identity in different areas of Melbourne.

...

Heritage

One of the great Victorian-era cities in the world, the City contains many precincts, intact streetscapes and buildings recognised for their cultural heritage significance. While mostly known for its Victorian and Edwardian streetscapes, there are many examples of outstanding interwar, post war and contemporary architecture in the municipality.

...

In protecting heritage values, the Council will:

- Conserve and enhance places of identified cultural heritage significance, including views to heritage places.

Clause 11.03 (Planning for places)

- 11.03-6L-10 (North Melbourne) that includes a heritage strategy which seeks to maintain lower scale streetscapes in parts of North Melbourne and ensure that development is sympathetic to the architecture, scale and heritage character

The explanatory report referred to Clause 21.06-2 which was translated to this clause in September 2022.

Clause 15.01 (Built environment)

- 15.01-1R (Urban design) which seeks to create a distinctive and liveable city with quality design and amenity
- 15.01-5S (Neighbourhood character) which seeks to recognise, support and protect neighbourhood character, cultural identity, and sense of place

Clause 15.03 (Heritage)

- Clause 15.03-1S (Heritage conservation) which seeks to ensure the conservation of places of heritage significance. Relevant 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 and the maintenance of ecological processes and biological diversity.
 - Provide for the conservation and enhancement of those places which are of, aesthetic, archaeological, architectural, cultural, scientific, or social significance.
 - 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.
 - Ensure an appropriate setting and context for heritage places is maintained or enhanced.
- 15.03-1L-02 (Heritage) which seeks to:
 - encourage retention of the three dimensional fabric and form of a building and discourage facadism
 - protect significant views and vistas to heritage places.

The explanatory report referred to Clause 22.05 which was translated to this clause in September 2022.

B: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:

- **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 4.4.4:** Protect Melbourne's heritage through telling its stories.

B:3 Planning scheme provisions

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.

B:4 Ministerial Directions, Planning Practice Notes and guides

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 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).

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme provisions. The guidance seeks to ensure:

- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victorian Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

Attachment 3 - Management Response to Panel Recommendations

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B.	Recommended Supplementary Changes to Amendment C403	15

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
1. Delete the Heritage Overlay (HO3) from:				
<p>a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office).</p> <p>b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).</p>	Section 4.1, pages 28-37	<p>The Panel considers that:</p> <ul style="list-style-type: none"> - The Wes Lofts Office and Ukrainian Catholic Cathedral are individually significant heritage places. - It is not appropriate for either place to be included in the North & West Melbourne Precinct Heritage Overlay (HO3) because they are not relevant to the Victorian, Edwardian and interwar heritage values expressed in the HO3 Statement of Significance. - Planning Practice Note 1 (PPN01) supports the use of individual Heritage Overlays for these two properties. <p>Panel recommends that HO3 be removed and</p>	Accept	<p>The Review adopted the approach to retain the sites within HO3 and provide separate Statements of Significance to be in accordance with PPN01. However the Panel’s interpretation of PPN01 allows for individual HOs in these circumstances and management agrees that this is the best planning outcome.</p> <p>The Panel recommends that the Wes Lofts Office and Ukrainian Catholic Cathedral are individually significant heritage places and the appropriate planning outcome is to introduce two (2) new Heritage Overlays HO1454 and HO1455 to protect these places of heritage 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 made and shown as tracked changes in the updated Amendment Documents, which includes the amended version of the North Melbourne Heritage Review, in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendations 1(a) and (b):</p> <ul style="list-style-type: none"> - Replace the exhibited Schedule to Clause 43.01 (Heritage Overlay), to include HO1454 and HO1455, with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited Schedule to Clause 72.04 (Documents Incorporated in this Planning Scheme), to include Statements of Significance for HO1454 and

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
		<p>both properties should have individual Heritage Overlays.</p>		<p>HO1455, with the revised version in the updated Amendment Documents in Attachment 4.</p> <ul style="list-style-type: none"> - Replace the exhibited HO3 Statement of Significance, to change the map, with the revised version in the updated Amendment Documents in Attachment 4. - Replace the Planning Scheme Maps with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>c) 480-482 Abbotsford Street, North Melbourne.</p>	<p>Section 4.1, pages 28-37</p>	<p>The Panel noted that Heritage Overlay (HO284) ‘turns on’ the ‘Prohibited uses permitted?’ column in the Schedule to Clause 43.01 and therefore there is a clear difference between HO284 and HO3.</p> <p>The Panel recommends to retain HO284 and not include the property in HO3.</p>	<p>Accept</p>	<p>The Review recommended to remove HO284 and apply HO3 to 480-482 Abbotsford Street to comply with PPN01 as it missed that HO284 ticked the ‘Yes’ column for ‘Prohibited uses permitted?’ in the Schedule to 43.01. Council’s heritage expert advised that this oversight should be rectified through the Panel process.</p> <p>The Panel recommends that 480-482 Abbotsford Street should remain in HO284.</p> <p>Management accepts the Panel’s recommendation given it has considered all relevant issues in making its determination. The Panel’s recommended change has been made and is shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 1(c):</p> <ul style="list-style-type: none"> - Replace the exhibited Schedule to Clause 43.01 (Heritage Overlay) with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited HO3 Statement of Significance, to change the map, with the revised version in the updated

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
				<p>Amendment Documents in Attachment 4.</p> <ul style="list-style-type: none"> - Replace the Planning Scheme Maps with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>d) 204, 206, 208 and 210-212 Boundary Road and 435-437, 439-441, 443, 445 and 447 Flemington Road, North Melbourne.</p>	<p>Section 4.3, pages 41-45</p>	<p>The Panel supports the deletion of HO3 from the properties 204, 206, 208 and 210-212 Boundary Road as proposed by Council at the FMC meeting on 21 February 2023.</p> <p>In addition Panel considers that the properties 435-437, 439-441, 443, 445 and 447 Flemington Road do not contribute to the HO3 precinct because they are physically disconnected from HO3 and do not form a precinct in themselves.</p> <p>The Panel recommends that the Boundary and Flemington Road properties are removed from HO3.</p>	<p>Accept</p>	<p>A submission was made regarding the removal of the Heritage Overlay from the Boundary and Flemington Road properties and having considered these submissions, Council resolved at its 21 February 2023 FMC meeting to remove the Boundary Road properties. This Council position was presented at the Panel hearing. The Panel determined that the Flemington Road properties should also be removed from the Heritage Overlay.</p> <p>The Panel recommends that the HO3 boundary should be amended to remove the properties along Boundary and Flemington Roads.</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 made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendations 1(d):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022 (Incorporated Document)</i>, with the updated Amendment Documents in Attachment 4. - Replace the exhibited HO3 Statement of Significance, to change the map, with the revised version with the updated Amendment Documents in Attachment 4. - Replace the Planning Scheme Maps with the revised

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
				<p>version in the updated Amendment Documents in Attachment 4.</p> <ul style="list-style-type: none"> - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>2. Delete the Heritage Overlay (HO1389) from the Flemington Bridge Railway Station.</p>	<p>Section 5, pages 66-73</p>	<p>The Panel notes that the place is of local heritage significance and the citation in the Review provides extensive analysis and justification to apply the Heritage Overlay to the Station.</p> <p>However the Panel considers that it is inappropriate to apply the Heritage Overlay to only one half of the station on the basis of Council's verbal expert evidence given at the hearing stating that the threshold for local significance is not met if only one half of the station is protected. The Panel raised concern regarding the uncertainty that a Heritage Overlay will be applied to the other half of the station on the Moonee Valley side. The Panel also considers that</p>	<p>Accept in part.</p>	<p>Council's heritage expert, Kate Grey, has provided management with a memo in response to the Panel Report and has clarified that the City of Melbourne side of the Station is of local significance in its complete state, irrespective of the Heritage Overlay status of the Moonee Valley side.</p> <p>At Panel, Council's expert's verbal evidence intended to state that the station would not reach the threshold for local significance if only one side remained and the other was demolished. Given there is no proposal to demolish either side of the station, and with the benefit of the expert's clarification, management considers that it is appropriate to apply HO1389 to the City of Melbourne half of the station.</p> <p>Management notes that Moonee Valley Council is progressing a heritage amendment on the basis that their half of the station is also of local heritage significance.</p> <p>Amendment C403 has been through a rigorous process which is nearly complete and if the Panel's recommendation were to be followed, the station would have no heritage protection until a GC amendment occurred (if both Councils agreed to this). Therefore management believes it is appropriate to proceed with applying HO1389 to the City of Melbourne side of the station through Amendment C403.</p> <p>No change is proposed to the exhibited Amendment in relation to the deletion of HO1389 in response to recommendation 2.</p> <p>During exhibition, two submissions were made regarding the</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
		<p>there should be one Statement of Significance for the entire Station.</p> <p>Given the above, the Panel recommends the deletion of HO1389 and the introduction of one Heritage Overlay into the Moonee Valley and Melbourne Planning Schemes concurrently through a GC amendment and that the Heritage Overlay should be supported by a shared citation and Statement of Significance.</p> <p>Panel also recommends that all three elements (station building, platform and ramps) are of heritage significance and the Heritage Overlay should apply to the whole site.</p>		<p>removal of the platform and ramp from the Heritage Overlay. Having considered these submissions, Council resolved at its 21 February 2023 FMC meeting to delete from the 'What is significant' section of the Statement of Significance the words: "Access ramps including the form and location but excluding modern surfacing" and to also remove the ramps from the extent of mapping for HO1389. This Council position was presented at the Panel hearing.</p> <p>The Panel determined that the ramp and platform contribute to an understanding of the distinctive design of the station and that the Heritage Overlay should apply to the entire site including station building, platform and ramps. Panel also recommended to modify the Statement of Significance under the heading 'What is significant' to delete the words "(but are not limited to)" to clarify the extent of the station's significant elements.</p> <p>Management accepts Panel's recommendation in relation to the extent of the Heritage Overlay mapping, however maintains Council's position from FMC 21 February 2023 to exclude the ramps from the Statement of Significance. In relation to the extent of the Heritage Overlay, Panel discussed potentially 'mapping-out' elements such as the ramps and noted this should be used with caution. Panel stated:</p> <p><i>If the Panel had concluded the ramp was not of heritage significance it would have still recommended the Heritage Overlay apply to the whole site because the station building and platform need to be retained in an appropriate setting or context and excluding the ramp on the Heritage Overlay map would create a complicated and not easily recognised boundary.</i></p> <p><i>The Statement of Significance can adequately distinguish those elements and features that are of heritage significance and those elements that are not of significance.</i></p> <p>The Panel's recommended change in relation to the mapped extent of the Heritage Overlay has been made and shown as tracked</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
				<p>changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 2 in relation to the extent of mapping and Council’s 21 FMC February 2023 position in relation to the non-contributory heritage status of the ramps:</p> <ul style="list-style-type: none"> - Replace the exhibited Statement of Significance for HO1389 Flemington Bridge Railway Station with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>3. Retain 480-482 Abbotsford Street, North Melbourne in the existing Heritage Overlay (HO284)</p>	<p>Section 4.1, pages 28-37</p>	<p>For the reasons described under recommendation 1(c), the Panel has recommended that HO284 be retained.</p>	<p>Accept</p>	<p>Management accepts Panel recommendation No. 3 for the reasons given in response to recommendation 1(c). The Panel’s recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>Changes should be made as per Panel recommendation 1(c) in response to recommendation 3.</p>
<p>4. Apply the Heritage Overlay to the following properties as individually listed places:</p> <p>a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)</p> <p>b) 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral).</p>	<p>Section 4.1, pages 28-37</p>	<p>For the reasons described under recommendation 1(a) and (b), the Panel has recommended that individual Heritage Overlays should be applied to both places.</p>	<p>Accept</p>	<p>Management accepts Panel recommendation No. 4 for the reasons given in response to recommendation 1(a) and (b). The Panel’s recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>Changes should be made as per Panel recommendation 1(a) and (b) in response to recommendation 4.</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<p>5. Apply the Statement of Significance as an Incorporated Document in the Heritage Overlay and Clause 72.04 for:</p> <p>a) 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office)</p> <p>b) 35-37 Canning Street, North Melbourne (St Peter and Paul Ukrainian Catholic Cathedral).</p>	<p>Section 4.1, pages 28-37</p>	<p>For the reasons described under recommendation 1(a) and (b), the Panel has recommended that individual Heritage Overlays should be applied to both places.</p>	<p>Accept</p>	<p>Management accepts Panel recommendation No. 4 for the reasons given in response to recommendation 1(a) and (b). The Panel's recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>Changes should be made as per Panel recommendation 1(a) and (b) in response to recommendation 5.</p>
<p>6. Amend the Statement of Significance for the North and West Melbourne precinct (HO3) to:</p> <p>a) under the heading 'What is significant?', subheading 'Victoria and Errol Streets Civic and Commercial Area', modify the third dot point to state "Early (from 1850s and 1860s) retail development to Errol and Queensberry Streets."</p> <p>b) in the legend to Figure 1: Map of HO3 North and West Melbourne Precinct, delete the words "Errol Street Civic</p>	<p>Section 4.2, pages 37-41</p>	<p>Panel notes that the North and West Melbourne Precinct (HO3) Statement of Significance should be amended to update the key attributes for the Victoria and Errol Streets Civic and Commercial Area to acknowledge the earlier (1850s) phase of retail development. Panel also notes that the legend on the map in the Statement of Significance should be corrected to refer to the 'Victoria and Errol Streets Civic and Commercial Area'.</p> <p>Panel recommends that the post-exhibition</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported these changes to the HO3 Statement of Significance. FMC resolved to refer these changes to the Panel.</p> <p>Management accepts the Panel's recommendation that the North and West Melbourne Precinct (HO3) Statement of Significance should be amended in accordance with Panel Recommendation 6. The Panel's recommended changes have been included in the amended Statement of Significance for the North & West Melbourne Precinct (HO3) and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendations 6(a) and (b):</p> <ul style="list-style-type: none"> - Replace the exhibited HO3 Statement of Significance with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited Schedule to Clause 43.01 (Heritage Overlay), to change the amendment date of the HO3

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
and Commercial Area” and replace with “Victoria and Errol Streets Civic and Commercial Area”.		changes to the North & West Melbourne Precinct Heritage Overlay (HO3) Statement of Significance, as proposed by Council at the FMC meeting on 21 February 2023, are adopted.		<p>precinct, with the updated Amendment Documents in Attachment 4.</p> <ul style="list-style-type: none"> - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>7. Amend the ‘North and West Melbourne’ geographical area section of the Melbourne Planning Scheme Incorporated Document, Heritage Places Inventory, March 2022 (Amendment July 2022) to:</p>				
<p>a) delete 206, 208 and 210-212 Boundary Road and 435-437, 443, 445 and 447 Flemington Road</p>	<p>Section 4.3, pages 41-45</p>	<p>For the reasons described under recommendation 1(d), the Panel has recommended that HO3 be removed from these properties.</p>	<p>Accept</p>	<p>Management accepts Panel recommendation No. 7(a) for the reasons given in response to recommendation 1(d). The Panel’s recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>Changes should be made as per the Panel recommendation 1(d) in response to recommendation 7(a).</p>
<p>b) delete the ‘1940 school building’ so that it is re-categorised to non-contributory (31-55 Curran Street, North Melbourne)</p>	<p>Section 4.4, pages 46-52</p>	<p>Panel noted that it is appropriate to differentiate the heritage categories of multiple buildings on a large ‘complex’ site within a heritage precinct.</p> <p>Panel considered that the heritage fabric of the 1940’s school building</p>	<p>Accept</p>	<p>The Panel recommends that the 1940 school building at St Aloysius College does not meet the threshold for a contributory building to the HO3 Precinct.</p> <p>Management accepts the Panel’s recommendation given it has considered all relevant issues in making its determination. The Panel’s recommended change has been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
		<p>reflects an association with the buildings on site more strongly than an association with the wider HO3 Precinct and therefore does not contribute to the precinct.</p> <p>The Panel recommends that the building should be categorised as non-contributory as it does not contribute to the HO3 Precinct.</p>		<p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(b):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022 (Incorporated Document)</i> in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>c) re-categorise the building category for:</p>				
<ul style="list-style-type: none"> - 6 Baillie Street from contributory to non-contributory 	<p>Section 4.5, pages 52-62</p>	<p>Panel recommends that the building should be categorised as non-contributory.</p>	<p>Accept</p>	<p>The Panel recommends that 6 Baillie Street in its altered form does not contribute to the HO3 Precinct and should be categorised as non-contributory. Management accepts the Panel's recommendation given it has considered all relevant issues in making its determination. The Panel's recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(c):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022 (Incorporated Document)</i> in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
<ul style="list-style-type: none"> - 10 Canning Street from significant to non-contributory 	<p>Section 4.5, pages 52-62</p>	<p>Panel noted that the building should be re-categorised to non-contributory because it is a relatively recent building without heritage fabric.</p> <p>Panel recommends that the post-exhibition building category change, as proposed by Council at the FMC meeting on 21 February 2023, is adopted.</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported changing the building category from significant to non-contributory. FMC resolved to refer this change to the Panel.</p> <p>The Panel recommends that building category of 10 Canning Street should be changed to non-contributory.</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 made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(c):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022 (Incorporated Document)</i> in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<ul style="list-style-type: none"> - 8 George Street from contributory to non-contributory 	<p>Section 4.5, pages 52-62</p>	<p>Panel noted that the building should be re-categorised to non-contributory because it is a relatively recent building without heritage fabric.</p> <p>Panel recommends that the post-exhibition building category change, as proposed by Council at the FMC meeting on 21 February 2023, is adopted.</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported changing the building category from contributory to non-contributory. FMC resolved to refer this change to the Panel.</p> <p>The Panel recommends that the building category of 8 George Street should be changed to non-contributory.</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 made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(c):</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
				<ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022</i> (incorporated Document) in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022</i> (Background Document) with the revised version in the updated Amendment Documents in Attachment 4.
<p>d) add 8 Jones Lane with a building category of significant</p>	<p>Section 4.5, pages 52-62</p>	<p>Panel noted that this building should be categorised as significant.</p> <p>Panel recommends that the post-exhibition building category change, as proposed by Council at the FMC meeting on 21 February 2023, is adopted.</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported changing the building category from non-contributory to significant. FMC resolved to refer this change to the Panel.</p> <p>The Panel recommends that the building category of 8 Jones Lane should be changed to significant.</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 made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(d):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022</i> (Incorporated Document) with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022</i> (Background Document) with the revised version in the updated Amendment Documents in Attachment 4.
<p>e) add 586-588 Victoria Street with a building category of contributory.</p>	<p>Section 4.5, pages 52-62</p>	<p>Panel noted that this building should be categorised as contributory.</p> <p>Panel recommends that the post-exhibition</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported changing the building category from non-contributory to contributory. FMC resolved to refer these changes to the Panel.</p> <p>The Panel recommends that the building category of 586-588 Victoria Street should be changed to contributory.</p> <p>Management accepts the Panel's recommendation given it has</p>

Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
		<p>building category change, as proposed by Council at the FMC meeting on 21 February 2023, is adopted.</p>		<p>considered all relevant issues in making its determination. The Panel's recommended changes have been made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 7(e):</p> <ul style="list-style-type: none"> - Replace the exhibited <i>Heritage Places Inventory March 2022 (Incorporated Document)</i> with the revised version in the updated Amendment Documents in Attachment 4. - Replace the exhibited <i>North Melbourne Heritage Review July 2022 (Background Document)</i> with the revised version in the updated Amendment Documents in Attachment 4.
<p>8. Apply the Heritage Overlay (HO3) to the Shiel Street and Melrose Street road reserves between Dryburgh Street and Flemington Road.</p>	<p>Section 4.6, pages 62-65</p>	<p>Panel noted that is appropriate to apply HO3 to the road reserves of Shiel and Melrose Streets.</p> <p>Panel recommends that the post-exhibition change to apply HO3 to the two streets, as proposed by Council at the FMC meeting on 21 February 2023, is adopted.</p>	<p>Accept</p>	<p>At its meeting on 21 February 2023, FMC considered and supported adding the Shiel and Melrose Streets road reserve to HO3. FMC resolved to refer these changes to the Panel.</p> <p>The Panel recommends that Shiel and Melrose Streets should be included in HO3.</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 made and shown as tracked changes in the updated Amendment Documents in Attachment 4.</p> <p>The following changes should be made to the exhibited Amendment C403 to reflect Panel recommendation 8:</p> <ul style="list-style-type: none"> - Replace the exhibited <i>HO3 Statement of Significance</i>, to change the map, with the revised version in the updated Amendment Documents in Attachment 4. - Replace the <i>Planning Scheme Maps</i> with the revised version in the updated Amendment Documents in Attachment 4.

NORTH MELBOURNE HERITAGE REVIEW AMENDMENT C403

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Panel Recommendation	Panel Report Reference	Summary of Panel Discussion	Accept / Do not accept	Management Response and Rationale
				- Replace the exhibited <i>North Melbourne Heritage Review July 2022</i> (Background Document) with the revised version in the updated Amendment Documents in Attachment 4.

B. Recommended Supplementary Changes to Amendment C403

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

Management Recommendation	Rationale
<p>a) Delete properties referenced in the North Melbourne Heritage Review that have been implemented through Amendment C396melb - Heritage grading conversion.</p>	<p>Properties affected by Amendment C396 were initially included in the North Melbourne Heritage Review. Amendment C396 was gazetted prior to the exhibition of Amendment C403 and therefore all proposed changes to the Planning Scheme ordinance in Amendment C403 that had been implemented by Amendment C396melb were deleted from C403 prior to exhibition. However the Review still refers to C396 properties at Attachment F (1.1.5) and paragraph 4.5 in the Methodology and it is appropriate that these references to C396 are removed from the Review.</p> <p>The following changes should be made to the exhibited Amendment C403:</p> <p>a) Delete the reference to Amendment C396 in the Review at Attachment F (1.1.5) and paragraph 4.5 of the Review’s Methodology, as shown in the updated Amendment Documents in Attachment 4.</p>
<p>b) Update the amendment documents to conform to the new PPF format of the Melbourne Planning Scheme.</p>	<p>Since the exhibition of Amendment C403, 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 C403 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 C403:</p> <ul style="list-style-type: none"> - Amendment C403 should be updated to reflect the new integrated PPF and Municipal Planning Strategy (MPS) as shown in the updated Amendment Documents in Attachment 4.

Management Recommendation	Rationale
c) Make minor editorial and administrative changes to the amendment documentation necessary only to ensure consistency and readability.	<p>Given that a number of changes being made to the exhibited Amendment C403 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 C403:</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.

Amendment documentation cover page:

1. A number of amendments to the Melbourne Planning Scheme (**Scheme**) have been gazetted since the exhibition of Amendment C403, which affect the same Clauses of the Scheme. These Amendments include:

- 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.
- Amendments C402 and C452 – Amendment C402 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. Amendment C452 extended these interim controls until 31 July 2024.
- 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.
- Amendment VC226 - changes all local planning schemes by amending all schedules to Clause 43.01 (Heritage Overlay) to include the ability to provide exemptions from permit requirements for visible solar energy systems in clause 43.01.

Given the changes that have been made to the Scheme since the exhibition of Amendment C403 through the amendments listed above, the post-exhibition and post-Panel changes to the ordinance have been shown as tracked changes to the Melbourne Planning Scheme as of 28 July 2023.

2. The proposed post-exhibition revisions to the amendment documentation have been included in this attachment as:
- a) Track changes highlighted **yellow** for post–exhibition revisions approved at FMC on 21 February 2023; and
 - b) Track changes highlighted **green** for revisions made in response to all other Panel recommendations and 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) The North Melbourne Heritage Review.

4. It should be noted that all post-exhibition changes to the amendment documents are tracked and highlighted in Attachment 4. 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 4:

- Explanatory Report
- Instruction Sheet
- Clause 15.03 Heritage
- Schedule to Clause 43.01 Heritage Overlay (sections affected by C403 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 September 2023) (sections affected by C403 only)
- Heritage Precincts Statements of Significance February 2020 (Amended September 2023)
- Statements of Significance (Amended September 2023)
- Planning scheme amendment maps
- North Melbourne Heritage Review July 2022 (Updated July 2023)

Planning and Environment Act 1987

MELBOURNE PLANNING SCHEME

AMENDMENT C403MELB

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

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

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

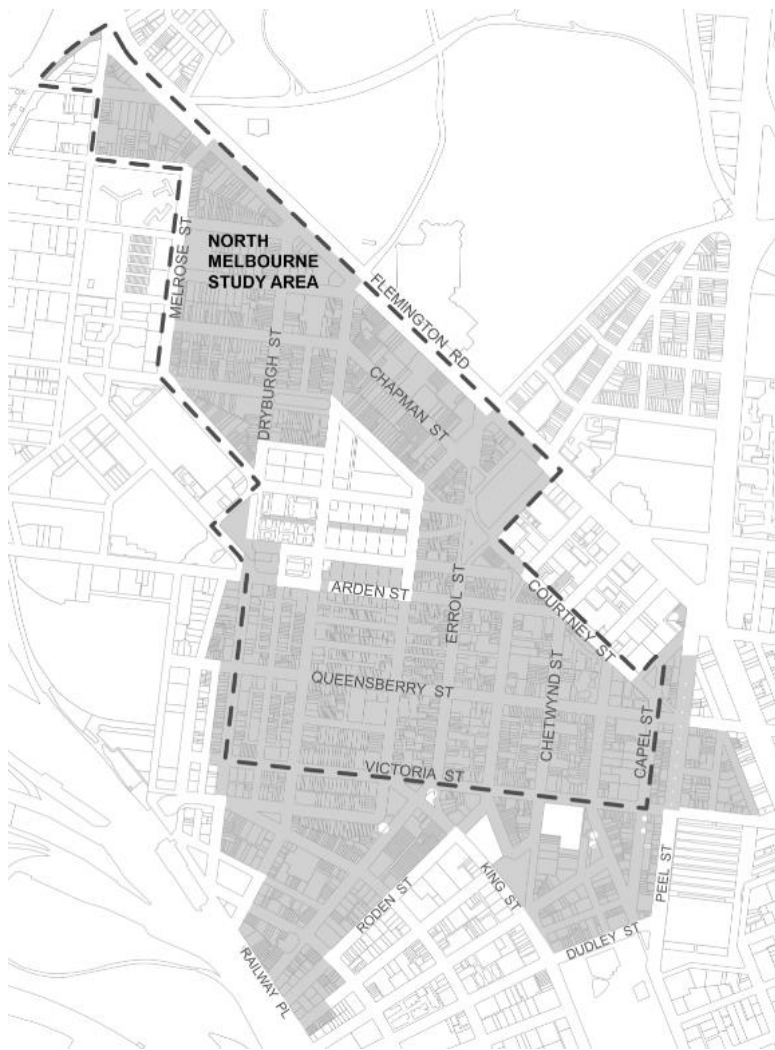


Figure 1. Land affected by the amendment (shown in grey shading), North Melbourne Heritage Review study area (shown in dashed outline)

What the amendment does

The amendment proposes to implement the recommendations of the *North Melbourne Heritage Review July 2022* ~~updated July 2023~~ (the Review) on a permanent basis by:

- Applying individual Heritage Overlays to ~~four (4)~~ ~~six (6)~~ places and introducing new Statements of Significance for each place.
- Amending the boundary of the existing North & West Melbourne Precinct Heritage Overlay 03 (HO3).
- Amending the North & West Melbourne Precinct HO3 Statement of Significance.
- Deleting Heritage Overlay ~~HO284 and~~ HO953.
- Amending the existing incorporated document titled *Heritage Places Inventory March 2022* to change the document's date and to reflect various changes (building heritage categories, streetscape categories and address corrections) for approximately ~~119-127~~ properties.

See Attachment 1 which identifies the changes for each property.

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

- Amend the policy at Clause ~~22.05 (Heritage Places outside the Capital City Zone)~~ 15.03-1L-02 ~~Heritage~~ to include the *North Melbourne Heritage Review 2022* ~~updated July 2023~~ as a policy reference.
- Amend the Schedule to Clause 43.01 (Heritage Overlay) to:
 - Include ~~four (4)~~ ~~six (6)~~ new individual Heritage Overlays ~~on a permanent basis by deleting expiry dates~~ and ~~including~~ Statements of Significance:
 - HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
 - HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne.
 - HO1388 Harris Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne.
 - HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
 - ~~HO1454 Former Wes Lofts and Co Office, 135-141 Abbotsford Street, North Melbourne.~~
 - ~~HO1455 St Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne.~~
 - Delete ~~two (2)~~ ~~one (1)~~ Heritage Overlay:
 - HO953 Racecourse Road/Alfred Street, North Melbourne – ~~68-64~~ ~~50~~ properties to be incorporated into HO3 and ~~13-17~~ ~~22~~ properties to be removed from the Heritage Overlay.
 - ~~HO284 – 480-482 Abbotsford St, North Melbourne to be added to the expanded HO3.~~
 - Introduce a new Statement of Significance to existing individual Heritage Overlay HO295 “North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne” and correct the address.
 - Amend the *Heritage Precincts Statements of Significance February 2020* by changing the date to ~~July 2022~~ ~~September 2023~~ and removing the North & West Melbourne Precinct Statement of Significance.
 - Introduce a revised *HO3 North & West Melbourne Precinct Statement of Significance* ~~July February 2022~~ ~~September 2023~~ incorporated document.
- Amend Planning Scheme Maps 4HO and 5HO to:

- Introduce ~~four (4)~~ six (6) new Individual Heritage Overlays and delete ~~two~~ one Individual Heritage Overlay: HO953 ~~and HO284~~.
- Amend the boundary of HO3 North & West Melbourne Precinct as described below:
 - Expand the existing boundary to the north-west corner of the study area to incorporate ~~68-64~~ 59 properties currently covered by deleted overlay HO953.
 - Expand the existing boundary to cover the Shiel and Melrose Streets road reserves and also their intersection at Canning Street.
 - ~~Introduce one property currently covered by the deleted overlay HO284.~~
 - Introduce one property not currently covered by a Heritage Overlay at 162-168 Arden Street, North Melbourne.
 - Delete two sections on Flemington Road: between Melrose and Abbotsford Streets and also Harker and Harcourt Streets.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) by:
 - Amending the *Heritage Precincts Statements of Significance February 2020* by changing the date to ~~July~~ September 2023 and removing the North & West Melbourne Precinct Statement of Significance.
 - Introducing a revised *HO3 North & West Melbourne Precinct Statement of Significance* ~~July February 20223~~ September 2023
 - Introducing Statements of Significance for ~~five~~ seven (7) individual places:
 - HO1386 The Albion Hotel, 171-173 Curzon Street, North Melbourne.
 - HO1387 Hotham Gardens, Stage 1, 55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street, North Melbourne.
 - HO1388 Harris Street Plane Tree Avenue, Harris Street (between Errol and Curzon Streets), and Plane Tree Way (between Dryburgh and Abbotsford Streets) and Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80 O'Shanassy Street, Part 141-157 Curzon Street, North Melbourne.
 - HO1389 Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne.
 - HO295 North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne.
 - HO1454 Former Wes Lofts and Co Office, 135-141 Abbotsford Street, North Melbourne
 - HO1455 St Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne
 - Amending the existing incorporated document *Heritage Places Inventory March 2022* to:
 - Change the date to amended ~~July February 20223~~ September 2023.
 - Change the heritage building category of approximately 1008 properties and add a significant streetscape category to nineteen properties. (See Attachment 1)
 - Correct addressing and other anomalies. (See Attachment 1)
- Amend the Schedule to Clause 72.08 (Background Documents) by adding the *North Melbourne Heritage Review July* ~~2022~~ 2023 as a Background Document.

Strategic assessment of the amendment

Why is the amendment required?

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

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

incorporate new statements of significance to the planning scheme and to rectify mapping and property address anomalies.

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

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

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

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

Environmental

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

Social and Economic

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

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

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

Does the amendment address relevant bushfire risk?

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

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

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

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

- 4.4.1 *Recognise the value of heritage when managing growth and change.*
- 4.4.2 *Respect and protect Melbourne's Aboriginal cultural heritage.*

- 4.4.3 *Stimulate economic growth through heritage conservation.*
- 4.4.4 *Protect Melbourne's heritage through telling its stories.*

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

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

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

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

- **Conserve and enhance places of identified cultural heritage significance, including views 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) which seeks to conserve all parts of buildings of historic, social or architectural interest which contribute to the significance, character and appearance of the building, streetscape or area.**

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

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

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

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

Council **will engage** with relevant agencies, affected property owners and relevant principal community groups during the public exhibition phase for the amendment. **Notice of the Amendment** was sent to the following relevant agencies, VicRoads and VicTrack in August 2022. These agencies **did not make submissions**.

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

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

Resource and administrative costs

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

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

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

Where you may inspect this amendment

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

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

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

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

Submissions

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

A submission must be written and either lodged via:

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

- Emailed to: heritage@melbourne.vic.gov.au

- Or posted to:

Manager Heritage Strategy

City of Melbourne

GPO Box 1603

MELBOURNE VIC 3001

Panel hearing dates

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

- Directions hearing: week commencing 20 March 2023

- Panel hearing: week commencing 24 April 2023

Attachment 1: Sites affected by Amendment C403melb

1. Proposed new individual Heritage Overlays

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
1.	None HO1389 Interim	HO1389	Yes Apply new HO1389 (Mapping reference 4HO)	Flemington Bridge Railway Station 211 Boundary Road	Yes Delete expiry date Add HO1389 as a new heritage place: "Flemington Bridge Railway Station (211 Boundary Road)" Add reference to Statement of Significance for HO1389	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
2.	None HO1386 Interim	HO1386	Yes Apply new HO1386 (Mapping reference 5HO)	Albion Hotel 171-173 Curzon Street	Yes Delete expiry date Add HO1386 as a new heritage place: "Albion Hotel (171-173 Curzon Street)" Add reference to Statement of Significance for HO1386	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
7.	None HO1388 Interim	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 58-64 O'Shanassy Street (treed avenue only)	Yes Delete expiry date Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
8.	None HO1388 Interim	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 66-72 O'Shanassy Street (treed avenue only)	Yes Delete expiry date Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
9.	None HO1388 Interim	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 74-80 O'Shanassy Street (treed avenue only)	Yes Delete expiry date Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
10.	None HO1388 Interim	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 92-132 O'Shanassy Street (treed avenue only)	Yes Delete expiry date Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
11.	None HO1388 Interim	HO1388	Yes Apply new HO1388 (Mapping reference 4HO and 5HO)	Harris Street Plane Tree Avenue includes: Part 141-157 Curzon Street (treed avenue only)	Yes Delete expiry date Add HO1388 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
12.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 55-61 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place: "Hotham Gardens – Stage 1 (55-61, 63-69, 71-77, 79-85, 87-93, 95-101 O'Shanassy Street)"	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
13.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 63-69 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
14.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 71-77 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
15.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 79-85 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
16.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 87-93 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."
17.	None HO1387 Interim	HO1387	Yes Apply new HO1387 (Mapping reference 5HO)	Hotham Gardens – Stage 1 includes: 95-101 O'Shanassy Street	Yes Delete expiry date. Add HO1387 as a new heritage place as above	Yes	Yes Include in inventory with category "Significant" and streetscape category "-."

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
18.	HO3	HO1454	Yes Delete HO3 and Apply new HO1454 Mapping reference 4HO	Former Wes Lofts and Co Office, 135-141 Abbotsford Street, North Melbourne	Yes Add HO1454 as a new heritage place: "Former Wes Lofts and Co Office, (135-141 Abbotsford Street, North Melbourne)	Yes	Yes Include in inventory with category "Significant" and streetscape category "-"
19.	HO3	HO1455	Yes Delete HO3 and Apply new HO1455 Mapping reference 4HO	Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne (includes 387 Dryburgh Street, North Melbourne)	Yes Add HO1455 as a new heritage place: "Ss Peter and Paul Ukrainian Catholic Cathedral (35-37 Canning Street, North Melbourne)	Yes	Yes Include in inventory with the streetscape category "-" and the following building heritage categories: The Ukrainian Catholic Cathedral (1962-63) "Significant" 387 Dryburgh Street double fronted timber residence "Contributory" All other buildings and structures "Non- Contributory"

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
18.20	HO295	HO295	No	North Melbourne Primary School 200-214 Errol Street	Yes Add reference to Statement of Significance for HO295 and amend the address: "North Melbourne Primary School No. 1402, 200-214 Errol Street, North Melbourne"	Yes	Yes Change address in inventory. Property is currently listed in inventory with incorrect address 210 Errol Street and building category "Significant" and streetscape category "-" Property remains significant with an address change

3. Proposed category change to a property currently with no Heritage Overlay to be included into HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
19-21.	None HO3 Interim	HO3	Yes Apply HO3 (Mapping reference 4HO)	Former British Hotel 162-168 Arden Street	No	No	Yes Include in Inventory with category of "Contributory" and streetscape category "-"

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
20-22.	HO3	None	Yes Delete HO3 (Mapping reference 4HO and 5HO)	Section of Flemington Road: South of Melrose Street and north of Abbotsford Street	No	No	No No change the road reserve remains non contributory
21-23.	HO3	None	Yes Delete HO3 (Mapping reference 4HO and 5HO)	Section of Flemington Road: South of Harker Street and north of Harcourt Street	No	No	No No change the road reserve remains non contributory
24.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Melrose Street	No	No	No No change the road reserve remains non contributory
25.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Shiel Street	No	No	No No change the road reserve remains non contributory
26.	None	HO3	Yes Extend HO3 (Mapping reference 4HO)	Intersection of Melrose and Shiel streets at Canning Street	No	No	No No change the road reserve remains non contributory

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
22-27	HO284	HO3	Yes Delete existing individual HO284 and apply HO3 (Mapping reference 5HO)	Glendalough Terrace 480-482 Abbotsford Street	Yes Delete HO284 "480-482 Abbotsford St, North Melbourne" and apply HO3 to "480-482 Abbotsford St, North Melbourne"	No	No Property is currently in inventory with category "Significant" and streetscape category "-" No change retain significant category
23-28	HO953	Part of HO953 is proposed to be replaced by HO3 and part of HO953 is proposed to be removed from the Heritage Overlay	Yes Delete existing HO953 "Racecourse Road/Alfred Street, North Melbourne" currently covering 81 properties and apply HO3 to incorporate 64 59 properties with 13 22 properties to have no Heritage Overlay (Mapping reference 4HO)	Racecourse Road/Alfred Street Precinct Details of the 81 properties are listed below in Sections 6 & 7 of this table	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Details of the 81 properties are listed below in Sections 6 & 7 of this table

6. Proposed deletion of Heritage Overlay HO953 and changes to 68-64-59 properties to be included in HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
24-29	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	4 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
25-30.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Wallace House 6 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Significant" and streetscape category "-"
26-31.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Alfred's Cottage 8 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
27-32.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Cambrian Cottage 10 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
28-33.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Woodbine Cottage 12 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
29-34.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Tyn'y ll Diart 14 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
30-35.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Pant Perthoc 16 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
31-36.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	18 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
32-37.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	20 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
33-38.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	22 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
34-39.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	24 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
35-40.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	26 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"
36-41.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	28 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventorywith category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
37-42.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	30 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
38-43.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	32-34 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
39-44.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	36 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
40-45.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	38 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
41-46.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	40 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory Inventory with category "Contributory" and streetscape category "-"
42-47.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	42 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
43-48.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	44 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
44-49.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	46 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
45-50.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	48 Alfred Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne" Remove HO953 and include in HO3 as contributory (formerly contributory).	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
46-51.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	146 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
47-52.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	164-170 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
48-53.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	172 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
49-54.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	174 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
50-55.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	176 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
51-56.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	178 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
52-57.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	180 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory (vacant lot)
53-58.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	182 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
54-59.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	184 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
55-60.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	186 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
56.-	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	204 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
57.-	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	206 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
58.-	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	208 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
59.-	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	210-212 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"
60-61.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	99 Buncle Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
61,62.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	101 Bunclie Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
62.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Braemar 435-437 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Include in inventory with category "Contributory" and streetscape category "-" The property is currently not listed in the inventory
63.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	439-441 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non-contributory
64.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	443 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
65.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	445 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
66.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	447 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
67-63.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	1 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
68-64.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	3 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
69-65.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	5 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
70-66.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	7 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
71-67.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	9 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Original building is demolished Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-"
72-68.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	11-13 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Original building is demolished Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
73-69.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	4 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
74-70.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	6 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
75-71.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	8 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from Inventory Property is currently listed in Inventory as "Contributory" and streetscape category "Property remains listed in inventory with category "Contributory" and streetscape category "-"
76-72.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	10 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
77-73.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	12 George Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
78-74.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	15 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
79-75.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	17 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
80-76.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	19 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
81-77.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	2 McCabe Place	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes Include in inventory with category "Contributory" and streetscape category "-" This property is currently not listed in the inventory.
82-78.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	171-173 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
83-79.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	175 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
84-80.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	177 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
85-81.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	179 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
86-82.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	181 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
87-83.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	183 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
88-84.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	185 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Contributory" and streetscape category "-"
89-85.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	187 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
90-86.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	189 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
91-87.	HO953	HO3	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	191-195 Melrose Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains listed in inventory with category "Significant" and streetscape category "-"

7. Proposed deletion of Heritage Overlay HO953 and the 13-1722 properties to be permanently removed from the Heritage Overlay

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
92-88.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	188 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
93-89.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	204 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
94-90.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	206 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-". Property remains in inventory with category "Contributory" and streetscape category "-"
95-91.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	208 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-". Property remains in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
96.92.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	210-212 Boundary Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Delete from inventory Property is currently listed in inventory as "Contributory" and streetscape category "-" "Property remains in inventory with category "Contributory" and streetscape category "-"
97.93.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	371-377 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No The original graded building has been demolished Property remains non contributory
98.94.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	379-411 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
99.95.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	Braemar 435-437 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	Yes include in inventory with category "Contributory" and streetscape category "-" The property is currently not listed in the inventory as an interim with an expiry date. Delete from inventory
100.96.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	439-441 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
101.97.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	443 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Property remains listed in inventory with category "Contributory" and streetscape category "-" Delete from inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
102.98.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	445 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Property remains listed in inventory with category "Contributory" and streetscape category "A" Delete from inventory
103.99.	HO953	HO3 None	Yes Delete existing HO953 and apply HO3 (Mapping reference 4HO)	447 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No-Yes Property remains listed in inventory with category "Contributory" and streetscape category "A" Delete from inventory
104.100.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	415-433 Flemington Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
105.101.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	9 Lonie Street	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
106.102.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	9-11 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
107.103.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	13 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
108.104.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	15-17 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
109.105.	HO953	None	Yes	18-42 Racecourse Road	Yes	No	No

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
			Delete existing HO953 (Mapping reference 4HO)		Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"		Property remains non contributory
440.106.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	23-25 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
441.107.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	27-31 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
442.108.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	33-39 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory
443.109.	HO953	None	Yes Delete existing HO953 (Mapping reference 4HO)	41-47 Racecourse Road	Yes Delete HO953 "Racecourse Road/Alfred Street, North Melbourne"	No	No Property remains non contributory

8. Proposed changes to properties within the existing HO3

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
444.	HO3	HO3	No	Former Wes Lofts & Co Office 135-141 Abbotsford Street	No	No	Yes include in inventory with category "Significant" and streetscape category "2" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
145.110.	HO3	HO3	No	231 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
146.111.	HO3	HO3	No	235 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
147.112.	HO3	HO3	No	245 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
148.113.	HO3	HO3	No	249 Abbotsford Street	No	No	Yes Remove from inventory (façade of building is of recent construction) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
149.114.	HO3	HO3	No	251 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
120 .115.	HO3	HO3	No	261-285 Abbotsford Street	No	No	Yes Remove from inventory (original building demolished) Property is currently listed in inventory under the incorrect address 265-267 Abbotsford Street with category "Contributory" and streetscape category "-"
124 .116.	HO3	HO3	No	445-447 Abbotsford Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
122 .117.	HO3	HO3	No	Prince Charlie Hotel and c1926 Melbourne City Mission Building 260-274 Abbotsford Street (previously also known as 129-131 Arden Street and 133 Arden Street)	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
123 .118.	HO3	HO3	No	458 Abbotsford Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
124 .119.	HO3	HO3	No	460 Abbotsford Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
125-120.	HO3	HO3	No	6 Baillie Street	No	No	Yes include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory as contributory as an interim Delete from inventory.
126-121.	HO3	HO3	No	8 Baillie Street	No	No	Yes Include in inventory with category of "Contributory" and streetscape category "-" Property is currently not listed in the inventory
127-122.	HO3	HO3	No	10 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
128-123.	HO3	HO3	No	12 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
129-124.	HO3	HO3	No	14 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
130-125.	HO3	HO3	No	16 Baillie Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
136-131.	HO3	HO3	No	8 Canning Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
137.	HO3	HO3	No	10 Canning Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
138-132.	HO3	HO3	No	16 Canning Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
139.	HO3	HO3	No	Ss Peter and Paul Ukrainian Catholic Cathedral 35-37 Canning Street (includes 387 Dryburgh Street)	No	No	Yes include in inventory with the streetscape category "-" and the following building heritage categories: The Ukrainian Catholic Cathedral (1962-63) "Significant" 387 Dryburgh Street double fronted timber residence "Contributory" All other buildings and structures "Non-Contributory" in the inventory the Ukrainian Catholic Cathedral (1962-63) remains "Significant", the timber residence at 387 Dryburgh remains as "Contributory" and other buildings and structures on site to be Non-contributory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
140-133	HO3	HO3	No	1 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
141-134	HO3	HO3	No	3 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
142-135	HO3	HO3	No	5 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
143-136	HO3	HO3	No	7-9 Carroll Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in inventory with category "Significant" and streetscape category "-"
144-137	HO3	HO3	No	11 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
145-138	HO3	HO3	No	13 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
146-139	HO3	HO3	No	32 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
147-140	HO3	HO3	No	34 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
148-141	HO3	HO3	No	36-38 Carroll Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "Significant" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
149-142	HO3	HO3	No	23-27 Chapman Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
155-148	HO3	HO3	No	St Aloysius College 31-55 Curran Street	No	No	<p>Yes</p> <p>Property is currently listed in inventory with an incorrect address (31 Curran Street) and category "Significant" and streetscape category "-"</p> <p>Include in inventory with the streetscape category "-" and the following building heritage categories:</p> <p>The original Convent Building (1891) "Significant"</p> <p>Chapel (1925) "Significant"</p> <p>High School Building (1903) "Significant"</p> <p>School Building (1940) "Contributory"</p> <p>All other buildings and structures "Non-Contributory"</p> <p>The original Convent Building (1891), Chapel (1925) and High School Building (1903) remain as "Significant"; the 1940 school building changes from Significant to Contributory and other buildings and structures on site to change from Significant to Non-contributory and correct address.</p>
156-149	HO3	HO3	No	52 Curran Street	No	No	<p>Yes</p> <p>Include in inventory with category "Contributory" and streetscape category "-"</p> <p>Property is currently not listed in the inventory</p>
157-150	HO3	HO3	No	Roslyn 22-24 Curzon Street	No	No	<p>Yes</p> <p>Include in inventory with category "Contributory" and streetscape category "-"</p> <p>Property is currently not listed in the inventory</p>
158-151	HO3	HO3	No	365 Dryburgh Street	No	No	<p>Yes</p> <p>Remove from inventory (alterations)</p> <p>Property is currently listed in inventory with category "Contributory" and streetscape category "-"</p>

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
159. 152.	HO3	HO3	No	370-372 Dryburgh Street	No	No	Yes Include property (remove reference to 'rear') in inventory with category "Contributory" and streetscape category "-" Property 370-372 (rear) is currently listed in inventory with category "Contributory" and streetscape category "-"
160. 153.	HO3	HO3	No	Churchwell 411 Dryburgh Street	No		Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
161. 154.	HO3	HO3	No	1 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
162. 155.	HO3	HO3	No	68 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
163. 156.	HO3	HO3	No	70 Elm Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
164-157	HO3	HO3	No	139 Errol Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
165-158	HO3	HO3	No	141 Errol Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
166-159	HO3	HO3	No	Interwar Substation: 196 Errol Street (included in 196-198 Errol Street)	No	No	Yes Include substation only in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
167-160	HO3	HO3	No	Former Grand Duchess Hotel 51 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
168-161	HO3	HO3	No	53 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
169-162	HO3	HO3	No	55 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category of "Contributory" and streetscape category "-"
170-163	HO3	HO3	No	32-34 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
171-164	HO3	HO3	No	36 Erskine Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
172-165	HO3	HO3	No	135 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
173-166	HO3	HO3	No	137 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
174-167	HO3	HO3	No	193 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
175-168.	HO3	HO3	No	195 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
176-169.	HO3	HO3	No	295 Flemington Road	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
177-170.	HO3	HO3	No	83 Howard Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
178-171.	HO3	HO3	No	8-14 Howard Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
179-172.	HO3	HO3	No	28-34 Howard Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
180-173.	HO3	HO3	No	20-22 Kipling Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
181-174.	HO3	HO3	No	27-35 Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
175.	HO3	HO3	No	73-77 Leveson Street, includes: <ul style="list-style-type: none"> 8 Jones Lane 	No	No	Yes Include 8 Jones Lane (c1890 building) only in inventory with category "Significant" and streetscape category "-" Property is currently not listed in the inventory
182. 176.	HO3	HO3	No	91-101 Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
183. 177.	HO3	HO3	No	1 Little Curran Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
184. 178.	HO3	HO3	No	27 Little Leveson Street	No	No	Yes Remove from inventory (extensive alterations) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
185. 179.	HO3	HO3	No	29-31 Little Leveson Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
186. 180.	HO3	HO3	No	2-4 O'Shanassy Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

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

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

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
196-190	HO3	HO3	No	481 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"
197-191	HO3	HO3	No	483 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "Significant" Property is currently listed in Part A inventory with building category "Significant" and streetscape category "-"
198-192	HO3	HO3	No	484-488 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
199-193	HO3	HO3	No	508-512 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
200-194	HO3	HO3	No	514-516 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
204-195	HO3	HO3	No	518-520 Queensberry Street	No	No	Yes Include in inventory with category "Significant" and streetscape category "-" Property is currently listed in inventory with category "Contributory" and streetscape category "-"
202-196	HO3	HO3	No	604 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
203-197	HO3	HO3	No	606 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
204-198	HO3	HO3	No	680-684 Queensberry Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
206-199	HO3	HO3	No	692-694 Queensberry Street	No	No	Yes Remove from inventory (extensively altered) Property is currently listed in inventory with category "Contributory" and streetscape category "-"
206-200	HO3	HO3	No	460 Victoria Street	No	No	Yes Include in inventory with category of "Significant" and streetscape category "-" Property is currently listed in inventory with category of "Contributory" and streetscape category of "-"

	Existing Heritage Overlay	Proposed Heritage Overlay	Change to HO Mapping	Address	Proposed Change to Schedule to Clause 43.01	Add Statement of Significance at Clause 72.04	Amend <i>Heritage Places Inventory March 2022</i>
201.	HO3	HO3	No	586-588 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
207-202.	HO3	HO3	No	606-608 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
208-203.	HO3	HO3	No	610-612 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
209-204.	HO3	HO3	No	614-616 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
240-205.	HO3	HO3	No	622-624 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
244-206.	HO3	HO3	No	626-628 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory
242-207.	HO3	HO3	No	630-632 Victoria Street	No	No	Yes Include in inventory with category "Contributory" and streetscape category "-" Property is currently not listed in the inventory

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

Changes made to C403 in response to Panel recommendations and all supplementary changes are shown as track changes highlighted **green**.

15.03

HERITAGE

31/07/2018
VC148

15.03-1S

26/10/2018
VC155

Heritage conservation

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-01 Heritage places within the World Heritage Environs Area

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:

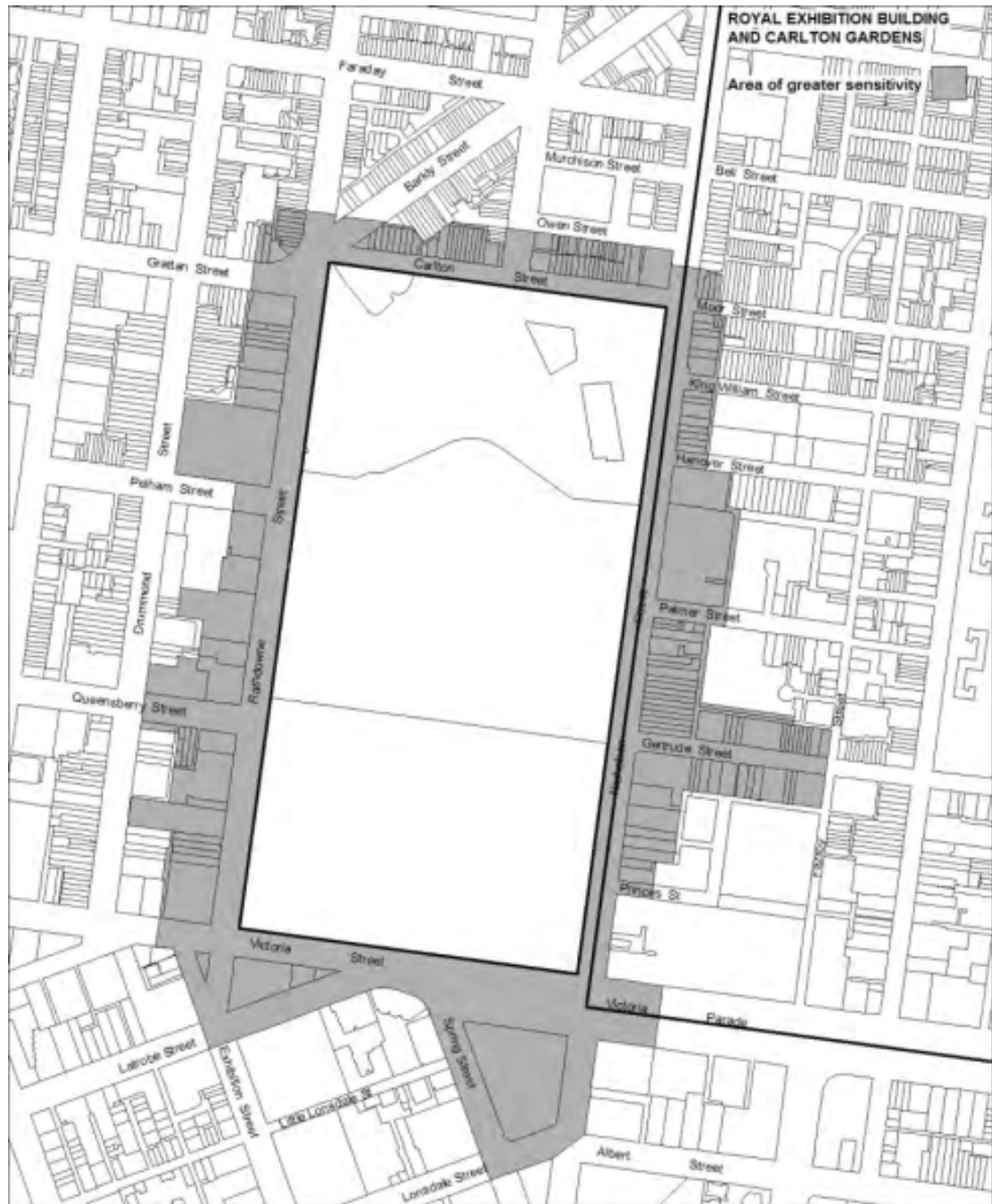
- Avoid impacts on the presentation of the Royal Exhibition Building and Carlton Gardens, including impacts on axial views along treed allees and avenues.
- Minimise inappropriate visual clutter around the perimeter of the Royal Exhibition Building and Carlton Gardens.

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-02 Heritage

15.03-1L-02
Heritage

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)*
- *North Melbourne Heritage Review (Lovell Chen, updated July 2023)*

15.03-1L-03 Heritage - Old categorisation system

21/09/2022
C409melb

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 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 Aboriginal cultural heritage

31/07/2018
VC148

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*

29/03/2019
C351melb

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

21/09/2022
C409melb

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

Precincts

08/06/2023






C425melb Proposed C403melb



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	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 September 2023)	Yes	No	No	Yes	No	No	No	No
HO2	<i>East Melbourne & Jolimont Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2023)	Yes	No	No	Yes	No	No	No	No
HO1124	<i>Elizabeth Street North (Boulevard) Precinct</i> 518-708 and 527-605 and 647-651 Elizabeth Street, 60 O'Connell Street, 309-317 Queensberry Street and 222-238 Victoria Street	Yes	No	No	Yes	No	No	No	No
HO9	<i>Kensington Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 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?
HO1122	<i>Lincoln Square South Precinct</i> 11-31 Lincoln Square South & 631-645 Swanston Street, Carlton	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) North & West Melbourne Precinct Statement of Significance, September 2024	Yes	No	No	Yes	No	No	No	No 
HO4	<i>Parkville Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)	Yes	No	No	Yes	No	No	No	No 
HO6	<i>South Yarra Precinct</i> Incorporated plan: Melbourne Girls Grammar – Merton Hall Campus Master Plan, June 2002 Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024) 285 Walsh Street, South Yarra Statement of Significance, March 2022	Yes	No	Yes – 120W Toorak Rd: 2 Canary Island Date Palms & Row of 11 Italian Bhutan Cypress	Yes	No	No	No	No 
HO1123	<i>Villiers Street Precinct</i> 14-42 Villiers Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO992	<i>World Heritage Environs Area Precinct</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?
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
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	<p><i>Moonee Ponds Creek and Infrastructure Precinct</i></p> <p><i>The heritage place consists of the Racecourse Road, Macaulay Road, Arden Street and Dynon Road Bridges (plus 3m from the bridge perimeter), Pumping stations 1-5, the water course with vegetated banks and existing channel widths and creek reserve including bluestone pitcher lining and the brick pipe bridge piers</i></p> <p>Incorporated plan:</p> <p>Melbourne Water Permit Exemptions for the Moonee Ponds Creek and Infrastructure Precinct 2015</p>	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?
HO869	<i>Home for Lost and Starving Dogs, later Lost Dogs Home & Animal Hospital</i> <i>2-52 Gracie Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO455	<i>North and West Melbourne Biscuit Making & Flour Milling Precinct</i> <i>3-21 Anderson Street, 24-78 Laurens Street (including alternate address 1-25 Munster Terrace) North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
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</i> <i>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 Melbourne</i> Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)	Yes	No	No	Yes	No	No	No	No
HO771	<i>Sands & McDougall precinct 83-113, 115, 135 Batman Street, 23 Franklin Place, 102 Jeffcott Street, 355 and 371 Spencer Street, West Melbourne</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>Statement of Significance: West Melbourne Heritage Review 2016: Statements of Significance February 2020 (Amended March 2022)</p>								
HO503	<p><i>Bank Place Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No 
HO500	<p><i>Bourke Hill Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No 
HO501	<p><i>Bourke West Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No 
HO502	<p><i>The Block Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No 
HO504	<p><i>Collins East Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</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?
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
HO1125	<i>Elizabeth Street (CBD) Precinct</i> 413-503 Elizabeth Street	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
HO505	<i>Flinders Gate Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)	Yes	No	No	Yes	No	No	No	No 
HO506	<i>Flinders Lane Precinct</i> Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)	Yes	No	No	Yes	No	No	No	No 
HO1205	<i>Guildford & Hardware Laneways Precinct</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>Incorporated document: Guildford and Hardware Laneways Heritage Study 2017: Heritage Inventory, November 2018 (Amended April 2022)</p> <p>Statement of Significance: Guildford and Hardware Laneways Heritage Study 2017: Statements of Significance, November 2018 (Amended April 2022)</p>								
HO1286	<p><i>Flinders Lane East Precinct</i></p> <p>Statement of Significance: Flinders Lane East Precinct Statement of Significance, April 2022</p>	No	No	No	Yes	No	No	No	No
HO510	<p><i>Law Courts Precinct</i></p>	Yes	No	No	Yes	No	No	No	No
HO507	<p><i>Little Bourke Street Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No
HO509	<p><i>Post Office Precinct</i></p> <p>Statement of Significance: Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)</p>	Yes	No	No	Yes	No	No	No	No
HO7	<p><i>Queen Victoria Market Precinct</i></p> <p>Statement of Significance:</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?
	Heritage Precincts Statements of Significance February 2020 (Amended April 2022 September 2024)								
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
HO1289	<i>Swanston Street South Precinct</i> Statement of Significance: Swanston Street South Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO984	<i>Little Lonsdale Street Precinct</i> Statement of Significance: Little Lonsdale Street Precinct Statement of Significance, April 2022	No	No	No	Yes	No	No	No	No
HO1418 Interim Control Expiry Date: 13/09/2024	<i>Yarra Boathouses Precinct</i>	No	No	No	Yes	No	No	No	No

2.7

North Melbourne

27/07/2023

C452melb Proposed_C403melb

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?
HO1454	Former Wes Lofts Office 135-141 Abbotsford Street, North Melbourne Statement of Significance Former Wes Lofts Office Statement of Significance (135-141 Abbotsford Street, North Melbourne) September 2023	No	No	No	Yes	No	No	No	No
HO283	Former Cable Tram Engine House and Cable Tram Track Formation, 187-201 Abbotsford St, North Melbourne	-	-	-	-	-	Yes Ref No H988	Yes	No
HO284	480-482 Abbotsford St, North Melbourne	Yes	No	No	Yes	No	No	Yes	No
HO284	480-482 Abbotsford St, North Melbourne	Yes	No	No	Yes	No	No	Yes	No
HO1105	Farrell' s stables Part 59-101 Alfred Street North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1106	Hotham Cricket Ground, later Recreation Reserve, later North Melbourne Recreation Reserve, also North Melbourne football ground and Arden Street Oval. The heritage place is the oval and ramped margins only	No	No	No	Yes	No	No	No	No

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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?
	(historic address is part 1-39 Macaulay Road, North Melbourne)								
HO288	Former Metropolitan Meat Market, 1-3 Blackwood Street & 36-54 Courtney Street, North Melbourne	-	-	-	-	-	Yes Ref No H42	Yes	No
HO287	Former Shops 13-15 Blackwood St, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1389	Flemington Bridge Railway Station 211 Boundary Road, North Melbourne Interim control expiry date: 31.08.24 Statement of Significance: Flemington Bridge Railway Station Statement of Significance (211 Boundary Road, North Melbourne), September 2022	No	No	No	Yes	No	No	No	No
HO1108	Kensington Hotel, former 2 Boundary Road, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1109	Scrubb & Co Ammonia works, later Hotham or North Melbourne Community Centre Part, 49-53 Buncle Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1455	Ss Peter and Paul Ukrainian Catholic Cathedral 35-37 Canning Street, North Melbourne	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?
	Statement of Significance St Peter and Paul Ukrainian Catholic Cathedral Statement of Significance (35-37 Canning Street, North Melbourne), September 2023.								
HO289	Brassey House, 111-115 Chapman St & 464 Abbotsford St, North Melbourne	-	-	-	-	-	Yes Ref No H26	Yes	No
HO290	Former factory 30-32 Courtney St, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1137	Former Robert Burns Hotel 34 Courtney Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO291	56-58 Courtney St, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1138	Three Basalt Cottages Part (front) 64 Courtney Street and 1A Hotham Place North Melbourne (alternate address 60-62 Courtney Street, North Melbourne)	Yes	No	No	Yes	No	No	No	No
HO292	Former Presbyterian Union Memorial Church Complex, 49-61 Curzon Street, 2-22 Elm Street, 579-589 Queensberry Street, North Melbourne	-	-	-	-	-	Yes Ref No H7	Yes	No
HO1386	The Albion Hotel Interior control	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>Expiry date: 31/03/23</p> <p>171-173 Curzon Street, North Melbourne</p> <p>Statement of Significance:</p> <p>The Albion Hotel Statement of Significance (171-173 Curzon Street, North Melbourne). September 2023</p>								
HO295	<p>North Melbourne Primary School No. 1402, Errol Street, North Melbourne</p> <p>200-214 Errol Street, North Melbourne</p> <p>Statement of Significance:</p> <p>North Melbourne Primary School No. 1402 Statement of Significance (200-214 Errol Street, North Melbourne). September 2023</p>	Yes	No	No	Yes	No	No	No	No
HO1139	<p>Former Exchange Hotel</p> <p>37 Flemington Road, North Melbourne</p>	Yes	No	No	Yes	No	No	No	No
HO1140	<p>Chelsea House</p> <p>55 Flemington Road, North Melbourne</p>	Yes	No	No	Yes	No	No	No	No
HO1142	<p>Pair of Shops</p> <p>65-67 Flemington Road, North Melbourne</p>	Yes	No	No	Yes	No	No	No	No
HO1143	<p>Phillymore & Ballymore</p> <p>91-93 Flemington Road, North Melbourne</p>	Yes	No	No	Yes	No	No	No	No
HO1144	<p>Villa</p> <p>95 Flemington Road, North 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?
HO1145	<i>Pair of Terrace Houses 66-68 Harcourt Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO1388	<i>Harris Street Plane Tree Avenue Harris Street (Between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne</i> Statement of Significance: <u>Harris Street Plane Tree Avenue Statement of Significance (Harris Street (Between Errol and Curzon Streets), Plane Tree Way (between Dryburgh and Abbotsford Streets), Part 302-326 Abbotsford Street, Part 50-56, 58-64, 66-72, 74-80, 92-132 O'Shanassy Street and Part 141-157 Curzon Street, North Melbourne).</u> September 2022	No	No	Yes	Yes	No	No	No	No
HO296	<i>St Mary's Church of England, 147-177 Howard Street, 408-434 Queensberry Street & 204-208 Chetwynd Street, North Melbourne</i>	-	-	-	-	-	Yes Ref No H10	Yes	No
HO1110	<i>Trevor Boiler & Engineering Co P/L offices and amenities 126-134 Langford Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No

MELBOURNE PLANNING SCHEME

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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?
HO1111	<i>Melbourne City Council Electric Supply substation and coal yard, later CitiPower 146-166 Laurens Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO286	<i>North Melbourne Swimming Baths 1-39 Macaulay Road, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO870	<i>Former Melbourne Omnibus Company Stables, 36-58 Macaulay Road, North Melbourne.</i>	-	-	-	-	-	Yes Ref No H1810	Yes	No
HO1112	<i>Austral Manufacturing Co offices, showroom, workshop Part 36-58 Macaulay Road, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO1113	<i>Melbourne Gas Company gateway, wall and caretakers house Part 98-166 Macaulay Road, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO891	<i>Gas Regulating House, 60-96 Macaulay Road, North Melbourne</i>	-	-	-	-	-	Yes Ref No H1731	Yes	No
HO1114	<i>Melbourne Electric Supply, later, Citywide substation 46 Mark Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO1146	<i>House 14 Mary Street, North Melbourne</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?
HO1115	<i>St Georges church hall (Anglican) & kindergarten, later St Albans Church of England</i> 55-57 Melrose Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1116	<i>Shandon & Moher cottages or maisonettes</i> 4-6 Munster Terrace, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1387	<i>Hotham Gardens Stage 1</i> 55-61, 63-69, 71-77, 79-85, 87-93 and 95-101 O'Shanassy Street, North Melbourne Statement of Significance: Hotham Gardens Stage 1 Statement of Significance (55-61, 63-69, 71-77, 79-85, 87-93 and 95-101 O'Shanassy Street, North Melbourne). September 2023	No	No	Yes A1 Peppercorn tree (<i>Schinus molle</i>), A2 Melia (<i>Melia azedarach</i>), A3 Cedar (<i>cedrus</i>), A4 English Oak (<i>Quercus robur</i>), B1-B5 Liquidambar (<i>Liquidambar styraciflua</i>) x 5, BC1 Spotted Gum (<i>Corymbia maculate</i>), C1-C5 Liquidambar (<i>Liquidambar styraciflua</i>) x 5, CD1 Jacaranda (<i>Jacaranda mimosifolia</i>), D1-D2	Yes	NoYes	No	No	No

				Liquidambar (Liquidambar styraciflua) x 2, DE1 Spotted Gum					
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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?
				(Corymbia maculate), DE2 Eucalypt (Eucalyptus sp.), E1 Lemon scented Gum (Corymbia citriodora), E2 Lemon scented Gum (Corymbia citriodora), EF1 Spotted Gum (Corymbia maculate)					
HO298	<i>Burbage Terrace 180-186 Peel Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No
HO299	<i>Ornamental Tramway Overhead Poles, Peel St, North Melbourne(see also HO189)</i>	-	-	-	-	-	Yes Ref No H1023	Yes	No
HO932	<i>Cast Iron Urinal, Queensberry Street, North Melbourne</i>	-	-	-	-	-	Yes Ref No H2139	No	No
HO987	<i>Former North Melbourne Town Hall and Municipal Buildings, 513 Queensberry Street and 52-68 Errol Street, North Melbourne</i>	-	-	-	-	-	Yes Ref No H2224	Yes	No
HO301	<i>Melb. College of Printing & Graphic Arts,</i>	-	-	-	-	-	Yes	Yes	No

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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?
	603-615 Queensberry St, North Melbourne						Ref No H1633		
HO300	Residence, 596-598 Queensberry St, North Melbourne	-	-	-	-	-	Yes Ref No H91	Yes	No
HO953	Racecourse Road/Alfred Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO473	Hamilton's, later Beckett's house 29 Stawell Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1117	Commonwealth Wool Store & Produce Company Ltd. Later Elder Smith & Co. Wool Stores 64-90 Sutton Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO1118	Victoria Producers Co-operative Company Ltd. No. 5 Wools Store Part 85-105 Sutton Street, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO304	Osborne House, 454-458 Victoria Street, North Melbourne	-	-	-	-	-	Yes Ref No H101	Yes	No
HO305	Mulcahy's Hotel 700-708 Victoria St, North Melbourne	Yes	No	No	Yes	No	No	No	No
HO306	Timber 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?
	<i>48-50 Villiers St, North Melbourne</i>								
HO871	<i>Former Grain Store 11 Wreckyn Street, North Melbourne</i>	Yes	No	No	Yes	No	No	No	No

2.8

20/03/2023
VC229

Parkville

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?
HO898	<i>Anzac Hall, Brens Drive, Royal Park, Parkville</i>	-	-	-	-	-	Yes Ref No H1747	Yes	No
HO325	<i>Former Royal Park Psychiatric Hospital, 1-99 Cade Way & 1-29 Manchester Lane & 2-14 Kirrip Crescent, Parkville</i>	-	-	-	-	-	Yes Ref No H2062	Yes	No
HO308	<i>9-19 Church Street, Parkville</i>	Yes	No	No	Yes	No	No	No	No
HO310	<i>21-25 Church Street, Parkville</i>	Yes	No	No	Yes	No	No	No	No

27/10/2020
C399melb

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

08/06/2023
C425melb Proposed C403melb

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
13-33 Hartley Street, Docklands, Incorporated Document, February 2023	C413melb
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
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

Name of document	Introduced by:
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
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
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Background documents

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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
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<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
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<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

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<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 Contributions Framework</i> (Environment & Land Management and Thompson Berrill Landscape Design, 2012)	C209 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>Extract from Fishermans Bend In-Depth Heritage Review and Stakeholder Engagement Summary Report</i> (HLCD, 2022)	C394melb Clause 02.03-4 and Clause 15.03-1L
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<i>Grids and Greenery: The Character of Inner Melbourne</i> (City of Melbourne, 1987)	C162 Clause 15.01-1L
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<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
<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

Name of background document	Amendment number - clause reference
<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
North Melbourne Heritage Review (Lovell Chen, July 2021)	C403melb Clause 15.03-1L-62
<i>North West 2010 Local Plan</i> (City of Melbourne, 1999)	C162
<i>Parks Policy</i> (City of Melbourne, 1997)	C162
<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 Open Spaces at Melbourne Docklands</i> (Melbourne Docklands, 2002)	C92 Clause 11.03-6L
<i>Port of Melbourne Land Use Plan</i> (Maunsell McIntyre Pty Ltd., 2002)	C162
<i>Port Melbourne Structure Plan</i> (City of Melbourne, 1999)	C162
<i>Princes Park Ten Year Plan</i> (City of Melbourne, 1998)	C162
<i>Queen Victoria Market Precinct Renewal Built Form Review & Recommendations</i> (Jones and Whitehead Pty Ltd, 2015)	C245

Name of background document	Amendment number - clause reference
<i>Queen Victoria Market Precinct Renewal Master Plan</i> (City of Melbourne, 2015)	C245
<i>Retail Core Development Strategy</i> (City of Melbourne, 2001)	C162
<i>Review of Heritage Buildings in Kensington: Percy Street Area</i> (Graeme Butler, 2013)	C215 Clause 15.03-1L
<i>Royal Park Master Plan</i> (City of Melbourne, 1998)	C162
<i>Southbank Heritage Review</i> (Biosis and Graeme Butler, 2017) (updated November 2020)	C305 Clause 15.03-1L
<i>Southbank Structure Plan 2010</i> (AECOM, 2010)	C162
<i>South Melbourne Urban Conservation Study</i> (Allom Lovell Sanderson Pty Ltd , 1987)	C258 Clause 15.03-1L
<i>State Environment Protection Policy (Waters of Victoria)</i> , (Environment Protection Authority, 2003)	C142 Clause 19.03-3L
<i>South Melbourne Conservation Study</i> (Bryce Raworth Pty Ltd, 1985 & 1998)	C258 Clause 15.03-1L
<i>South Yarra Conservation Study</i> (Meredith Gould, 1985)	C258 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

Name of background document	Amendment number - clause reference
<i>World Heritage Environs Area Strategy Plan: Royal Exhibition Building and Carlton Gardens</i> (Lovell Chen, 2009)	C154 Clause 15.03-1L
<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

Track changes highlighted yellow for post-exhibition revisions approved at FMC on 21 February 2023; and

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Track changes highlighted green for revisions made in response to Panel recommendations and other supplementary changes



Melbourne Planning Scheme

Incorporated Document

Heritage Places Inventory March 2022 (Amended
July February September 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.

NORTH AND WEST MELBOURNE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NORTH AND WEST MELBOURNE			
Street	Number	Building Category	Significant Streetscape
Dryburgh Street	211	Contributory	-
Dryburgh Street	213-215	Significant	-
Dryburgh Street	217-219	Contributory	-
Dryburgh Street	221-227	Contributory	-
Dryburgh Street	229	Significant	-
Dryburgh Street	231	Significant	-
Dryburgh Street	233-239	Contributory	-
Dryburgh Street (Gardiner reserve and substation)	273 87-315	Significant	-
Dryburgh Street	341-353	Contributory	-
Dryburgh Street	355-357	Contributory	-
Dryburgh Street	359	Contributory	-
Dryburgh Street	361	Significant	-
Dryburgh Street	365	Contributory	-
Dryburgh Street	367	Contributory	-
Dryburgh Street	369-371	Contributory	-
Dryburgh Street	373-375	Contributory	-
Dryburgh Street	377-379	Contributory	-
Dryburgh Street	381	Contributory	-
Dryburgh Street	383	Contributory	-
Dryburgh Street	385	Contributory	-
Dryburgh Street	387	Contributory	-
Dryburgh Street	407	Significant	-
Dryburgh Street	409	Significant	-
Dryburgh Street	411	Contributory Significant	-
Dryburgh Street	413	Contributory	-
Dryburgh Street	423	Contributory	-
Dryburgh Street	425	Contributory	-
Dryburgh Street	431	Contributory	-
Dryburgh Street	433-435	Contributory	-
Dryburgh Street	437-439	Contributory	-
Dryburgh Street	443-445	Significant	-
Dryburgh Street	447	Contributory	-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



Melbourne Planning Scheme

Incorporated Document

Heritage Precincts Statements of Significance February 2020
(Amended ~~April-September 2022~~ 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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Precincts within the Capital City Zone

1.0 Bank Place

1.1 Statement of Significance

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

1.2 Key Attributes

- The intimate scale and character of Bank Place, as well as its strong social and traditionally pedestrian role.

- Architecturally interesting building facades and detailing throughout.

2.0 Bourke Hill precinct

2.1 What is Significant

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

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

- All buildings and land identified as significant and / or contributory;
- The regularity of the Hoddle Grid;
- The hierarchy and network of streets, lanes and alleyways;
- The early street materials including bluestone pitchers, kerbs and gutters;
- The distinctive character between the streets and lanes notably: the change in scale, visual contribution of the side and rear elements of the significant built forms, and cohesive materials;
- The character of various laneways, formed by the heritage buildings that face onto them, along with the side and rear walls of buildings that face into the main streets;
- The side elevations, rear elevations, roof forms (including chimneys) and rear walls, etc. that are visible throughout the precinct due to the particular configuration of laneway development in combination with the regular layout of main and sub-streets;
- The pre-1875 (pre land boom) buildings, as a rare collection of early buildings;

□

The diverse architectural expression linking the key periods of Melbourne's development (from pre gold rush to the Postwar period), seen throughout the precinct;

- Evidence of layering through the application of later change and the influence of various cultures, seen throughout the precinct;
- The low scale of the buildings to Bourke Street and the precinct as a whole;
- Narrow frontages to Bourke Street;
- Cohesive massing and use of materials present on Bourke Street;
- The continuing presence of a retail, restaurant and café culture within the precinct;
- Visual dominance of the three landmark buildings: Hotel Windsor, Princess Theatre and Parliament House (including steps and 'piazza');
- Vista along Bourke Street East towards Parliament House taking in the consistent diminutive scale of Bourke Street East and its contrast with the monumentality of Parliament House and steps at the street's eastern termination. Vista includes the junction of Spring and Bourke Streets that form a 'piazza' to Parliament House;
- The vista along Bourke Street from the main entrance to Parliament House with expansive views of open sky that reinforces the consistent diminutive scale of the eastern end of Bourke Street and which, by comparison, increases the monumentality of Parliament House;
- The views to the Parliament Gardens from Little Bourke Street;
- The cohesive scale, architectural expression and materiality of the red brick buildings located on Little Bourke Street; and;
- The cohesive scale, Interwar & Postwar character and materiality of Crossley Street.

2.2 How is it Significant

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

2.3 Why is it Significant

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

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

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

The Bourke Hill Precinct is historically and aesthetically significant as a longstanding section of the CBD, which demonstrates all aspects of growth and consolidation of the city from its early post-European beginnings through to the Postwar period seen in the early built form and layering of subsequent eras.

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

The Bourke Hill Precinct is historically significant as it demonstrates the pattern of immigration beginning from the first Jewish and European immigrants, to the wave of Italian immigration in the Postwar period. The

character of the precinct is a direct result of those different nationalities that have lived and worked in the area, making their mark on all aspects of the precinct.

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

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

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

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

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

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

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

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

3.0 Bourke West Precinct

3.1 Statement of Significance

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

□

3.2 Key Attributes

A group of architecturally diverse 19th and early 20th century buildings that are consistent in scale and associated with public services and warehousing.

- The dominance of the Tramways Building on the south side of Bourke Street and the Mail Exchange building on the north side.
- The amenity of the garden around St Augustine's Church.

4.0 Collins East Precinct

4.1 Statement of Significance

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

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

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

4.2 Key Attributes

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

5.0 Flinders Gate Precinct

5.1 Statement of Significance

This precinct comprises the City's southern face, a major access point at Princes Bridge, and the specialised commercial district of Flinders Street. The area has been a gateway to the City from the south ever since the first Prince's Bridge (1841) and Melbourne's first railway were constructed, and Flinders and Spencer Street

stations were linked by a viaduct in 1879. A grand new Princes Bridge (1886) confirmed the trend to redevelopment in the latter decades of the 19th century. The present Flinders Street Station (1906-10) also dates from this period. Proximity to the centre of Victoria's railway system explains the location and the size of the Commercial Travellers' Club (1899) in Flinders Street.

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

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

5.2 Key Attributes

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

6.0 Flinders Lane Precinct

6.1 Statement of Significance

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

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

An intense period of building between 1900 and 1930 resulted in taller buildings incorporating large showcase windows to both ground and basement floors, characteristically separated by a floor line approximately 1 metre from the ground. The new buildings of the 1970s and 1980s were even taller, more architecturally pretentious, and presented a display to the street. Flinders Lane retains buildings from all three eras, and presents a striking physical display of the changing pattern of trading activity in Melbourne.

□

6.2 Key Attributes

- The scale and character of the six and seven-storey office and warehouse buildings constructed in Flinders Lane before the Second World War and the predominant building forms and materials of the precinct.

The traditional association with 'Rag Trade' activities, other creative professions, or dwellings.

- The large showcase windows at the ground and basement floors of the warehouse offices constructed before the Second World War.

7.0 Little Bourke Street Precinct

7.1 Statement of Significance

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

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

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

7.2 Key Attributes

- The small low-scale Victorian and Edwardian buildings densely located along Little Bourke Street and the adjoining laneways.
- The traditional association with the Chinese community expressed through uses and signage.
- The focus for Greek commercial, entertainment, professional and cultural activities on the southern side of Lonsdale Street.
- The Swanston Street, Russell Street and Exhibition Street entry points to Chinatown.
- The prominence of Sum Kum Lee (112-114 Little Bourke Street) and Num Pon Soon (200-202 Little Bourke Street) within Little Bourke Street.
- The amenity of Little Bourke Street and the adjoining laneways for pedestrian use.
- The attractiveness of the precinct for tourism and recreation.

8.0 Post Office Precinct

8.1 Statement of Significance

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

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

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

8.2 Key Attributes

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

9.0 The Block Precinct

9.1 Statement of Significance

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

The precinct contains a great number of significant and architecturally impressive buildings dating from the boom years of the 19th century through to the period immediately prior to the 1939-45 war. The Elizabeth Street end is dominated by the smaller buildings of the earlier period whereas along Swanston Street may be found the Manchester Unity Building, the Capitol Theatre and the Century Arcade, all based on precedents found in Chicago at the time, and pushed to the maximum height limit of 132 feet that existed in Melbourne until the construction of the ICI building in 1958.

□

9.2 Key Attributes

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

10.0 The Queen Victoria Market Precinct

10.1 Statement of Significance

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

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

10.2 Key Attributes

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

Precincts outside the Capital City Zone

1.0 HO1 – Carlton Precinct¹

1.1 History

Carlton Precinct is located within the suburb of Carlton. The suburb was developed as part of the extension of Melbourne to its north in the mid-nineteenth century.

By the late 1840s, there were calls to extend the city boundaries to the north, with the *Argus* newspaper arguing 'there seems no good reason why the city should not be allowed to progress'.² In 1850, the site of the new Melbourne General Cemetery was approved, located a then suitable two miles from the north city boundary. In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne.³ The first sales of allotments south of Grattan Street took place in this period, and in 1853 the site of the University of Melbourne was reserved to the south of the new cemetery. An 1853 plan prepared by the Surveyor General's office shows the 'extension of Melbourne called Carlton' as being the area bounded by Victoria, Rathdowne, Grattan and Elizabeth streets.⁴

The slightly later 1855 Kearney plan shows subdivision of the suburb ending at a then unnamed Faraday Street and the site of the university. By 1857, when land between Grattan and Palmerston streets was auctioned, government notices identified the area as being in 'North Melbourne at Carlton'.⁵ The naming of the

'Carlton Gardens' reserve was another use of 'Carlton' as a designator of the area, although the suburb was still commonly referred to as North Melbourne through the 1860s.⁶

Numerous small buildings were constructed in Carlton in the early period of its development, many of which were one or two room timber cottages or shops.⁷ These buildings were mostly replaced throughout the later nineteenth century with more substantial and permanent brick and stone dwellings. This also followed the introduction of tighter building regulations in the 1870s, with the extension of the *Building Act* to cover Carlton in 1872.⁸

The *Sands & Kenny* directory of 1857 identifies occupants of buildings in Bouverie, Cardigan, Drummond, Leicester, Lygon, Queensberry, Rathdowne and Victoria streets. Cardigan and Bouverie streets included some commercial development with grocers, general stores and butchers listed along with boot makers, coach makers, plumbers and cabinet makers.⁹ In 1865, allotments along the western edge of Drummond Street were subdivided for sale, prompting objections by some residents as this portion of the suburb had originally been reserved for public uses.¹⁰

Princes Park was part of an early large reservation north of the city, set aside by Charles La Trobe, Superintendent of the Port Phillip District, in the 1840s.¹¹ It subsequently evolved from a grazing ground and nightsoil depository, to a reserve used for recreation and sporting activities. Its establishment can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including Fitzroy, Treasury, Parliament, Alexandra, Domain and the Royal Botanic Gardens; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.¹²

In the latter nineteenth century, the use of Princes Park by Carlton sporting clubs was contentious. However the clubs were ultimately granted permissive occupancy, most notably the Carlton Football Club.¹³ The 'Blues' had formed in 1864, being one of the earliest Australian Rules Football clubs. They formally occupied part of Princes Park from the late 1870s, having been granted 11 acres in 1878 on which to establish their home ground. The first oval ('Princes Oval') was in the southern area of the park, before moving to the current location further north. Although in occupation of the park, the Blues still played their 'home' games elsewhere in these years, including at the Melbourne Cricket Ground.¹⁴

Carlton Gardens, later to be associated with the Royal Exhibition Building and international exhibitions, was originally laid out by Edward Latrobe Bateman in the mid-1850s. Further redesign was undertaken in subsequent years, leading up to 1879-1880, when the gardens hosted the International Exhibition of October 1880, and the Royal Exhibition Building (REB) was completed.¹⁵ The REB and Carlton Gardens were inscribed in the World Heritage List in 2004, in recognition of the World Heritage (outstanding universal) values of the place, as derived from it being a surviving 'Palace of Industry' in its original setting, associated with the international exhibition movement of the nineteenth and early twentieth centuries.¹⁶

By the 1870s, Carlton was a substantially developed residential suburb.¹⁷ Grand terrace rows had been constructed along Drummond Street to the south, including Carolina, Erin and Warwick terraces. On the diagonal Neill Street between Rathdowne and Canning streets, some 43 properties could be counted.¹⁸ Commercial precincts had also developed in Barkly and Lygon streets. The north side of Barkly Street was a small service centre, with a number of timber shops housing grocers and butchers; while the more extensive Lygon Street retail centre was increasingly diverse, accommodating hairdressers, tailors and stationers.¹⁹ Concurrent with this development was the construction of hotels in the suburb, which numbered approximately 80 by 1873.²⁰ Local bluestone, which was readily available by the 1850s and more reliable than bricks produced at the time, was used in the construction of a relatively high proportion of early buildings, including houses.²¹ The main material for the façade of seven of the ten houses constructed in Murchison Street by 1868, for example, was stone,²² and many of these houses were built by Scottish stonemasons.²³

In 1876, the Hospital for Sick Children was established in the former residence of Sir Redmond Barry in Pelham Street, to address the significant health issues faced by working class children. Founded by doctors John Singleton and William Smith in 1870, it was reportedly the first paediatric hospital in the southern hemisphere.²⁴ Between 1900 and 1923, the hospital committee engaged in a large scale building program, constructing pavilions and buildings designed for the hospital's requirements.²⁵

After first being proposed in the 1890s, the Carlton Baths were opened in February 1916 on the present site, then accessed via Victoria Place to the north, a laneway parallel to Princes Street. The facilities were substantially improved in 1930, and again have been subject to more recent development.²⁶

The more prestigious developments in the suburb were complemented by London-style residential squares, which were generally anticipated in the early subdivisions, with residences surrounding and facing the squares. These included Macarthur Place, Murchison Square, Argyle Square and University (Barry) Square; Lincoln Square is outside the precinct. University and Argyle square are the largest, and by the late nineteenth century they included recreational facilities such as bowling greens and tennis courts within their boundaries, in addition to open and treed spaces. John Guilfoyle, brother of noted landscape designer William Guilfoyle, was curator of Melbourne's reserves and redesigned University Square to incorporate diagonal paths, a temperance fountain and new plane trees in 1904-1906²⁷. Murchison and Macarthur Place squares were smaller, appear to have been less formal, and without the recreational facilities.

The re-subdivision of earlier allotments and small-scale speculative development was also a feature of the second half of the nineteenth century in Carlton. This resulted in some irregular allotment sizes, and consequently atypical building plans and designs, including dwellings with asymmetrical frontages, terraces of inconsistent widths, and row houses off-alignment to the street.²⁸

By the late nineteenth century, some distinction had emerged between development in the north and south of the precinct. With the construction of the REB and development of Carlton Gardens, the main thoroughfares in the south attracted more affluent middle-class development, including larger houses which often replaced earlier more modest dwellings, and named rows of terraces. These developments complemented the Londonstyle residential squares of the suburb, which were generally anticipated in the early subdivisions, and included University Square, Macarthur Place, Murchison Square and Argyle Square. Small workers' cottages tended to be constructed on secondary streets, including narrow ROWs behind larger properties. In the north, modest cottage rows on small allotments were more typical, reflecting the working class demographic of this area of Carlton. However, cottage rows were still named, as evidenced by Canning Street to the north of Kay Street which was occupied by Theresa cottages, Crimple cottages and Henrietta cottages. Such cottages tended to be of three or four rooms, compared to the much larger residences of generally eight rooms to the south.²⁹

In the early decades of the twentieth century, the demographics of Carlton began to change, with recent arrivals from Eastern Europe including Jewish families.³⁰ The rapid development of the nineteenth century, which had included construction of tiny cottages in rear lanes, became the focus of the so-called 'slum clearance' movement from the interwar period. In the mid-twentieth century, Carlton remained characteristically a working class suburb, its residents predominantly low-income workers and immigrants.³¹

The most high profile of the immigrant groups to arrive in Carlton in the post-war period were the Italians, with the suburb becoming known as 'Little Italy'; Greek and Lebanese families also arrived in large numbers. Postwar migration had a significant impact on the suburb, not least in the transformation of Lygon Street. In the section between Queensberry and Elgin streets, there were 14 Italian proprietors in 1945, increasing to 47 by 1960, many of whom were restaurant operators.³² Melbourne's inner suburbs in the post-war period offered cheaper housing and access to manufacturing work, and by 1960 there were an estimated 6,500 Italian residents in Carlton, approximately one quarter of the suburb's population.³³

Students have been associated with Carlton since the establishment of the University of Melbourne in the 1850s. However, more affordable tertiary education, and the (then) relatively cheap cost of housing, brought

large numbers of students to the suburb from the 1960s.³⁴ This led to another cultural shift in Carlton, as the suburb became synonymous with new and alternative social and artistic movements in literature, film and theatre. La Mama Theatre and the Pram Factory were innovators in the theatrical arts. The suburb was also documented in popular film and television.

In the late twentieth and early twenty-first centuries, Carlton again underwent a transformation, with gentrification and intensified residential development, and the restoration of its many historic buildings.

1.2 Description

The extent of the Carlton Precinct is identified as HO1 in the planning scheme maps.

The Royal Exhibition Building and Carlton Gardens, together with the World Heritage Environs Area precinct (HO992), adjoin the precinct to the south-east; the University of Melbourne and Melbourne General Cemetery adjoin to the north-west.

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

The precinct is mainly residential, but with commercial streets and historic shops and hotels scattered throughout, including to street corners. Small scale former manufacturing and industrial development, mostly dating from the early decades of the twentieth century, is also located in some residential streets albeit limited in extent.

The precinct incorporates a broad range of dwelling types, including modest single storey cottages, terrace rows on narrow allotments, larger single storey dwellings, two-storey terraces in pairs and rows, some very large three-storey terraces, and villas on more generous allotments. Generally, development in the north tends to be modest in size, and more substantial in the south.

The precinct typically has buildings of one and two-storeys, with three-storeys more common in the south, particularly on Drummond Street. Building materials include brick and rendered masonry, with some timber, and a relatively high proportion of stone buildings. The stone and timber buildings generally date from the 1850s and 1860s. Other characteristics of residential buildings include hipped roofs with chimneys and often with parapets; verandahs with decorative cast iron work and tiled floors; iron palisade fences on stone plinths to front property boundaries; limited or no front and side setbacks; lower-scale rear wings to larger terraces and dwellings; and long and narrow rear yards. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Residential streets can have consistent or more diverse heritage character. Examples of the former include parts of Canning Street with intact rows of single-storey terraces, and the southern end of Drummond Street with long rows of large two-storey terraces. The more diverse streets have a greater variety of building and allotment sizes, and dwelling heights, styles, materials and setbacks. Examples include the streets located between Carlton and Elgin streets, and Kay and Pitt streets in the north of the precinct. The diversity reflects development extending over a long period within a single street.

Another precinct characteristic are buildings with no setbacks and pointed or sharply angled corners, located to the junction of streets which meet at sharp angles; and those which return around corners with canted or stepped facades. Irregular allotment plans, including those associated with later re-subdivision of the early Government allotments, have also given rise to buildings which diverge from the norm in their form and siting.

Development on lanes to the rears of properties is another precinct characteristic, including occasional historic outhouses such as water closets, stables and workshops. Rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access.

In the post-war period, the impact of the Italian community is also evident. Dwellings were often rendered, original verandahs replaced with simple awnings on steel posts, and steel windows introduced to facades.

Commercial buildings in the precinct are typically two-storey, of brick or rendered masonry, with no setbacks, and intact first floor (and upper level) facades and parapets. Many ground floor facades have been modified, but some original or early shopfronts survive, as do iron post-supported verandahs with friezes, including return verandahs to street corners. Commercial streets or sections of streets include Lygon, Elgin, Rathdowne, Nicholson, Faraday and Grattan streets.

Historic civic development including the former police station, post office and court house, is located on Drummond Street near the intersection with Elgin Street. Other non-residential development located on or near the perimeter of the precinct includes Trades Hall, Queen Elizabeth Maternal & Child Health Centre, the original site of the Royal Children's Hospital, Carlton Gardens Primary School, Carlton Baths and St Jude's Church.

Social and economic developments of the latter decades of the twentieth century, associated with changing inner Melbourne demographics and rising land values, have wrought physical changes to the precinct. These are evidenced in extensions and additions to dwellings, and conversion of historic commercial, industrial and institutional buildings to residential uses. Large scale residential buildings and apartment blocks have also been constructed on development sites.

1.2.1 Pattern of development

The street layout of the precinct demonstrates the overall subdivision pattern established in the official surveys of the 1850s. This includes a hierarchical and generally regular grid of wide and long north-south and east-west running streets, with secondary streets and a network of lanes. In terms of allotment sizes, the general pattern is one of finer grain to residential streets, and coarser grain to principal streets and roads.

Breaking with the regular street grid are several streets on the diagonal, including Barkly, Neill and Keppel streets. The private re-subdivision of the early Government allotments also gave rise to some narrow streets and smaller allotments, as occurred for example in Charles and David streets. Charles Street is distinguished in this context as a narrow street with bluestone pitchers, and a high proportion of intact modest cottages.

Lanes provide access to the rears of properties, and also act as minor thoroughfares, providing pedestrian and vehicle access between streets and through dense residential blocks.

The wide, straight and long streets of the precinct have a sense of openness due to their width, and afford internal views and vistas, as well as views out of the precinct. Views to the dome of the Royal Exhibition Building are afforded from the west on Queensberry Street, with other views of the World Heritage site from streets running west of Rathdowne Street, and south of Grattan Street.

Important nineteenth century roads or boulevards are located on the boundaries of the precinct, including Victoria Parade and Nicholson Street.

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

1.2.2 Parks, gardens and street plantings

Public parks and smaller public squares or gardens within or immediately adjoining the precinct, are another legacy of the nineteenth century surveys and subdivisions. The latter were influenced by Londonstyle squares and include Argyle, Murchison, Macarthur and Barry (University) squares. Murchison and Macarthur Place squares remain largely surrounded by the associated nineteenth century

residential development. Argyle Square in part retains its historic surrounds, although less so on the west side where Cardigan Street is not included in the precinct. University Square retains less of its original surrounds and context. All of the squares in the precinct largely retain their original boundaries.

Princes Park is wholly within the precinct, albeit located north-west of the main precinct area. The park extends for approximately 39 hectares, stretching for two kilometres along the east side of Royal Parade. Princes Oval, Carlton Football Club's home ground and headquarters, is located in the centre of the park, with sporting fields to the south and passive recreation areas to the north. The park combines treed areas and open space, with the latter providing generous vistas across the park, including views of the established plantings and tree rows lining pathways and bordering the park. Surviving nineteenth century plantings include elm rows and avenues, Moreton Bay Figs, and River Red Gums. Later plantings include Canary Island Palm rows, the Princes Park Drive plantation, and various Mahogany Gums. Historic buildings include the Park Keeper's cottage (1885), tennis pavilion (1926), and north and south sports pavilions (1937).

The landscapes of the Melbourne General Cemetery and Carlton Gardens are located outside the precinct boundary, but are visible from within the precinct.

Several of the principal streets have mature street or median plantings, including Keppel, Grattan, Cardigan, Canning and Drummond streets.

1.3 Statement of Significance

Carlton Precinct (HO1) is of local significance. It satisfies the following criteria:

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

What is significant?

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. 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 various parks, gardens and squares, and mature street plantings and rows, are also components of the significant development of the precinct.

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

- Typical nineteenth century building characteristics including:
- Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
- Hipped roof forms with chimneys and parapets; verandahs 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.
- 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.
- 'Layers' of change associated with phases of new residents and arrivals, including Eastern Europeans, 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 Place, Murchison Square, Argyle Square and University (Barry) Square.
 - Importance of Princes Park as one of La Trobe's historic ring of parks and gardens surrounding Melbourne.
 - 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 pitchers 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, institutions and public buildings. Surviving 1850s and 1860s buildings in particular attest to the precinct's early development. Parks and squares, including Macarthur Place, Murchison Square, Argyle Square and University (Barry) 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.

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, much 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 largely rests in its Victorian-era development, including terrace and row housing, complemented by more limited Edwardian and interwar development. 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.

2.0 HO2 – East Melbourne and Jolimont Precinct

2.1 History

The East Melbourne and Jolimont Precinct is located within the suburbs of the same name. Development in the precinct was amongst some of Melbourne's earliest outside the original town centre.

In the pre-European period, Aboriginal people utilised the parklands on the north side of the Yarra River for gatherings and to exploit the rich natural resources of the riverine environment. The future Yarra Park, which adjoins the south side of the precinct, was an important ceremonial and camping place, and retains evidence of Aboriginal use, including scarred river red gums.³⁵ Another scar tree is believed to survive in the Fitzroy Gardens, which also adjoins the precinct.³⁶ Superintendent C J de Villiers established a short-lived Native Police Corps in 1838 in this same area, on the north bank of the Yarra River.³⁷

East Melbourne was surveyed by Robert Hoddle in 1837 as part of his wider survey of Melbourne. His plan included the Government Paddock and Police Magistrates Paddock, between what is now Wellington Parade and the Yarra River, in the area generally occupied by the present day Yarra Park. Between 1836 and 1839, the Police Magistrate, Captain William Lonsdale, occupied a residence in the Police Paddock, near the corner of Wellington Parade and Flinders Street.³⁸

The first mounted police arrived from Sydney in early 1838, and the area between the Police Magistrates Paddock and Punt Road (again now within Yarra Park) was reserved for the grazing of their horses. The Mounted Police Barracks was developed at the south-west corner of Wellington Parade and Punt Road, and as shown on plans of 1855 and 1866, the complex came to include barracks, a hospital and gaol, as well as stabling.³⁹

In 1839 Charles La Trobe, Superintendent of the Port Phillip District constructed his residence on approximately 12 acres in the Government Paddock. The presence of both Lonsdale and La Trobe, coupled with that of the mounted police, emphasises the convenient situation of East Melbourne in this very early period of Melbourne's history, and its important location in terms of early colonial administration and law enforcement.

Hoddle in 1842 also prepared a grid plan for residential subdivision in East Melbourne, which was revised in 1848 to accommodate a north-south creek within a large park which later became the Fitzroy Gardens. The first residence constructed in this area of East Melbourne was Bishopscourt, on the east side of the gardens, the site of which had been selected by Anglican Bishop Perry in 1848. The original bluestone component of the Episcopal residence was completed in 1853; its construction helped to establish East Melbourne as a prestigious residential area.

While early Melbourne was aligned to maximise frontage to the Yarra River, East Melbourne was laid out on Hoddle's regular grid, with allotments on north-south and east-west axes, and alternating broad streets and narrow service lanes.⁴⁰ The suburb was established on a rise to the east of Melbourne, and was associated with Eastern Hill to its north-west. The hill then dropped away, eastwards to Hoddle Street and southwards to the Yarra River.

Eastern Hill became the focus of civic, ecclesiastical, educational and institutional development from the 1840s. This was in no small part due to the colonial Government making land grants available for education and religious purposes. In December 1851, when the colony of Victoria separated from New South Wales, a site at the top (east end) of Bourke Street, in Spring Street, and on the western boundary of East Melbourne, was chosen for the new Parliament House. Construction commenced in 1856.⁴¹ The first Metropolitan Fire Brigade Headquarters was (and remains) located here. The early sites of St Peter's Church and the Lutheran Church were also in Eastern Hill, as was that of St Patrick's Cathedral at the intersection of Gisborne and Albert streets, where construction began in 1857. This helped to establish a long history of Catholic Church property ownership in and adjoining the precinct area. The Royal Victorian Eye and Ear Hospital also opened

in Albert Street in 1863.⁴² Other notable developments in this area included the early campuses of prestigious schools such as Scotch College, Cathedral College and Presbyterian Ladies College.

A map of Melbourne of 1872 illustrates the ongoing concentration of ecclesiastical development in and adjoining the precinct. Indicated on the plan are St Peter's Church, St Patrick's Cathedral, the Baptist Church, Church of England, Bishopscourt and Cathedral Reserve, and Presbyterian, Lutheran, Scotch, Unitarian and Congregational churches.⁴³

Notwithstanding the earlier residential occupations of La Trobe, Lonsdale, and the acquisition of land for Bishopscourt, the first Crown land sales in East Melbourne took place in 1852. Allotments were sold on Albert Street in the north of the suburb; and between Wellington Parade and George Street in the suburb's south, overlooking the parklands which became Yarra Park.⁴⁴ The delay in selling these allotments, after the late 1840s subdivision, coincided with increasing affluence and population growth in Melbourne due to the gold rushes.⁴⁵ East Melbourne rapidly became an attractive place of residence for professional and business classes, and government officials. Further land sales took place in 1853, with allotments sold between George Street and Victoria Parade.⁴⁶ The Kearney Plan of 1855 shows a National School had been established on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade Brewery site are also visible, as is the Parade Hotel on Wellington Parade, with the land purchased by both speculators and city-based professionals.⁴⁷

The Kearney Plan of 1855 shows a National School had been established by this time on the corner of Grey and Powlett streets, with Scots School on the corner of Albert and Eades streets. The first buildings on the Victoria Parade brewery site (later known as Victoria Brewery), established by Thomas Aitken in 1854, are also visible in the plan, as is the Parade Hotel on Wellington Parade.⁴⁸

On his departure from Victoria in 1854, La Trobe gave instructions for his property to be subdivided. Jolimont Estate was sold in the late 1850s and 1860s, with prospective purchasers directed to take note of the 'many and great advantages' of the allotments including their proximity to the city.⁴⁹ Jolimont Square, as it is known, is bounded by Wellington Parade South, and Agnes, Palmer and Charles streets. The Adult Deaf Society acquired the site in the 1920s and developed it with various facilities. In more recent times, the square has been returned to residential use, including modern townhouse development.

The building and safety standards of the Melbourne *Building Act* of 1849 applied early to East Melbourne, resulting in construction of few timber buildings.⁵⁰ Stone was an early construction material, with brick and masonry predominating.

By the early 1860s, a number of terrace rows had been constructed in the precinct, including on Wellington Parade, Victoria Parade, Hotham Street and Clarendon Street.⁵¹ Residents of the 1860s included many of Melbourne's more prominent figures, such as architects Leonard Terry and J J Clark; politicians Edward Cohen MLA and John McCrae MLC; artist Eugene von Guerard; surveyor Clement Hodgkinson; and numerous teachers, medical and legal professionals.⁵² The reputation of the suburb remained strong through the nineteenth century, with Sir William John and Janet Lady Clarke's remarkable Cliveden mansion constructed on the corner of Clarendon Street and Wellington Parade in 1888. The couple hosted numerous social functions at their opulent residence including balls, dinners and garden parties.⁵³

In 1881, the former police barracks land at the south-west corner of Wellington Parade and Punt Road was subdivided into 83 residential allotments and sold. The former police hospital at the corner of Berry and Vale streets was purchased by the Victorian Infants Asylum, and the institution later became known as the Berry Street Babies Home and Hospital.⁵⁴

By the mid-1890s, both suburbs were substantially developed, with some large detached residences situated in the elevated area closer to Fitzroy Gardens and Yarra Park; substantial two-storey terrace rows and detached villas along Powlett and Hotham streets; and single storey terraces and more modest houses in the east of the suburb towards Hoddle Street.⁵⁵

The development of parks was important to the precinct. This can be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁵⁶

'Fitzroy Square' had been set aside in 1848, but it was as 'Fitzroy Gardens' that the park was developed between 1859 and the mid-1860s, under the supervision of Assistant Commissioner of Lands and Survey, Clement Hodgkinson (a local resident) and head gardener, James Sinclair.⁵⁷ The smaller squares of Darling Square and Powlett Reserve were also developed in the mid-nineteenth century, with simple path layouts and plantings, and Powlett Reserve incorporating sporting facilities.⁵⁸

Further south, the Government Paddock was used for sport and recreation purposes from as early as 1853, when the Melbourne and Richmond cricket clubs were each granted a portion of the reserve. Yarra Park was officially reserved as a recreation ground in 1862 and named by 1867.⁵⁹ The first game of Australian Rules football was played in Yarra Park in 1858. Melbourne Cricket Club also established a cricket ground, which evolved to become the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is the oldest Australian Rules football club, and one of the oldest of any football code, in the world. The stadium also hosted the 1956 Olympic Games. Richmond Cricket Club developed its own ground, the Punt Road Oval, which in turn was home to the Richmond Football Club, as established in 1885.

Jolimont was historically close to the railways and Jolimont rail yards, including substantial railway infrastructure such as workshops and maintenance sheds, much of which has been demolished.

In the early twentieth century, with the growing preference for garden suburbs in the city's east, East Melbourne's popularity as a prestigious suburb began to decline. A number of larger residences were converted for boarding house or apartment use. By 1924, there were a reported 280 boarding houses in East Melbourne, with the Health Commission expressing concern about their operation. Some had kitchens located on balconies and in landings, and in some cases combined with bathrooms.⁶⁰ Such was the number of boarding house keepers in the suburb in this period, that a meeting to protest the imposition of boarding house regulations was held in a church in East Melbourne in 1925.⁶¹ The Old Men's Shelter in Powlett Reserve (1938) was constructed to provide support for elderly men living in the suburb's boarding houses.⁶²

Other allotments, including those associated with a former foundry site east of Simpson Street, between George Street and Wellington Parade,⁶³ were redeveloped with small to medium scale residential flats and apartments of various styles. Many of these, particularly those built in the interwar period, were of relatively high quality design. In this period, two major hospitals were also established in East Melbourne, with the Mercy Hospital (1934-35) and Freemasons Hospital (1937) in Clarendon Street.

In the post-war period, the suburbs' proximity to the city saw many large properties along Wellington and Victoria parades redeveloped for commercial and governmental use, including construction of large-scale office buildings.⁶⁴ Cliveden mansion was demolished in 1968 to make way for the Hilton Hotel. Ironically, East Melbourne's status as an attractive place of residence also began to return in this period. This effectively ended the boarding house era, with many large houses and mansions returned to single dwellings, and a wave of restoration work commencing. Apartment towers were also constructed in the precinct, in Clarendon Street and on Wellington and Victoria parades. Jolimont has also been subject to redevelopment on its southern and western edges, with construction of small to medium sized office and apartment buildings.

2.2 Description

The extent of the East Melbourne and Jolimont Precinct is identified as HO2 in the planning scheme maps.

Fitzroy Gardens, Yarra Park, Melbourne Cricket Ground, Richmond Cricket Ground and Jolimont Railway Station, are largely within or immediately adjoin the precinct.

Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range.

East Melbourne and Jolimont precinct is predominantly residential in character, and renowned for its high quality historic dwellings. Some of Melbourne's finest and earliest large houses of the 1850s and 1860s are in the precinct, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Front garden setbacks are common, as is rear lane access. The height of residences varies, with buildings of one, two and sometimes three storeys. More modest, often single-storey cottages and terrace rows are located in the east of the precinct. Large and prominent dwellings are often located to corners.

Residential buildings are typically well resolved in terms of their design and detailing. Brick is the predominant construction material, with rendered masonry, face brick and examples of stone buildings. Decorative and often ornate cast iron work to verandahs is evident in the later Victorian houses, with the iron work displaying a rich variety of patterns; while earlier dwellings are more simply detailed. Slate roofing is common, as are hipped roof forms, and prominent and visible chimneys. Eaves lines and parapets are detailed and ornamented, including with urns and finials; side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated. A high number of original iron palisade fences with stone plinths survive. Smaller scale rear wings are typical for two-storey terraces and dwellings, although rear additions are common, some of which are large and visible to rear lanes and ROWs. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Within the precinct there are an unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.

Principal roads in the precinct include Victoria Parade on the north, which is a grand historic boulevard, albeit with later twentieth century office towers and hospital development at the west end, much of which replaced substantial historic residences. However, some substantial dwellings remain west of Lansdowne Street, and further east towards the redeveloped Victoria Brewery site (Tribeca). Finer grained and more modest residential development, including single and two-storey terraces, is located in the lower eastern part of the parade.

Wellington Parade separates East Melbourne from Jolimont. The north side of the road was redeveloped in the second half of the twentieth century, predominantly with office and apartment towers, and also the Hilton Hotel on the site of the historic Cliveden mansion. Some substantial historic residences survive, and at the east end, a concentration of interwar flat blocks associated with the Garden Avenue development on the former foundry site.

Hoddle Street within the precinct has predominantly Victorian residential development, together with St John's Church and primary school at the north-east corner of the precinct; the former Yarra Park Primary School; east boundary of Yarra Park; and the Punt Road Oval at the south-east corner of the precinct.

Clarendon Street was historically a prestigious street, beginning with the construction of Bishopscourt in the early 1850s, and now regarded as one of Melbourne's most significant early houses. Noted other residences include 206 Clarendon Street (1856, later Redmond Barry's house); Clarendon Terrace (1856); Mosspenoch (1881); and St Hilda's House (1907). Clarendon Street has also been subject to some substantial twentieth century developments, including tall apartment buildings, hospital complexes, and the aforementioned Hilton Hotel at the south end of the street. Albert Street, bordering the north side of Fitzroy Gardens, has similarly attracted higher quality residences as well institutional development.

The main residential streets in East Melbourne are typically highly intact, but also diverse, incorporating the range of historic dwelling types described above. They include George, Hotham, Gipps, Grey, Powlett and Simpson streets. The significant Queen Bess Row (1886) is prominent in Hotham Street, and was one of the earliest apartment buildings in Melbourne.

Jolimont has Wellington Parade South to its north boundary, and is distinguished by the historic Jolimont Square estate of the mid-nineteenth century, with the Square itself variously retaining historic and later buildings, including those associated with the former Adult Deaf Society use of the site. Jolimont Terrace, facing east to Yarra Park, complements Vale Street across the park with its grand historic residences. Elsewhere, Jolimont is highly varied, with modest historic cottages, early twentieth century warehouses, and later twentieth century office and residential developments. Across Yarra Park is the south-eastern component of East Melbourne. It incorporates Vale and Berry streets, and Webb Lane, with historic residences interspersed with later development. Vale Street, facing west to Yarra Park, includes grander residences.

In lanes throughout the precinct rear boundary walls vary, with many original walls removed or modified to accommodate vehicle access. Some historic outbuildings remain, but contemporary rear additions to houses are common, some of which are large and visible to the rear lanes and ROWs.

The Catholic Church has historically been a major landowner in the area, expanding out from St Patrick's Cathedral and the archdiocesan administration complex on the west side of Fitzroy Gardens, to historic properties in the west end of Albert Street and the former Mercy Hospital complex in Clarendon Street.

Commercial, manufacturing and industrial development has historically been limited. Exceptions include Victoria Brewery on Victoria Parade, which was historically a dominant complex on the Parade, and was adapted and redeveloped as an apartment complex (Tribeca) in the early 2000s. The historic buildings on the site substantially date from the 1880s and later. Some limited historic commercial development is also located on Wellington Parade.

2.2.1 Pattern of development

In East Melbourne, the highly regular grid of the late 1840s government subdivision resulted in both north-south and east-west running streets, and very consistent rectilinear blocks of development. The mostly wide streets are interspersed with parks and squares. Powlett Reserve occupies a full block between Powlett and Simpson streets, while Darling Square occupies a half block between Simpson and Darlings streets. Minor streets and lanes cross, or partly extend into the main blocks of development. The pattern is broadly one of larger allotments in the west of the subdivision, with smaller allotments in the east.

Jolimont Square is associated with the subdivision of Charles La Trobe's Jolimont Estate in the late 1850s. As noted, Agnes, Palmer and Charles streets are associated with this historic subdivision.⁶⁵ The Square also retains an axially arranged central garden now planted as a lawn, running north-south for most of the depth of the Square. The garden is surrounded by a circulating driveway which reflects the layout of the original plan.

The south-eastern component of East Melbourne, to the corner of Wellington Parade and Punt Road, also follows a regular pattern of north-south running streets, being Vale and Berry streets, and Webb Lane. This subdivision occurred in the early 1880s, following alienation of part of the old Police Paddock.

Garden Avenue, off the east end of Wellington Parade and adjoining the railway cutting, is associated with an interwar subdivision of a former foundry site.

Major roads and boulevards border or traverse the precinct. Several of these were historically major thoroughfares east of the city, including Victoria and Wellington parades, and Albert Street. Hoddle Street, merging into Punt Road, borders the east side of the precinct. The *Roads Act* of 1853 provided for

a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Wellington Parade, Hoddle Street and Victoria Parade. The latter is elevated at its western end in the area of Eastern Hill, then steps down to the east to Hoddle Street. Wellington Parade runs east-west through the precinct.

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

2.2.2 Parks, gardens and street plantings

The precinct is notable for its historic parks and gardens, including Fitzroy Gardens, the smaller squares in Powlett and Simpson reserves, and the extensive Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park, in turn, is dominated by the Melbourne Cricket Ground and also hosts Richmond Cricket Ground, home of the Richmond Football Club.

The parks and squares variously retain elements of their original or early landscape design, mature tree plantings including specimen trees, mature tree avenues, perimeter borders and garden bed borders. There is also some remnant indigenous vegetation, including to Yarra Park.

Fitzroy Gardens has an outstanding collection of plants, including conifers, palms and deciduous trees; Dutch and English elm rows and avenues; a cedar avenue; and a collection of nineteenth century pines and araucarias. The gardens also contain significant buildings and structures including the Band Pavilion (1864), Rotunda (1873), Sinclair's Cottage (an early gardener's cottage, 1866), the Spanish Revival styled Conservatory (1930) and the electricity substation (1940).⁶⁶

Tree plantings, including planes and elms, are common to centre medians and sides of streets in the precinct. Streets with tree plantings include Albert, George, Powlett, Simpson and Clarendon streets. Victoria Parade has a double row of elms down its centre, as befits its historic role as a grand boulevard.

Gardens and deep front setbacks are common in precinct, especially in the western area of East Melbourne where the allotments are large. Outstanding in this context is the garden of Bishopscourt, a renowned inner Melbourne private garden of generous proportions with a sweeping drive and lawn, and both evergreen and deciduous tree species.

Jolimont Terrace, facing Yarra Park, has grand houses on large allotments and a generally consistent pattern of deep setbacks and front gardens.

2.3 Statement of Significance

East Melbourne and Jolimont Precinct (HO2) is of state significance. It satisfies the following criteria:

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

What is significant?

East Melbourne and Jolimont Precinct is associated with some of Melbourne's earliest surveys and subdivisions, beginning in the late 1830s. It is predominantly residential in character, and renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public institutions, sporting

facilities, and parks and gardens. Significant and contributory development dates from the 1850s through to the interwar period, although Victorian development predominates. Some places of heritage value may also be outside this date range. The small squares, and mature street plantings and rows, are also part of the significant development of the precinct.

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

- Typical nineteenth century building characteristics including:
- Use of face brick, rendered masonry and bluestone building materials.
- Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative and often ornate cast iron work, and tiled floors; iron palisade fences on stone plinths; and limited or no side setbacks.
- Presence of some of Melbourne's earliest and finest large houses.
- Simply detailed earlier Victorian dwellings which contrast with later more ornate including 'Boom' style residences.
- Other later development as evidenced in Edwardian and interwar buildings.
- Very high proportion of surviving first or original dwellings.
- Unusually high number of properties of individual historical and architectural significance, including many on the Victorian Heritage Register.
- Typically low scale character, of one and two-storeys, with some larger three-storey buildings.
- Larger scale development including multi-storey modern buildings mostly confined to the borders of East Melbourne, with low scale historical development and minimal infill to the suburb's centre.
- In East Melbourne, the late 1840s planning and government subdivision as evidenced in:
- Highly regular grid of streets and consistent rectilinear blocks of development, interspersed with parks and squares.
- Mostly wide and straight north-south and east-west streets, with minor streets and lanes which cross, or partly extend into the main blocks of development.
- Larger allotments in the west and smaller allotments in the east.
- Lanes and ROWs which provide access to rears of properties.
- Fitzroy Gardens as planned for the west side of the residential grid.
- In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- In Jolimont, nineteenth century planning and subdivision as evidenced in:
- Jolimont Square in the west of the suburb, being the historic subdivision of Charles La Trobe's Jolimont Estate in the late 1850s.
- In the east of the suburb, subdivision from the early 1880s of part of the old Police Paddock.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including Victoria and Wellington parades, and Albert, Clarendon and Hoddle streets.

- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestige, including Fitzroy Gardens and Yarra Park.
- Views into and out from the parks and gardens to the bordering residential areas.
- Dominance of the Melbourne Cricket Ground in Yarra Park.
- Importance of gardens and front setbacks to dwellings; and street plantings including planes and elms, to centre medians and sides of streets.
- 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?

East Melbourne and Jolimont Precinct is of historical, aesthetic/architectural and social significance to the State of Victoria.

Why is it significant?

East Melbourne and Jolimont Precinct is of **historical significance**. East Melbourne was one of the earliest Melbourne suburbs surveyed by Robert Hoddle in 1837. His plan included the Government and Police Magistrates paddocks, in the future Yarra Park, where two significant early public figures, Superintendent of the Port Phillip District, Charles La Trobe and Police Magistrate Captain, William Lonsdale, took up residence in the late 1830s. The presence of these early administrators, coupled with the substantial Mounted Police Barracks in Yarra Park, emphasises the importance of East Melbourne in terms of nascent colonial administration and law enforcement in Port Phillip. Aboriginal scar trees also survive in the park, reminders of its importance as an Aboriginal ceremonial gathering and camping place, and the source of rich natural resources. Hoddle also prepared a grid plan for residential subdivision of East Melbourne in 1842, which was revised in 1848 to accommodate the future Fitzroy Gardens. Bishops Court, the Episcopal residence of Anglican Bishop Perry, was the first dwelling in the subdivision, constructed in 1853. It helped to establish East Melbourne as a highly prestigious residential area which subsequently attracted the professional and business classes, and many prominent figures in government, politics, law, medicine, architecture and the arts. The suburb was associated with Eastern Hill, the focus of civic, ecclesiastical, educational and institutional development from the 1840s, and the future site of St Patrick's Cathedral. It was also on the fringe of the developing Parliamentary and Treasury precincts, the seat of government in Victoria. Jolimont was mostly developed later, but notably included the 1850s subdivision of La Trobe's earlier Jolimont Estate (in the former Government Paddock). Major roads and boulevards border or traverse the precinct, several of which were historically important thoroughfares heading east out of the city. Wellington Parade, Hoddle Street and Victoria Parade were envisioned by Robert Hoddle as major routes out of Melbourne, their status confirmed in the *Roads Act* of 1853. The precinct is also significant for its historic parks and gardens, with Yarra Park and Fitzroy Gardens two of the ring of parks reserved by La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. The first game of Australian Rules football was played in Yarra Park in 1858; Melbourne Cricket Club also established a cricket ground in the park, which evolved into the internationally renowned stadium, the Melbourne Cricket Ground (MCG). The MCG was also home to the Melbourne Football Club which was established in 1859 and is one of the oldest football clubs, of any code, in the world. The stadium hosted the 1956 Olympic Games. Richmond Cricket Club also developed its own ground in Yarra Park, the Punt Road Oval, which in turn was home to the Richmond Football Club established in 1885.

East Melbourne and Jolimont Precinct is of **social significance**, and highly regarded in Melbourne for its historic streetscapes and buildings. Both Fitzroy Gardens and Yarra Park are also highly valued, with the

former a popular place for passive recreation in proximity to Melbourne's CBD. The latter gains significance from being the setting for the MCG; the association of Yarra Park with the development of Australian Rules football is also of social significance.

The **aesthetic/architectural significance** of the East Melbourne and Jolimont Precinct largely rests in its Victorian-era development. The precinct is renowned for its high quality historic dwellings, including some of Melbourne's finest and earliest large houses of the 1850s and 1860s, complemented by later development including grand terraces in pairs and rows and substantial free-standing villas from the 1870s and after. There are also Edwardian dwellings and interwar duplexes and flat blocks. Within the precinct there are an unusually high number of individual properties included in the Victorian Heritage Register; and little replacement of first or original dwellings has occurred. East Melbourne's streets are mostly wide, straight and tree-lined, interspersed with parks and squares, following the highly regular gridded pattern of the 1840s subdivision. The major roads and boulevards historically attracted grander development. Clarendon Street was an early prestigious residential street, with several of Melbourne's most significant early residences constructed there, beginning with Bishopscourt in 1853. Jolimont also has significant historic residences. Lanes throughout the precinct are demonstrably of nineteenth century origin and function. Historic parks and gardens further enhance the aesthetic significance, including Fitzroy Gardens, the smaller squares of Powlett and Simpson reserves, and the extensive Yarra Park. These variously retain elements of their original or early landscape design, including specimen trees, mature tree avenues, perimeter and garden bed borders; and some remnant indigenous vegetation, including in Yarra Park. There are views into and out from the parks and gardens to the bordering residential areas. Yarra Park is dominated by the MCG and also hosts the Punt Road Oval. Fitzroy Gardens is an outstanding early public park in Melbourne, with an important collection of plants, some of which date to the nineteenth century. It also retains significant historic buildings and structures.

3.0 HO3 – North and West Melbourne Precinct

3.1 History

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

~~In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north west of the original Hoddle Grid had by this time been surveyed.⁶⁷ In 1849, a site was chosen for the Benevolent Asylum, on 'the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp'. It was 'the most magnificent that could be well imagined peculiarly eligible for a public building'.⁶⁸ The foundation stone was laid in June 1850, and the asylum opened in 1851.⁶⁹ The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.~~

~~In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne; the extension of the city to its north had effectively been formalised.⁷⁰ From La Trobe Street, King and Spencer Streets were extended towards Victoria Street on a curved north-west axis past the site of the flagstaff, later Flagstaff Gardens. The latter incorporating the high point of Flagstaff Hill, adjoins the south side of the precinct, and was historically an important viewing place in early Melbourne, and the site of a signal station which communicated with a similar station at Point Gollibrand (Williamstown). Flags flown from the flagstaff indicated the arrival of ships in Hobsons Bay;⁷¹ and drew crowds to this early feature of West Melbourne.~~

~~North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribymong) River.⁷² The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.⁷³~~

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.⁷⁴ A plan of 1852 indicates that 'North Melbourne' referred to the allotments along Spencer and King streets, with an area called 'Parkside' to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.⁷⁵ In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.⁷⁶ The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.⁷⁷ This elevated area became known as 'Hotham Hill', and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.⁷⁸

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.⁷⁹

Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,⁸⁰ also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

In March 1858, a reported 1500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. In September 1859, the Borough of Hotham was proclaimed.⁸¹ The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present municipal complex designed by noted architect George Johnson. In 1887, the name of the Town of Hotham was changed to the Town of North Melbourne.⁸²

West Melbourne also developed its own identity in the nineteenth century. It was an early residential suburb with mixed housing types, ranging from small dwellings and cottages through to more substantial villas and double-storey terraces. Substantial housing stock developed along the main thoroughfares of King, William and Dudley Streets, in conjunction with commercial and manufacturing land uses. More modest housing was located towards the West Melbourne Swamp and railyards.⁸³

By the latter decades of the nineteenth century, the precinct was predominantly a working class area, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large scale industrial operations. These were located in, or adjoined the current precinct area. By way of example, a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, was occupied in 1890 by carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the twelve properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books.⁸⁴ Likewise, residents of the south end of Chetwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith.⁸⁵

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

A number of agricultural implement manufacturers were located in Hotham; timber milling occurred in the west of the precinct; tanners and soap manufacturers operated from Boundary Road; and the Melbourne Gas Works and Omnibus Company stables were situated on Macaulay Road.⁸⁶ Carriage works, foundries and factories can be seen on the MMBW plans of the 1890s, near the commercial centre of North Melbourne. Many of these were situated on the smaller streets and lanes of the precinct, which had developed off the principal streets.⁸⁷

Religious denominations were well represented in the precinct, with the Catholic Church prominent among them. Within Hotham, reserves were set aside for the Presbyterian, Church of England, Wesleyan and Roman Catholic faiths.⁸⁸ Many large church buildings and schools were constructed throughout the precinct, including St Mary's Star of the Sea (1891-1900) on Victoria Street and the State School (1882) on Queensberry Street. By 1916, the population of North Melbourne was 17,000, of which 50 percent were Catholic, and a number of Catholic schools were established to service the community.⁸⁹

During the nineteenth and twentieth centuries a number of political associations also formed in the suburb, including the North Melbourne Political Association (1850s); North Melbourne arm of the Liberal Association of Victoria (1880s); and the North Melbourne Political Labor League (1900s). Women's Suffrage League meetings were held at the North Melbourne Town Hall in the 1880s and 1890s, and anti-conscription meetings were held in the suburb in World War I.⁹⁰

In 1869, the North Melbourne Football Club was formed, being one of the earliest Australian Rules football clubs. Its players were colloquially known as the 'shinboners', believed to be a reference to the local abattoir workers.⁹¹ The club's first games were played in Royal Park, and for a time it was known as the Hotham Football Club. Together with the cricket club of the same name, the football club played games at the Arden Street Oval, just outside the precinct boundary, from the 1880s. The historic ground has continued to be the home of the 'Kangaroos', an historic working class football club with its roots in the local community.

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward.⁹² In 1911, the Melbourne Benevolent Asylum was demolished, opening up Elm and Miller streets for residential development and Victoria Street for traffic. In the mid-twentieth century, the State Government undertook a program of 'slum clearance' which resulted in the demolition of houses in a number of blocks in the precinct. Aside from Hotham Hill to the north, the precinct's character by this time derived from its residential and industrial uses.⁹³

Much of West Melbourne's early housing stock was also demolished with the changing nature of the suburb throughout the twentieth century. Its earlier identity was to a large extent transformed with the growth of industry and manufacturing, and later again with the advance of corporate and office development out of the city.⁹⁴

Another significant development in North Melbourne, was the opening of the swimming baths in December 1909, on the triangular site at the corner of Macaulay Road and Arden Street, adjoining the precinct. This occurred in the early twentieth century when municipal funded baths were being opened across Melbourne.⁹⁵

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

3.2 Description

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

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

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

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

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

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

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

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

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

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

Historic commercial development throughout the precinct demonstrates many of the characteristics of late nineteenth and early twentieth century commercial/retail streets in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber framed

shop windows with timber stall boards or masonry plinths. First floor facades are more intact, with original windows and parapets. There are also original or early iron post-supported verandahs with friezes, including return verandahs to street corners.

The precinct has corner shops and corner hotels, including a concentration of hotels in the area around Victoria Market. The 'corner pub' is very common, with many established in the middle decades of the nineteenth century.⁹⁶ While many have been demolished or adapted to different uses, the ubiquitous corner hotel demonstrates an important aspect of the social life of the precinct's working-class community.

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

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

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

3.2.1 Pattern of development

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

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

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

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

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

3.2.2 Topography

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

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

3.2.3 Parks, gardens and street plantings

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

3.3 Statement of Significance

North and West Melbourne Precinct (HO3) is of local significance. It satisfies the following criteria:

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

What is significant?

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

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

- Typical nineteenth-century building characteristics including:
- Use of face brick and rendered masonry building materials, with timber and bluestone indicating earlier buildings.
- Hipped roof forms with chimneys and parapets; verandahs which are simply detailed or have more decorative cast iron work; iron palisade fences on stone plinths; and limited or no front and side setbacks.
- Comparatively high number of buildings of the 1850s and 1860s.

- ~~Modest workers' cottages as the common housing type, often in consistent and repetitive terrace rows, with simple forms and detailing.~~
- ~~Other development including larger Victorian dwellings and two-storey terrace houses; Edwardian dwellings on the site of the former Benevolent Asylum; 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 and contrasting modest and larger buildings.~~
- ~~Streets which display historic mixed uses including residential, commercial, manufacturing and industrial uses.~~
- ~~Nineteenth and twentieth century hotel buildings and shops located on corners and within residential street blocks.~~
- ~~Secondary or 'little' streets, including named lanes, with workers cottages, warehouses and workshops, occasional stables and small scale early twentieth century commercial and industrial development.~~
- ~~Building forms with elevated entrances, and building rows which step up or down, following the topography and grade of streetscapes.~~
- ~~Importance of Errol, Victoria and Queensberry streets, being some of inner Melbourne's most extensive and intact commercial streetscapes.~~
- ~~Remarkable 1870s-80s civic development at the corner of Errol and Queensberry streets, with the town hall tower being a local landmark.~~
- ~~Views from lanes to historic outbuildings and rears of properties, providing evidence of historic property layouts.~~
- ~~Undulating topography which has allowed for views and vistas of prominent elements such as the town hall tower and church spires.~~
- ~~Important role of religion as demonstrated in the large and prominent ecclesiastical buildings and complexes.~~
- ~~Evidence of change and evolution in the precinct, with streets having buildings from different periods, and historic buildings such as former factories and warehouses adapted and converted to new uses.~~
- ~~Nineteenth century planning and subdivisions as evidenced in:~~
- ~~Hierarchy of principal streets and secondary streets and lanes.~~
- ~~Regular grid of straight north-south and east-west streets in the centre of the precinct.~~
- ~~Contrasting street alignments in the north of the precinct, where streets angle east to meet Flemington Road; and in the south of the precinct, where the CBD streets extend to meet the precinct.~~
- ~~Large and irregular street intersections including three or more streets meeting at oblique angles.~~
- ~~Lanes which provide access to rears of properties and act as important minor thoroughfares.~~
- ~~Principal streets characterised by their width and open character, with vistas available along their length; these are sometimes distinguished by street tree plantings including planes, elms and eucalypts.~~

- Importance of major roads and thoroughfares which border or traverse the precinct including Flemington Road, a grand Victorian boulevard which was historically the route to the goldfields; and Victoria, Peel and Elizabeth streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

How is it significant?

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

Why is it significant?

North and West Melbourne Precinct is of **historical significance**, as a predominantly Victorian-era precinct associated with the nineteenth century growth of Melbourne to its north and west. As early as 1852, streets in the centre of the precinct, and north of Victoria Street, were laid down in a rigorous grid. Early development of the 1850s and 1860s also reflects local involvement in servicing the goldfields traffic and migration of people from Melbourne to the gold rush centres to the north-west. Hotham Hill, in the north of the precinct, was a notable development from the 1860s, its elevated position attracting grander residential development. West Melbourne also developed its own identity in the nineteenth century, being an early residential suburb with mixed housing types, which was later largely transformed including through the expansion of industry and manufacturing. Major roads and streets which traverse or border the precinct, including Victoria, Peel and Elizabeth streets, and Flemington Road, were historically important early Melbourne thoroughfares and boulevards. Flemington Road was envisioned by Robert Hoddle as major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. The working-class history of the precinct is particularly significant, demonstrated in the characteristically modest dwellings and historic mixed use development, including the proximity of houses to commercial, manufacturing and industrial buildings, historic corner shops and hotels, and churches and schools. The Catholic Church was a particularly prominent local denomination. Residents of the precinct were employed in some of Melbourne's most important nineteenth and early twentieth century industries, located close to the precinct, including markets, abattoirs, railways and the port at Victoria Dock. Residents were also politically active, forming various associations in the nineteenth and early twentieth centuries, and being prominent in the women's suffrage and World War I anti-conscription movements.

North and West Melbourne Precinct is of **social** significance. Residents value its historic streetscapes, its 'walkability', and its notable commercial development and village character centred on Errol, Victoria and Queensberry streets. Proximity to the nearby Victoria Market, Arden Street Oval and the city, is also highly valued.

The **aesthetic/architectural significance** of the North and West Melbourne Precinct largely rests in its Victorian-era development including workers' cottages, rows of simply detailed modest dwellings, and twostorey terrace houses. These are complemented by larger Victorian dwellings, Edwardian development on the site of the former Benevolent Asylum, and historic mixed use buildings, with the latter often located in residential streets. There is also some variety in building and allotment sizes, and building heights, styles, materials and setbacks. In the Hotham Hill area, residential streets are wide and elevated, and comparatively intact, with larger residences. In the precinct's south, development is finer grained. Large brick warehouses, from the late nineteenth and early twentieth century, are located in the east of the precinct near Victoria Market. The precinct also has some of inner Melbourne's most extensive and intact commercial streetscapes, including significant concentrations on Errol, Victoria and Queensberry streets. Errol Street is particularly distinguished by the remarkable 1870s civic development, with the town hall tower a significant local landmark. Throughout the precinct, principal streets connect with secondary or 'little' streets, reflecting typical nineteenth century planning. These secondary streets reinforce the 'permeable' character and pedestrian nature of the

~~precinct, enhanced by the network of lanes which are demonstrably of nineteenth century origin and function, and continue to provide access to the rears of properties. The lanes were also historically used to access small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts.~~

4.0 HO4 – Parkville Precinct

4.1 History

Parkville Precinct is located in the suburb of Parkville. The predominantly residential precinct developed in the second half of the nineteenth century in sections around the perimeter of Royal Park.

From the late 1840s, Superintendent of the Port Phillip District, Charles La Trobe, was investigating establishing parklands for the residents of Melbourne. In a letter to the Melbourne Town Council of 1850, La Trobe outlined his policy for reserving land for the 'recreation and amusement' of the people. The policy included 2,560 acres north of the town of Melbourne, which 'the City Council may now, or at any future time judge proper to set apart and conveyed to the Corporation of Melbourne as a park for public use'.⁹⁷ It is unclear when the name Royal Park was formalised, but it was in use by November 1854 and is likely to have been associated with the naming of the adjacent Princes Park.⁹⁸

The establishment of Royal Park can be seen in the context of La Trobe's proposal to surround the city of Melbourne with a ring of parks and gardens, resulting in an inner ring of Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain, and an outer ring including Yarra, Albert, Fawkner and Princes parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.⁹⁹

Royal Parade, originally known as Sydney Road, ran between Royal Park and Princes Park, and forms the eastern boundary of the current precinct. It too was formalised by the early 1850s. In 1853, the University of Melbourne was established on the eastern side of the Sydney Road. The growth and success of the university has influenced development in Parkville, with the institution and the suburb historically connected.

A suburb designated as 'Parkside', associated with Flemington Road, formed part of the northern extension of Melbourne as planned by 1852.¹⁰⁰ Parkside took in parts of what is now Parkville and North Melbourne, to either side of Flemington Road and along Queensberry Street West. By 1855, there had been some subdivision on the south and west sides of Royal Park. A reservation for the Church of England was located in a small subdivision which included Church and Manningham streets to the west of the park; and to the south was the reservation for the Hay, Corn and Horse Market.¹⁰¹

In the 1860s, Royal Park was used by the Acclimatisation Society, which had formed in 1861. In 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo.¹⁰² The failed Burke and Wills expedition departed from Royal Park in 1860, and was the most high profile event in the park's early history. By the late 1850s, cricket matches were also regularly played in the park, with Australian Rules football played there from the 1870s.¹⁰³ The use of the park for sporting activities has continued to the present day, and has included golf and baseball. In the 1880s, a railway line was constructed through Royal Park, with the Royal Park station giving access to the zoo. A cutting was made through the park to accommodate the line, revealing strata rock formations. A branch line from Royal Park to Clifton Hill was formed as part of the Inner Circle railway, which opened in 1888.¹⁰⁴ The park has also been used for military purposes since the nineteenth century, including being the site of a major training camp during World War I; and again during World War II when it hosted a camp for both Australian and American troops.

In 1868, there was controversy surrounding a proposal to alienate a portion of Royal Park for a narrow and largely linear subdivision abutting the west side of Royal Parade. To ensure an open landscape character was maintained, only one villa residence of stone or brick was permitted per allotment.¹⁰⁵ By 1872, a residential subdivision of smaller villa allotments had been created to the south of the intersection of what is now Gatehouse Street and Royal Parade. This subdivision created the east-west streets of Morrah, Bayles and Degraives, and the north-south streets of Fitzgibbons and Wimble.¹⁰⁶ In 1879, further subdivision and sale of land occurred in the suburb between Morrah Street, the newly named Story Street and along Park Street.¹⁰⁷ Gatehouse Street was also formed by 1879, with a wide median between it and Park Street, now known as Levers Reserve,¹⁰⁸ allowing for the channelling of the creek bed that ran parallel to the two streets.¹⁰⁹

Laneways were also created with the subdivisions. These for the most part provided access to the rears of properties, including access for services such as 'night carts'; and for horses stabled on properties, although stables were not common in the precinct due to its proximity to the city and early public transport.

The name 'Parkville' appears to have been adopted for the suburb by the mid-1870s, with newspaper reports referring to the Parkville cricket team in 1875.¹¹⁰ By 1887, the *North Melbourne Advertiser* was reporting that 'the pretty suburb has advanced with giant strides.'¹¹¹ The newspaper also commented that 'the suburb is strictly a residential one, being marred with only one public house, and benefitted by a couple of grocers' shops and one butchering establishment.'¹¹²

However, Morrah Street developed as a small service area, with the 1890 *Sands & McDougall* directory listing a baker, bookmakers, chemist, grocer and painter operating on the north side of the street.¹¹³ There were also a small number of shops along Royal Parade by this time, and a police station which had been established in the late 1870s.¹¹⁴ The two-storey Parkville Post Office was constructed in 1889 in Bayliss Street, after residents lobbied for its location to be in the residential suburb rather than at the university as first proposed.¹¹⁵ It has been noted that the majority of dwellings in Parkville were erected between the early 1870s and early 1890s.¹¹⁶ Certainly, MMBW plans of the 1890s show that by this time the three residential subdivisions of Parkville to the west, south and east of Royal Park were substantially developed, although some vacant allotments remained along Park Street. The vast majority of buildings in the suburb were constructed of brick, with more limited use of stone. While substantial detached villas set back from the street had been constructed on The Avenue (then Park Road), rows of single and double-storey terraces had been constructed in the southern part of the precinct.¹¹⁷ The mostly two-storey houses along The Avenue and Gatehouse Street faced west to Royal Park, which by the late nineteenth century had assumed a more organised character, with roads and pathways providing access to different sections of the park.¹¹⁸

Development of the suburb continued into the twentieth century, with construction of residences on previously vacant allotments. An electric tramline was established through Royal Park in the 1920s.¹¹⁹ University High School was constructed on the south side of Story Street in 1929, on the former horse market site, adjoining the present precinct boundary. In the mid-1930s, the former church site on Manningham Street was subdivided around the new street of St George's Grove.¹²⁰ Blocks of flats were also constructed along Morrah Street in the interwar period. In the mid-twentieth century, the Royal Children's Hospital moved from Carlton to the south side of Royal Park.

Parkville has retained its predominantly residential character, and relatively limited development has occurred in the suburb since the mid-twentieth century, particularly in the south of the precinct. Along The Avenue through to Royal Parade, there has been some infill development with the construction of modern apartment and office blocks.

Many of the suburb's residents have historically been professionals and academics, choosing to live in Parkville because of its proximity to the university, its colleges, and the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's.

4.2 Description

The extent of the Parkville Precinct is identified as HO4 in the planning scheme maps.

Royal Park, incorporating the Melbourne Zoological Gardens, is partly surrounded by, and also adjoins the precinct.

Significant and contributory development in the Parkville Precinct dates from the second half of the nineteenth century, with some limited development through to the interwar period.

Parkville Precinct is predominantly residential and a remarkably intact Victorian precinct, with very little replacement of the first or original dwellings. Residences include one and two-storey Victorian terraces, in pairs and rows; and some Edwardian and interwar buildings. Larger more substantial villas are in the north of the precinct, and throughout to prominent corners. Double-storey terraces are the dominant building form. Modest single-storey and single-fronted cottages have more limited representation.

Historic residential development is typically of high quality, with dwellings that are richly detailed and of high integrity. There are few modern buildings or visible additions to historic buildings. Most streets retain their original nineteenth century character, and many also have a consistent scale and regularity of dwelling types, form and materials. Rears of buildings have an unusually high level of visibility in parts of the precinct, including views of intact rear first floors.

Brick is the predominant construction material, with rendered masonry, face brick and some very fine examples of bi-chrome and poly-chrome brickwork. Other characteristics of residential buildings include verandahs with decorative cast iron work, the latter displaying a rich variety of patterns; verandahs and paths which retain original tessellated tiling; eaves lines and parapets which are detailed and ornamented, including with urns and finials; and side or party walls which extend from the fronts of terraces, as per the nineteenth century fire regulations, and are often decorated.

A high number of original iron palisade fences on stone plinths survive to front property boundaries. Roofs are mostly hipped, slate cladding is common, and chimneys are prominent and visible. Smaller scale rear wings are also common to the two-storey terraces, and visible to street corners and lanes. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with rear lane access.

Other characteristics of development in the precinct include residences with lower ground floors or halfbasement levels, reflecting the topography. There are dwellings with entrances below ground/street level on the west side of Park Drive.

North Parkville has more substantial historic dwellings, often free-standing, including on The Avenue and in the northern section of Royal Parade. The Avenue is distinguished by its long curving alignment, oriented to Royal Park to the west. It was historically, and remains, a street of some grandeur where large historic residences were constructed, notwithstanding the introduction of several large scale developments in the later twentieth century. Many of the grand residences have also been adapted to non-residential uses, with a consequent negative impact on settings, including the introduction of extensive car parking. The height of buildings on the street also varies, significantly in some instances. The southern area of The Avenue has smaller allotments by comparison, but still generous in size with some substantial nineteenth century terrace rows.

Royal Parade also historically attracted larger and grander residential development, as befits its boulevard status. Auld Reekie and Nocklofty are substantial and significant Edwardian dwellings constructed between 1906 and 1910. Deloraine Terrace, a significant row of Boom style 1880s terraces is also at the northern end of the parade. A concentration of significant non-residential development including the Uniting Church, former College Church, and historic former police station complex are located south of Macarthur Road.

South Parkville was developed with nineteenth century terrace housing, and is remarkably intact and consistent, with streets of high integrity and some of the best examples of historic terrace rows in Victoria. As

with The Avenue, development in Gatehouse Street, predominantly two-storey Victorian terraces, also addressed Royal Park. Park Drive has a consistent Victorian character, and is distinguished through its width and central median. On the east side, there are several large and prominent Victorian villas, with substantial if irregular allotments, including to corners.

West Parkville, in the area centred on Manningham, Church and Southgate streets and St George's Crescent, provides some contrast in terms of streetscape character and development. It has a greater diversity of buildings, from nineteenth century dwellings to interwar and post-war residential development.

In the lanes, rear boundary walls to properties retain some original fabric, but the majority have been modified to accommodate vehicle access. Lanes also generally afford an unusually high level of visibility to the rears of properties, many of which retain intact first floor elevations and rear wings. Of note in this context is levers Reserve, between Gatehouse Street and Park Drive, which is a wide reserve with flanking ROWs and provides both access to, and views of the rears of properties on the latter streets. Interestingly, stables to rear lanes are not typical of the precinct, reflecting its historical proximity to the city and early public transport.

There are few commercial or institutional buildings in the precinct; a small number are associated with the University of Melbourne. Civic buildings include the post office in the south of precinct.

4.2.1 Pattern of development

Much of the precinct area was subdivided on land released from Royal Park, or originally set aside for markets or other public purposes.

Residential subdivision patterns vary within the precinct, with three distinct areas. North Parkville has larger allotments, with this area mostly developed in the latter part of the nineteenth and early twentieth century. South Parkville has a more regular subdivision pattern, with a grid of connected streets and lanes, and a greater consistency of allotment sizes. In the west of the precinct, or West Parkville, the subdivision is more irregular, with smaller and larger allotments.

The precinct is associated with several important Melbourne thoroughfares and boulevards. Royal Parade was historically the main road from Melbourne to Sydney, and has had a major influence on development in the precinct. Flemington Road is another important early boulevard of Melbourne, and a boundary to the southern edge of the precinct. The *Roads Act* of 1853 provided for a number of wide (3 or 4 chains) routes out of Melbourne, indicating the then Surveyor-General, Robert Hoddle planned for the growing city. These routes included Royal Parade and Flemington Road.

More generally, the precinct's streets are typically wide, with deep footpaths and generous medians. Laneways run between and in parallel with the residential streets. Of particular note in this context is levers Reserve, a distinctively shaped reserve which runs parallel between Gatehouse Street and Park Drive, and is wide at its south end and narrow at its north end. It is crossed by Story, Morrah and Bayles streets, and has a central landscaped median which is flanked by stone-pitched ROWs which are effectively secondary streets, providing access to the rears of properties to Gatehouse Street and Park Drive.

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

4.2.2 Parks, gardens and street plantings

Royal Park, with its expansive open landform, is a dominant presence in the precinct. It is valued for its remnant indigenous vegetation, including trees, shrubs and grasslands, together with mature tree avenues and specimen trees, including exotics. It is notable, within the context of inner Melbourne parks, for its retention of indigenous vegetation and maintenance of its natural character. Open spaces are used for passive and informal recreation, with more formalised sports played on several ovals and related

facilities. The park also affords generous views and vistas out, to the city and to development in Parkville to the east; and internal vistas which enable viewers to experience what is comparatively a vast park landscape within inner Melbourne.

There are also views to Royal Park from within the precinct, including from the east, south and west of the park.

Royal Parade is a leafy and treed boulevard. It is divided into three sections comprising the central full width main carriageway, separated from flanking service roads to either side by grassed medians and road plantations comprising elms planted in the early twentieth century. The service roads are also bordered by elm plantations and grassed medians, which on the west side provide expansive green settings to development on the eastern (Royal Parade) edge of the precinct.

As noted, levers Reserve is a landscaped linear area extending from Bayles Street in the north to Flemington Road in the south; Gatehouse Street also has street plantings. In parts of the precinct, particularly in the north, deep front setbacks and front gardens to properties additionally contribute to the garden character of the precinct.

4.3 Statement of Significance

Parkville Precinct (HO4) is of state significance. It satisfies the following criteria:

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

What is significant?

Parkville Precinct is predominantly residential in character, and was developed in sections around the perimeter of Royal Park. Significant and contributory development dates from the second half of the nineteenth century, with some limited development through to the interwar period. Royal Park has historically comprised the majority of the precinct area, with historic residential subdivisions located to the south, east and west of the park. Within the park are extensive informal parklands, sporting facilities and the Melbourne Zoo. Landscaped medians and reserves, and mature street plantings and rows, are also part of the significant development of the precinct.

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

- Typical nineteenth century building characteristics including:
- Use of face brick, including bi-chrome and poly-chrome brickwork, and rendered masonry building materials.
- Hipped roof forms with often visible and prominent chimneys, and slate cladding; eaves lines and parapets with detailing and ornamentation, including urns and finials; side or party walls extending from the fronts of terraces, and often decorated; verandahs with decorative cast iron work, including a rich variety of patterns; verandah floors and paths which retain original tessellated tiling; iron palisade fences on stone plinths; and limited or no side setbacks.
- Streets of consistent heritage character with dwellings of high quality and integrity, and few visible additions to historic buildings.

- Very high proportion of surviving first or original dwellings.
- South Parkville being an example of an area of particularly intact Victorian residential development.
- Residential character of the precinct emphasised by historically limited presence of commercial and non-residential development.
- Limited later development as evidenced in Edwardian and interwar buildings.
- Typically low scale character, of mainly two-storeys, with some single-storey and larger two-storey dwellings.
- Rears of properties, including rear wings and first floors, contribute to the heritage character where they are visible and intact.
- Historically important associations with the University of Melbourne and nearby hospitals.
- Larger scale development including multi-storey modern buildings mostly confined to parts of Royal Parade and The Avenue, with low scale historical development and minimal infill to the remainder of the precinct.
- Nineteenth century planning and subdivision as evidenced in:
 - Large allotments in the north of the precinct (North Parkville), on Royal Parade and along the curved alignment of The Avenue.
 - Regular grid and typical hierarchy of principal streets and lanes, with greater consistency of smaller allotment sizes in the south of the precinct (South Parkville).
 - Irregular subdivision, with smaller and larger allotments, in the west of the precinct (West Parkville).
- levers Reserve.
- Importance of major roads and thoroughfares which border the precinct, with their historical status demonstrated in surviving significant development, including Royal Parade with its larger and grander residences. Flemington Road is another important early Melbourne boulevard.
- Dominance of Royal Park beyond the precinct, with its expansive open landform, and relationship with the adjoining The Avenue and Gatehouse Street.
- Views into and out from Royal Park to bordering development and beyond.
- Importance of gardens and treed character, including generous grassed medians, and deep front setbacks and front gardens to properties, particularly in the north.
- Stature of Royal Parade is enhanced by street tree plantings and rows, wide grassed medians and deep footpaths.
- 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?

Parkville Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

Parkville Precinct is of **historical significance**, as a remarkably intact Victorian-era precinct, with high quality historic residential development, dwellings that are richly detailed and of high integrity, and graceful streets of consistent heritage character. The precinct developed in the second half of the nineteenth century to the perimeter of Royal Park, on land which was alienated from the park or originally set aside for markets or other public purposes. The relationship with the park is reflected in the suburb's name. Royal Park was established in the 1840s as one of the ring of parks and gardens reserved by Superintendent of the Port Phillip District, Charles La Trobe. This was a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. An early high profile event in the park was the departure of the failed Burke and Wills expedition in 1860; and in 1862, 550 acres of the park was reserved for zoological purposes, the precursor to the present day Melbourne Zoo. Royal Park is also significant for its long association with sport and recreation, both formal and more passive. Royal Parade on the eastern side of the precinct was formalised by the early 1850s, and is historically significant as the main road from Melbourne to Sydney. The parade, with Flemington Road, was envisioned by Robert Hoddle as a major route out of Melbourne, the status confirmed in the *Roads Act* of 1853. The establishment of Royal Parade also had a major influence on development in the precinct, including attracting larger and grander residences to the west side of the road, as befits its boulevard status. The University of Melbourne was established on the eastern side of the road in 1853, and has historically been strongly linked to the precinct, with many academics taking up residence as did professionals attracted by proximity to the city. Medical professionals have also been attracted to the suburb, associated with prominent local institutions such as the Walter and Eliza Hall Institute, and hospitals including the Royal Melbourne and Royal Children's. The majority of residences were constructed between the early 1870s and early 1890s, with the precinct rapidly established as a prestigious residential area. Little in the way of commerce or other non-residential land uses were established in the precinct.

Parkville Precinct is of **social significance**. It is highly regarded in Melbourne for its intact Victorian streetscapes and buildings. Residents of the precinct also value the heritage character of the suburb, and demonstrate a strong sense of community and ongoing association with Parkville. Royal Park is also highly valued, both locally and more widely. For residents of the precinct, a highly regarded attribute of living in the suburb is the proximity to the park and the opportunity it presents for formal and informal recreation and the appreciation of its landscape character and qualities.

The **aesthetic/architectural significance** of the Parkville Precinct largely rests in its Victorian-era development. It is one of Melbourne's most intact Victorian precincts, with comparatively few modern buildings or visible additions to historic buildings, and very little replacement of original dwellings. Two-storey terraces are the dominant building form, complemented by single-storey dwellings and more substantial villas and large houses, some of which are highly ornate and sited at prominent corners. South Parkville in particular is remarkably intact and consistent, with some of Victoria's best examples of historic terrace rows. Different subdivision and development patterns are also evident in the northern, southern and western areas of Parkville. North Parkville is distinguished by large allotments and substantial often free-standing historic dwellings; South Parkville has a more regular grid of streets and lanes, and greater consistency of allotment sizes and building forms; and West Parkville has a more irregular pattern with smaller and larger allotments, and greater building diversity. Lanes are a significant feature of the precinct, and demonstrably of nineteenth century origin and function. Royal Park is of aesthetic significance, as a vast park landscape within inner Melbourne and a dominant presence adjacent to the precinct. It has remnant indigenous vegetation and tree avenues and specimen trees. The park affords views and vistas out, to the city and development in Parkville; complemented by generous internal vistas. The historic relationship between Royal Park and the precinct is reflected in development on the adjoining frontage of The Avenue and Gatehouse Street, where often substantial dwellings address the park. The precinct is additionally significant for its treed and garden character, reflected again in the parks and open spaces, including Levers Reserve; wide streets with deep footpaths and generous grassed medians; and deep front setbacks and front gardens to properties, particularly in the north of the precinct.

5.0 HO6 – South Yarra Precinct

5.1 History

South Yarra Precinct is located within the suburb of South Yarra. The suburb was developed from the 1840s, on mostly elevated land on the south side of the Yarra River.

Residential development in the precinct area began in the 1840s, after closure of an Aboriginal mission located on the south bank of the Yarra River between 1837 and 1839. In 1840, a survey plan was prepared by T H Nutt for 21 large 'cultivation' allotments on the south of the river.¹²¹ Although this plan was subsequently amended by Charles La Trobe, Superintendent of the Port Phillip District, to provide for extensive parkland and government reserves, thirteen remaining allotments north of the future Toorak Road (then the road to Gardiner's Creek) were sold in 1845-1849. These large rectangular allotments influenced the later layout of streets in South Yarra, including in the centre and east of the precinct.¹²²

Early land owners included J Anderson and H W Mason, both of whom had streets named after them. The elevated land, with the high point of Punt Hill close to the intersection of today's Punt and Domain roads, was especially attractive to new residents, including wealthy graziers (as their town base), city merchants and professionals, and members of the legal profession.¹²³

The establishment of public parks and gardens in and adjoining the precinct was highly influential in its subsequent development. They can also be understood in the context of a proposal, largely credited to La Trobe, to surround the city of Melbourne with a ring of parks and gardens, including land set aside for public purposes. The result was an inner ring of gardens, including the Fitzroy, Treasury, Parliament, Alexandra and Royal Botanic Gardens and the Domain; and an outer ring including Yarra, Albert, Fawkner, Royal and Princes Parks. The former were generally more formally designed spaces, intended for passive recreation; while the latter were developed in a less sophisticated manner for both active and passive recreation.¹²⁴

When La Trobe amended Nutt's earlier subdivision plan in the early 1840s, he provided for the site of the future Government House. The Royal Botanic Gardens (RBG) reserve was also identified to the east of the Government House Reserve in 1846.¹²⁵ Within the larger Crown land area, other designations and reserves eventually included Kings Domain, Queen Victoria Gardens and Alexandra Gardens, the latter adjoining the Yarra River. Later development associated with the reserves included the establishment of the National Herbarium, with the collection started in the early 1850s by Ferdinand von Mueller, the first Government Botanist of Victoria; the Melbourne Observatory to the south-west of the Government House Reserve, started in 1861; and the relocation of La Trobe's cottage from Jolimont to the Domain in 1963, on a site off Birdwood Avenue. The latter is a conjectural reconstruction of the cottage, as originally built for La Trobe and his family in the late 1830s.¹²⁶

Von Mueller was appointed Director of the RBG in 1857, and introduced exotic plants from overseas and elsewhere in Australia. He also oversaw the establishment of a systems garden, treed walks, and the lagoon with islands; and added structures such as glasshouses, a palm house, iron arbours, gates, fences and animal enclosures. However, it is the later layout of the gardens, as overseen by William Guilfoyle between 1873 and 1909, which has largely been retained.¹²⁷

Government House was constructed between 1872 and 1876, and consists of a complex of buildings, including the vice-regal apartments and State Ballroom, in substantial grounds. The dominant tower, rising some 45 metres, is a landmark, and visible from distances around, including from the Botanic Gardens. Government House is one of Australia's grandest historic residences, and regarded as one of the finest examples of nineteenth century residential architecture in Australia.¹²⁸

The Melbourne Observatory comprises buildings and elements constructed between 1861 and 1945, including the main Observatory Building, Great Melbourne Telescope Building, Equatorial Building, Magnet House, Astronomer's residence and obelisk. The complex was the focus of astronomical, magnetic and meteorological

scientific investigation in nineteenth century Melbourne, and was instrumental in providing Victoria with accurate time, as well as meteorological statistics.¹²⁹

The National Herbarium is the oldest scientific institution in the state. While the current building was constructed in the 1930s, and later extended, it houses a collection of approximately 1.5 million dried plant, algae and fungi specimens, the majority of which are Australian, and about half of which were collected before 1900.¹³⁰

St Kilda Road, which borders the west of the precinct, was an early track to St Kilda and Brighton. With construction of the bridge over the Yarra River in 1845, and early land sales in St Kilda and Brighton, use of the road increased, as did its status.¹³¹ Within the general precinct area, St Kilda Road evolved into a favoured address for a range of institutions. Over a relatively brief period in the 1850s and 1860s, these included Melbourne Grammar School (1855); Royal Victorian Institute for the Blind (1866); Victorian Deaf and Dumb Institution (1866); Alfred Hospital (1869); Royal Freemasons Homes (c. 1864); Wesley College (1864); and the Immigrants' Home (1853) near Princes Bridge, since demolished.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.¹³² In October that year, a series of large villa allotments were subdivided from the western edge of the park along St Kilda Road.¹³³ The South Yarra State School was established on the east side of the park by the late 1870s.¹³⁴

The Kearney map of 1855 shows development in South Yarra to be a mix of large residences on substantial allotments, and scattered small buildings along the main thoroughfares and lanes which had developed after the initial land sales.¹³⁵ Large estates in or adjoining the precinct area included Airlie, St Leonards, Fairley House, Ravensburgh House and Maritimo. The 1855 map also shows that that the Botanic and South Yarra Club hotels had been established on the south side of Domain Road; with the South Melbourne and Homerton hotels at the west end of Gardiner's Creek Road, now Toorak Road. The *Sands & McDougall* directory of 1862 records few commercial buildings in the precinct; a grocers and butcher were located in Millswyn Street.¹³⁶ This early commercial development on Millswyn Street, which grew to include greengrocers, a milk bar, laundry and hotel, has been described as 'the commercial hub' of this part of South Yarra, and a more important shopping area than Domain Road.¹³⁷ A retail centre also later developed on Toorak Road, to the east of Punt Road, outside the precinct boundary.

In 1862, the name 'Fawkner Park' was applied to the reserve in the south of the current precinct, as a tribute to John Pascoe Fawkner, one of Melbourne's founders.¹³⁸ In October that year, a series of large villa allotments were subdivided from the western edge of the Park along St Kilda Road.¹³⁹ Pasley Street, and the adjoining Park Place, were also created out of a subdivision of the eastern area of Fawkner Park, with the earliest houses built in the 1860s.¹⁴⁰ The South Yarra State School was established on the east side of the Park by the late 1870s.¹⁴¹

Although the suburb remained predominantly residential, in the 1880s and 1890s additional commercial operations opened on Domain Road and Millswyn Street.¹⁴² The Wimmera Bakery building in Millswyn Street, for example, was constructed next to Morton's Family Hotel, with three grocers and two butchers amongst other shops located on the street by the 1890s.¹⁴³ Few industrial or large commercial buildings were located within the precinct, an exception being the Mutual Store Company's property off St Martins Lane, where the company replaced their c. 1880s livery stables with a new warehouse in c. 1924.¹⁴⁴

Through the late nineteenth century, many of the earlier large estates were subdivided into smaller allotments, including the South Yarra Hill estate between Park and Leopold streets, and the creation of Mason Street in the late 1880s. The east side of Park Street was originally part of HW Mason's earlier landholding. The majority of allotments on the east side of the street were not released for sale until the 1880s, resulting in what has been described as 'a more cohesive housing type with many elaborate and imposing terraces'. In contrast, the west side of the street was developed in stages, with a more 'eclectic range of housing types'.¹⁴⁵

By the end of the nineteenth century, the suburb of South Yarra, west of Punt Road, was substantially developed with a mix of substantial and modest residences. The centre of the precinct, in the block between Millswyn and Leopold streets, comprised relatively high density development of terrace pairs and detached villas. There also remained a number of larger residences to the east and west of the precinct and towards the river, including Moullrassie, Goodrest and Maritimo on Toorak Road, and Fairlie House on Anderson Street.¹⁴⁶

By the interwar period, the urban character of South Yarra was changing. The *Argus* noted that development of residential flats was 'one of the features of architectural work in Melbourne' in this period, and South Yarra came to be regarded as 'one of the best [suburbs] in Melbourne' for this type of development.¹⁴⁷ New streets also continued to be formed from the subdivision of the earlier estates, and demolition of nineteenth century mansions. Marne Street was created following subdivision of the extensive grounds of Maritimo in the early 1920s. The mansion itself was demolished in 1928, after the death of its owner J F W Payne.¹⁴⁸ Fairlie Court was created on the site of Fairlie House; and St Leonards Court was formed following demolition of the substantial residence, St Leonards.¹⁴⁹

Marne Street was created following subdivision of the extensive grounds of Maritimo. The mansion was demolished in 1928, after the death of its owner JFW Payne¹⁵⁰ and the street was developed in two main stages between 1919 and 1928.¹⁵¹ By 1940, Marne Street was extensively developed with flat blocks such as Marne Court, Moore Abbey, Balmoral flats, Maritimo flats and Garden Court;¹⁵² and noted architects involved in the design of the developments included Joseph Plottell, Edward Bilson, Arthur Plaistead and Robert Hamilton.¹⁵³

The replacement of earlier buildings with flat blocks was met with some opposition, with concerns that the area was being 'exploited for commercialism'.¹⁵⁴ Other developments attracted media attention for their modernity, including St Leonards (1939) in St Leonards Court, in which the owner installed 'modern household appliances and equipment'.¹⁵⁵ The popularity of flat block developments continued into the post-war period, with the *Argus* noting that 'many small attractive blocks of flats ... are regarded as good investments'.¹⁵⁶

Development also continued in the parks and gardens in and adjoining the precinct. Between 1927 and 1934, the Shrine of Remembrance was constructed in Kings Domain. It is Victoria's principal war memorial, conceived following World War I, and built on an elevated and formally landscaped site adjacent to St Kilda Road. The design was classically derived, drew on symbolic Greek sources and incorporated a variety of Australian materials.¹⁵⁷ Another significant development was the Sidney Myer Music Bowl, also constructed in Kings Domain, off Alexandra Avenue. The Bowl was gifted to the people of Melbourne by the Myer family, and named after the founder of the Myer department store empire. Design and construction of the 1958 Bowl involved some of Melbourne's most innovative architects and engineers, and its tensile construction system is regarded as a technical tour de force.¹⁵⁸

South Yarra has remained a popular and prestigious residential suburb characterised by its proximity to parks and gardens and the Yarra River.

5.2 Description

The extent of the South Yarra Precinct is identified as HO6 in the planning scheme maps.

The Royal Botanic Gardens and National Herbarium, Government House and Government House Reserve, Melbourne Observatory, La Trobe's Cottage, Shrine of Remembrance, Sidney Myer Music Bowl, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are largely within or immediately adjoin the precinct.

Significant and contributory development in the precinct dates from the 1850s to the mid-twentieth century, including the post-World War II period.

Residential development includes modest nineteenth century cottages; two-storey terraces in pairs and rows; Victorian and Edwardian free-standing villas and large houses; and interwar and mid-twentieth century development including flat blocks. The precinct is noted for its high quality buildings, many of which were designed by prominent architects. While nineteenth century development is well represented, the twentieth century is also an important period in the evolution of the precinct.

Houses are single or double storey, although there is some variety in historic two-storey heights; and also flat blocks of two-three storeys, with some taller examples. Two-storey dwellings typically have lower scale rear wings. Some very fine large historic houses are located in the precinct, on generous allotments and in garden settings.

Most buildings are of masonry construction, including face brick and rendered exteriors; weatherboard is uncommon; and the early institutions to St Kilda Road include stone buildings. Of the Victorian and early twentieth century development, decorative and often ornate cast iron work is a feature, with the smaller cottages more simply detailed. Parapets are prominent, and often detailed and ornamented, including with urns and finials; and side or party walls extend from the fronts of terraces, as per the nineteenth century fire regulations. Slate roofing is common, and chimneys are prominent. Roofs can be hipped and gabled and can vary in their visibility, being prominent elements of building design, or less visible and concealed by parapets. A high number of original iron palisade fences with stone plinths survive.

Pockets of more modest Victorian development, including cottages are typically found away from the main streets and thoroughfares, including on Mason, Hope, Leopold and Little Park streets, and St Martin's Lane. Larger and grander residences front the principal streets and roads in the precinct, including Domain Road, Toorak Road West, Park Street, Anderson Street and also Pasley Street on the east side of Fawkner Park. A consistent pattern is one of larger residences facing the parks, including Fawkner Park and the Royal Botanic Gardens. Park Street is a particularly wide street, carrying the tramline, with a collection of imposing Victorian and early twentieth century residences, with elevated entrances; and interwar flat blocks.

Interwar development, including flat blocks, display many features of the period. These include face brickwork which is often patterned and finely executed, or rendered surfaces, or combinations of face brick and render; curved window and corner bays; slim and simply detailed awnings or canopies; externally expressed stair bays; art deco detailing to iron work; large windows, often steel-framed; balconies with brick or iron balustrades; and hipped or flat roofs, with plain but sometimes prominent parapets. The earlier blocks have Tudor Revival detailing, including half-timbered gable ends. The later blocks, of the 1940s and post-World War II period are stripped of ornamentation, with plain walls and strongly expressed forms. Many of the flat blocks are built close to the street, with limited setbacks. Marne Street, St Leonards Court, Fairlie Court and Alexandra Avenue are noted for early twentieth century and interwar development, and incorporate a variety of architectural styles in houses and flat blocks. Marne Street in particular has been described as having a 'much higher architectural standard' than other concentrations of interwar flat block development. Domain Park Towers, on Domain Road, is a noted early high rise apartment development, designed by Robin Boyd and completed in 1962.

The precinct generally has limited commercial development, albeit with a small concentration on Domain Road turning into Park Street, where the junction is marked by a double-storey commercial corner building on a curved plan. On Domain Road, the commercial buildings are of mixed character, between one and three storeys, with typically modified ground floor shopfronts and mostly intact upper level facades, including prominent parapets. They include buildings of early twentieth century origin. A small group of former commercial buildings are also located on Millswyn Street, mostly adapted to residential use, including several shops, Morton's Family Hotel and the Wimmera Bakery.¹⁵⁹ Historically, there was limited industrial or manufacturing development in the precinct.

Institutional development is a strong feature, as outlined in the historical overview, with notable institutions in and adjoining the precinct boundary, including to St Kilda Road. Melbourne Girls Grammar School is also prominent in the elevated area of Anderson Street; and Christ Church dominates the intersection of Toorak and Punt roads.

Other significant public and institutional development is associated with the various parks and gardens within or immediately adjoining the precinct, including Government House, the Melbourne Observatory, National Herbarium, Shrine of Remembrance, Sidney Myer Music Bowl and La Trobe's Cottage.

5.2.1 Pattern of development

Subdivision in the precinct did not necessarily proceed in an orderly manner, and it has been noted that residential areas were 'not planned, developing from the 1840s to the end of the nineteenth century through small private subdivision of the very early government land sales'.¹⁶⁰ However, the early large allotments north of the future Toorak Road, as sold in the second half of the 1840s, still influenced the planning and layout of future streets, particularly in the centre and east of the precinct.

The ongoing re-subdivision and reduction in size of the large nineteenth century estates is a distinctive characteristic of the precinct, and generally occurred from the latter decades of the nineteenth century through to the interwar period. Some of the early estates were broken up into quite small allotments, an example being the fine-grained subdivision between Park and Leopold streets; Mason Street was also created and subdivided in a similar way in the late 1880s. In the interwar period, many of the flat blocks were built on allotments created from the historic nineteenth century estates. Some were also built on the sites of demolished early mansions.

The precinct is noted for its principal roads and boulevards, and network of mainly north-south running residential streets, on a regular grid. This is particularly noticeable in the central part of the precinct, between Toorak and Domain roads, with the latter on east-west alignments. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. Principal roads and boulevards include St Kilda, Toorak, Domain, and Punt roads; Alexandra Avenue; and Park and Anderson streets.

Several of the principal roads were historically major thoroughfares south of the city, including as noted St Kilda Road. The development of this road, after its humble beginnings as a track to St Kilda and Brighton, came after the *Roads Act* of 1853, which provided for a number of wide (3 or 4 chains) routes out of Melbourne. The roads were indicative of the foresight of Surveyor-General, Robert Hoddle in his planning for the growing city.

Punt Road, on the eastern boundary of the precinct, was a relatively quiet thoroughfare leading to the punt crossing and pedestrian bridge over the Yarra River. However, traffic increased throughout the twentieth century with the improved river crossing, and the connection with Hoddle Street to the north created one of Melbourne's most direct and busiest north-south thoroughfares.¹⁶¹

5.2.2 Topography

Much of the precinct occupies elevated land on the south side of the Yarra River. The high point of the area is Punt Hill, near the intersection of today's Punt and Domain roads. From here the land slopes steeply to the north to the Yarra River, and more gently down to the west and south. On the west side of Punt Road, in the precinct, the steep slope up the hill is evident in the building forms, constructed to step up the grade.

Elsewhere in the precinct, the topography has influenced building forms, including towers to grander residences, and dwellings with generous verandahs which take advantage of available views to the river or to the parks and gardens which abut many of the streets. Entrances are also sometimes elevated off the street. When approaching from the north on Punt Road, development on the hill in the precinct is clearly evident.

5.2.3 Parks, gardens and street plantings

There is an abundance of historic parks and gardens largely within or immediately adjoining the precinct. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens and Alexandra Gardens. The parks often retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, and mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains.

Within the parks and gardens are significant historic developments including Government House, the Melbourne Observatory, National Herbarium, Sidney Myer Music Bowl and La Trobe's Cottage. The Shrine of Remembrance has its own highly formal axial landscape. The extensive grounds of Melbourne Grammar School, and Wesley College in the south of the precinct, also contribute to the landscape character of the precinct.

Development facing the parks and gardens typically has views into the landscapes; with views also available out from the parks. From the west side of Punt Road, Fawkner Park can be glimpsed along the streets running west off the road, including Pasley Street south and north.

Gardens are a characteristic of residences in parts of the precinct, particularly with the larger residences many of which have generous front gardens and setbacks.

There are also treed streets, including most located between Punt Road and Anderson Street; Anderson Street itself which has elms on the west (Botanic Gardens) side; and Alexandra Avenue, bordering the Yarra River. Toorak Road West is very treed, as is Marne, Millswyn, Pasley, Arnold and Bromby streets. St Kilda Road stands out in this context, with its mature street plantings and wide grassed medians emphasising its historic grand boulevard character.

5.3 Statement of Significance

South Yarra Precinct (HO6) is of state significance. It satisfies the following criteria:

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

What is significant?

South Yarra Precinct is predominantly residential, where significant and contributory development dates from the 1850s through to the mid-twentieth century, including the post-World War II period. While nineteenth century development is well represented, the twentieth century is also an important period. The precinct is renowned for its high quality historic dwellings, and proximity to some of Melbourne's most significant public parks and gardens, and public institutions, including the Royal Botanic Gardens and National Herbarium; Government House and Government House Reserve; Melbourne Observatory; Shrine of Remembrance and Sidney Myer Music Bowl. Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park are also largely within or immediately adjoining the precinct. Mature street plantings and rows are also part of the significant development of the precinct. The precinct is generally bounded by Alexandra Avenue to the north; Punt Road to the east; Commercial Road to the south; and St Kilda Road to the west. A separate precinct area is located to the south of Commercial Road.

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

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- Typical nineteenth and early twentieth century building characteristics including:
- Use of face brick, rendered masonry and bluestone building materials, the latter typical of the early institutional buildings.
- Hipped and gable ended roof forms with often visible and prominent chimneys, slate or tile cladding; prominent parapets, with urns and finials; side or party walls extending from the fronts of terraces; verandahs with decorative and often ornate cast iron work and tiled verandah floors, and timber verandahs and friezes in the Edwardian dwellings; iron palisade fences on stone plinths.
- Typical interwar building characteristics including for flat blocks:
- Use of face brickwork, often patterned, or rendered surfaces, or combinations of face brick and render building materials.
- Hipped or flat roof forms, with plain but sometimes prominent parapets, and plainly detailed chimneys; curved window and corner bays; externally expressed stair bays; art deco iron work; large windows, including steel-framed; and balconies with brick or iron balustrades.
- Later development, of the 1940s and after, is generally stripped of ornamentation, with plain walls and limited detailing.
- Substantial villas and large houses are typically located on principal streets and roads, or address the parks and gardens.
- High proportion of buildings designed by prominent architects.
- Typically low scale character, of one and two-storeys, with some variety in historic two-storey heights; and flat blocks of two-three storeys, with some taller examples.
- Significant nineteenth century institutional development on St Kilda Road.
- Significant nineteenth century scientific and vice-regal development associated with the Royal Botanic Gardens and Government House Reserve.
- Public places of social significance in the Kings Domain including the Shrine of Remembrance and Sidney Myer Music Bowl.
- Nineteenth and early twentieth century planning and subdivision as evidenced in:
- Hierarchy of principal streets and secondary streets and lanes.
- Layout and planning of some streets in the centre and east of the precinct reflects the boundaries of the large 1840s estates.
- Later and ongoing reduction of the early landholdings seen in varied subdivision patterns and allotment sizes.
- General pattern of large allotments in the east and west of the precinct, and more finely grained allotments in the centre.
- Importance of major roads and thoroughfares which border or traverse the precinct, with their historical status demonstrated in surviving significant development, including St Kilda, Toorak, Domain and Punt roads; Alexandra Avenue; and Park and Anderson streets.
- Historic parks and gardens which distinguish the precinct and have historically enhanced its prestigious status.

- Views into and out from the parks and gardens to the bordering residential areas.
- Importance of gardens and front setbacks to dwellings, particularly the larger residences; and street tree plantings to streets.
- Historic street materials including bluestone kerbs and channels, and lanes with original or relayed bluestone pitches and central drains.

How is it significant?

South Yarra Precinct is of historical, social and aesthetic/architectural significance to the State of Victoria.

Why is it significant?

South Yarra Precinct is of **historical significance**. Development commenced in the precinct in the 1840s, when large 'cultivation' allotments were sold north of the future Toorak Road, and substantial estates were established. The elevated land, including the high point of Punt Hill, attracted wealthy graziers and city merchants and professionals, including members of the legal profession. The subsequent re-subdivision and ongoing reduction in the size of the early estates is a precinct characteristic, with diverse subdivision patterns and small and large allotments resulting. In the later nineteenth century, modest dwellings were generally constructed on the small allotments; while in the interwar and later periods, flat blocks were built on the large allotments, in some instances on the sites of demolished early mansions. South Yarra also became a focus for this new form of residential development in Melbourne, the popularity of which continued into the post-war period. Significant public and institutional development is located within or abutting the precinct, and includes schools, churches and public welfare institutions. The Melbourne Observatory and National Herbarium are significant nineteenth century scientific developments; while Government House reflects the status of the viceregal presence in nineteenth century Melbourne. The Shrine of Remembrance and Sidney Myer Music Bowl are significant twentieth century developments. The establishment of public parks and gardens in and adjoining the precinct was also highly influential in the precinct's development. These include the Royal Botanic Gardens, Government House Reserve, Kings Domain, Queen Victoria Gardens, Alexandra Gardens and Fawkner Park. Several of these were included in the ring of parks reserved in the 1840s by the Superintendent of the Port Phillip District, Charles La Trobe, in a visionary action which resulted in a series of much valued open spaces surrounding inner Melbourne. Important historic roads in the precinct include St Kilda and Punt roads. St Kilda Road was envisioned by Robert Hoddle as a major route out of Melbourne, its status confirmed in the *Roads Act* of 1853. In a relatively brief period in the 1850s and 1860s, several significant public institutions were also established along the road.

South Yarra Precinct is of **social significance**. It is highly regarded for its extensive parks and gardens and significant public buildings and institutions. The Royal Botanic Gardens are the premier public gardens in the state, and much valued by the Victorian community. The Shrine of Remembrance is also a significant public memorial, and the pre-eminent war memorial in the State. Since 1934, it has been a focus for public commemoration and events, including annually on Anzac Day and Remembrance Day; and also a place for private reflection. The Sidney Myer Music Bowl has been a popular venue for concerts and performances since it opened in 1958.

The **aesthetic/architectural significance** of the South Yarra Precinct derives from Victorian development through to development of the mid-twentieth century and post-World War II period. Residential development includes modest nineteenth century cottages, two-storey terraces in pairs and rows, substantial free-standing villas and large houses, and interwar and later flat blocks of which the precinct has many distinguished examples. The larger houses typically front principal streets and roads, or address the various parks. The precinct is also noted for high quality and architect designed buildings. The large estates of the 1840s, which were subsequently re-subdivided, influenced the planning of later streets including the regular arrangement of north-south streets in the centre and east of the precinct. Generally, allotment sizes tend to be larger in the east and west of the precinct, and more finely grained in the centre. An abundance of public parks and gardens, including the Royal Botanic Gardens and Fawkner Park, further enhance the aesthetic significance.

These variously retain their original or early landscape design, internal road layout, individually significant plants, perimeter and garden bed borders, mature tree plantings including specimen trees, and mature tree rows and avenues. Some remnant indigenous vegetation also remains. The Shrine of Remembrance has its own highly formal axial landscape; and the extensive grounds of Melbourne Grammar School and Wesley College also contribute to the landscape character of the precinct. There are views into and out from the parks and gardens to the bordering residential areas. Gardens are also a characteristic of larger residences. The precinct additionally has street tree plantings, with St Kilda Road standing out in this context, where mature plantings and wide grassed medians emphasise its historic grand boulevard status.

6.0 HO9 – Kensington Precinct

6.1 History

Kensington Precinct is located in the suburb of the same name, with the name taken from the Borough of Kensington in London.

Early developments in the area, albeit not in the precinct, included the establishment of Flemington Racecourse in 1840; and the historic track to Geelong on the alignment of the future Flemington Road, was also in place as early as 1840. A bridge was constructed over the Saltwater (Maribyrnong) River in 1851.¹⁶²

Crown allotments in Portion 16 of the Parish of Doutta Galla, which is now located to the east of the railway line, were sold from November 1849.¹⁶³ By 1853, allotments were being advertised in the 'village of Kensington, adjoining Flemington on the Government Road to the Race Course'.¹⁶⁴ In 1856, a site to the north-west of the Kensington village allotments was reserved for the Melbourne Town Corporation cattle yards. The Newmarket livestock saleyards, which replaced the original yards at the corner of Victoria and Elizabeth streets, were completed in 1858; the first sales were held in 1859 and continued until the 1980s.¹⁶⁵ Abattoirs were located to the west of the saleyards along Smithfield Road, towards the Saltwater River, with a bluestone lined stock route connecting the two.¹⁶⁶

Allotments to the west of the railway line were sold from mid-1860, contemporary with the opening of the Melbourne-Essendon railway line in October 1860. Both J McConnell and E B Wight purchased allotments in this section, with subsequently streets named after them.¹⁶⁷ Despite these sales, little development occurred in Kensington until the 1870s.

The suburb, along with Flemington, was originally located within the Municipal District of Essendon. Emphasising the connection between the two localities, Kensington was listed under Flemington in the *Sands & McDougall* directories until the 1880s. The 14 listings under Kensington in 1870 increased to 68 in 1875, and included some commercial premises, such as a store and butcher, and industrial/manufacturing listings including tanners and candle-makers.¹⁶⁸ In 1874, the Kensington Park racecourse was established 'a few yards' from the Kensington railway station by William S Cox, who subsequently established the Moonee Valley Racecourse after the closure of the Kensington course in 1883.¹⁶⁹ The Railways Commissioners purchased 30 acres of the racecourse site for the provision of railway sheds.¹⁷⁰

As Victoria's wheat and wool production grew to international export levels, mills and stores began to be constructed in proximity to Melbourne's port and railway lines, albeit outside the current precinct boundary. The expanding rail network and infrastructure extended from Spencer Street and North Melbourne stations, and later from the new port at Victoria Dock, to areas south of the current precinct. Kensington Roller Flour Mill, owned by James Gillespie, was reportedly the largest mill in the country, and was constructed adjacent to the railway line in 1886-7.¹⁷¹ Nearby was Kimpton's Eclipse Hungarian Roller Flour Mills, constructed in 1887 at the corner of Arden and Elizabeth streets. Wool mills were also established along the railway network, and Moonee Ponds Creek.¹⁷² More noxious industries, such as glue works and bone mills were located on the banks of the Maribyrnong River, west of the precinct. Other small-scale industries located in Kensington included wood yards, coach builders and saw mills.¹⁷³ As noted, and despite increasing objections in the early

twentieth century that they were a 'cause of annoyance', the Newmarket saleyards continued to operate into the 1980s.¹⁷⁴ These nearby industrial and manufacturing operations were important employers of Kensington residents, including those in the precinct, and were within walking distance of their homes.

The suburb experienced significant population growth through the 1880s. This was due to developing local industries, and further subdivision of landholdings. It is also evident in the growth of listings in the municipal directories between 1880 and 1890. In 1880, approximately 80 residents were listed under the Flemington entry, but in 1885 the suburb of Kensington was given its own directory entry. By this time, the suburb comprised thirty streets on both sides of the railway line to the north of Macaulay Road, and to the north of Wolseley Parade. Both McConnell and McCracken streets had over 30 occupied properties, and Macaulay Road was developing as a commercial and service centre near the intersection with Bellair Street.¹⁷⁵ The latter two streets, which meet at the railway crossing associated with Kensington railway station, would form the nucleus of Kensington 'village'. Commercial development was concentrated here, leaving the remainder of the suburb – and the precinct area – to be substantially residential in character. Kensington railway station also opened in 1888, its timing complementary with commercial development in Macaulay Road and Bellair Street.

Allotments in the Kensington Park Estate to the south of Macaulay Road were sold from September 1883, on land which was likely associated with the recently closed racecourse. This subdivision included Bellair Street, Wolseley Parade and Ormond Street to the west of the railway line, and Eastwood and associated streets to its east.¹⁷⁶ Advertising for the auction noted that the estate 'occupies one of the most picturesque, salubrious and delightful positions in the neighbourhood' which 'practically formed an extension to Hotham'.¹⁷⁷ The 1890 directory lists 79 vacant houses in Kensington, many of which were likely recently built.¹⁷⁸ E Owen Hughes designed an ornately decorated two-storey shop and residence to house James Wales' estate agency on Bellair Street (Kensington Property Exchange) which was constructed in 1891.¹⁷⁹ Hopetoun Street and Gordon Crescent were created from small subdivisions of the early 1890s. The MMBW plan of 1895 also shows residential development to the south of Macaulay Road and east of the railway line, in proximity to the flour mills.¹⁸⁰

Such was the growth in the area that in 1882, Flemington and Kensington were severed from the Municipal District of Essendon, and the Borough of Flemington and Kensington was created. Kensington State School opened in McCracken Street in 1881, and was extended five years later.¹⁸¹ Enrolments initially numbered 228 children and increased to 1000 by 1898.¹⁸² Local community spirit was demonstrated in the annual Flemington and Kensington Borough picnic, for which 3,000 residents travelled by special train to Frankston in February 1905. Established in the 1880s, by 1905 it was reported to be the 'oldest established municipal outing'.¹⁸³

Kensington Town Hall was constructed at the northern end of Bellair Street in 1901. It just preceded the merging of the borough with the City of Melbourne in 1905, becoming the Hopetoun (Flemington and Kensington) ward.¹⁸⁴

Houses were still being built in the precinct area in the 1900s and 1910s. Streets such as Bangalore Street and The Ridgeway were formed around this time. Little development occurred in the interwar period, although some houses were constructed in the few remaining vacant allotments around the perimeter of the suburb.

In the post-World War II period, many of the large mills, and rail and river related industries began to cease operations. The former Newmarket saleyards also underwent significant residential redevelopment from the 1980s.

The precinct has retained its predominantly residential status, although characterised less by its relationship to local industries. In the late twentieth and early twenty-first centuries, it has undergone some revitalisation and restoration of its many historic buildings. It has also remained a place where residents walk to the railway station, and congregate in the historic commercial 'village'.

6.2 Description

The extent of the Kensington Precinct is identified as HO9 in the planning scheme maps.

Significant and contributory development in the Kensington Precinct predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period.

The precinct is mainly residential, with commercial development in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. It is principally a late nineteenth and early twentieth century suburban area, with a 'village' character focused on Macaulay Road and Bellair Street.

Residential development includes often repetitive rows of Victorian and Edwardian single-fronted single-storey cottages, with generally consistent allotment sizes. It is characteristically a low scale single-storey precinct, but with some variation to height in the form of two-storey Victorian terraces and additions to individual dwellings. There are also double-fronted houses, and limited interwar residences. The predominant construction material is weatherboard, but brick is also used.

Common characteristics of dwellings include timber-posted verandahs, prominent roof forms and chimneys including hipped and gable-ended roofs, front garden setbacks with fences to property boundaries, rear wings to larger dwellings (such as two-storey terraces), and rear gardens, often with access to a lane. Elevated house entrances, with steps up to verandahs, are common. Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access. There are also examples of bluestone lanes.

Another characteristic of the weatherboard dwellings is the space, or sometimes lack of, between houses. The side setbacks can vary, with sometimes a narrower setback (or separation) to the dwelling on the other side.

Others have no separation at all, being built with a direct abuttal, and sometimes a brick party wall. In some cases building regulations have required modifications to abutting weatherboard cottages.

Commercial development is concentrated in Macaulay Road and Bellair Street. Macaulay Road slopes up to the west, with commercial buildings stepping up the hill on the north and south sides of the street. On Bellair Street, in the vicinity of the railway station, the historic commercial development is particularly intact, distinguished by the former Kensington Property Exchange at 166-8 Bellair Street. There is also historic painted signage to commercial buildings in Macaulay Road and Bellair streets. The railway station comprises two buildings: the earlier (1888) building on the east side of the line is an elevated red brick building with render detailing; while the 1905 west station building is an open brick structure which replicates the detailing of the 1889 building. Platforms likely date from c. 1860 (east) and 1880s (west).¹⁸⁵

Generally, commercial buildings to both streets demonstrate many of the characteristics of late nineteenth and early twentieth century commercial/retail development in inner Melbourne. The majority of buildings are two-storey, with no setbacks; have retail spaces at ground level with the original living quarters above, and storage/service spaces to the rear. Ground floor facades vary in intactness, with modified shop frontages but also some surviving original or early shopfronts. These variously retain recessed entries and timber-framed shop windows with timber stall boards or masonry plinths. First floor facades are typically more intact, with original windows and parapets. Bellair Street also has some original Victorian iron post-supported verandahs, with ornate friezes; some simpler post-supported verandahs; and Edwardian cantilevered awnings with ornate steel brackets. The verandahs are unusually wide and deep, and in some cases return to corners, including to the prominent precinct corner of Macaulay Road and Bellair Street. Another distinctive characteristic of Macaulay Road are the sharply angled commercial buildings on the south side of the road, to street corners which run at oblique angles to the south-west.

Moving away from Macaulay Road and Bellair Street, there is a smattering of corner shops in residential streets but typically not corner hotels as occurs in other inner Melbourne suburbs. Kensington's relatively later

date for most of its development would account for this, with earlier suburbs in the municipality, such as North Melbourne, more commonly having the typical 'pub on each corner' characteristic.

6.2.1 Pattern of development

As noted, there were early subdivisions in the general precinct area, to the east of the railway line in the late 1840s; by 1853, the 'village of Kensington' was being promoted; and from mid-1860 allotments to the west of the railway line were sold. However, this early subdivision activity did not immediately lead to development in the precinct, with building activity starting to pick up in the 1870s. In the 1880s, when development increased significantly, including in response to the expansion of local industry, subdivisions included the 1883 Kensington Park Estate to the south of Macaulay Road. North of the road in this period, subdivision included re-subdivision of the earlier 1860s Crown allotments, with both McConnell and McCracken streets starting to be more fully developed by 1885.

The subdivisions did not always provide for orderly street arrangements, and some streets have kinks or bends to them, with views up and down streets not being direct. This is particularly the case in the northern part of the precinct, and evident in several of the streets running west of Bellair Street, including Wight and McMeickan streets; and streets running west from McCracken Street, such as Hopetoun and Gordon streets.

Macaulay Road runs through the centre of the precinct, terminating to the west at the junction with Kensington and Epsom roads. Historically, Macaulay Road connected Kensington to industrial development to the east and north-east of the precinct, and from there to North Melbourne and the city. The precinct to the north of Macaulay Road has wide residential streets running in a north-south direction, with lesser secondary connecting streets. The former include McConnell and McCracken streets, with McCracken being particularly wide, with dual carriageways separated by a central landscaped median. Bellair Street is an important street in the east of the precinct, historically associated with the railway line,

and connecting with Flemington to the north. South of Macaulay Road, the main residential streets run in an east-west direction, and include Tennyson, Ormond and Wolseley streets. Wide streets are also characteristic of the west and east precinct components.

In terms of infrastructure, streets in the precinct variously retain bluestone kerbs and channels.

6.2.2 Topography

Topography has influenced local development, with higher ground in the west of the precinct, and lower ground in the east towards the historic Moonee Ponds Creek. There are high and low sides to streets, with distant views available from elevated parts of some streets. These include The Ridgeway and Bangalore Street in the west of the precinct, with views to the west and south; and McCracken Street, with views to the east from the high side of the street. Topography has also influenced building forms, with many houses, including modest cottages, elevated off ground level, with steps up to the entrances. This is especially common in the precinct, and is a Kensington 'signature'.

6.2.3 Parks, gardens and street plantings

The precinct is not noted for its parks and gardens; however there are street plantings, particularly on the main thoroughfares. Street trees are a characteristic of Bellair Street (elms and planes) and also of Wolseley Parade (plane trees). McCracken Street is treed, as is Ormond Street.

6.3 Statement of Significance

Kensington Precinct (HO9) is of local significance. It satisfies the following criteria:

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

What is significant?

Kensington Precinct (HO9) was developed in the late nineteenth and early twentieth century. Significant and contributory development predominantly dates from the 1880s to 1910s, with some limited development in the 1870s and interwar period. The precinct is mainly residential, with commercial buildings concentrated in Macaulay Road and Bellair Street. A small number of civic and institutional buildings are located in the north of the precinct, including the former town hall. Mature street plantings and rows are also part of the significant development of the precinct.

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

- Typical late nineteenth and early twentieth century building characteristics including:
- Use of weatherboard, with some brick building materials.
- Prominent hipped and gable-ended roof forms with chimneys; timber-posted verandahs; and front garden setbacks with fences to property boundaries.
- Streets of consistent late nineteenth or early twentieth century residential character, often with repetitive rows of modest single-storey cottages on regular allotment sizes.
- Scattered larger dwellings and two-storey terrace houses.
- Later development as evidenced in interwar buildings.
- Elevated house entrances, with steps up to verandahs, is a Kensington 'signature'.
- Irregular side setbacks between weatherboard dwellings including semi-detached pairs or single dwellings with a narrow separation; and some with a direct abuttal and brick party wall.
- Typically low scale character, of mostly single-storey buildings, with some two-storey residences and commercial buildings.
- An absence of large scale or multi-storey buildings, including in backdrop views to historic development.
- High and low sides to some streets due to the local topography, with distant views available from high sides of streets.
- Concentration of historic commercial development in Macaulay Road and Bellair Street, with the latter being particularly intact and distinguished by wide and deep iron post-supported verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets.
- 'Village' character of the precinct, focused on the prominent intersection of Macaulay Road and Bellair Street.
- Prominence of the 1901 Kensington Town Hall at the northern end of Bellair Street.

- Nineteenth and early twentieth century planning and subdivisions as evidenced in:
- 1880s subdivisions to the south and north of Macaulay Road.
- More regular street layout of the south, west and east parts of the precinct, contrasts with the north of the precinct where streets have kinks and bends.
- High proportion of modest allotment sizes throughout the precinct.
- Later subdivision in the west of the precinct.
- Street tree plantings in Bellair Street (elms and planes), Wolseley Parade (plane trees), and McCracken and Ormond streets.
- Historic street materials including bluestone kerbs and channels.
- Rear lanes which retain original or relayed bluestone pitchers and central drains.
- Vehicle accommodation is generally not visible from principal streets, but more common to rears of properties, with lane access.

How is it significant?

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

Why is it significant?

Kensington Precinct is of **historical significance** as a Victorian and Edwardian era precinct which developed in a concentrated period in the late nineteenth century through to the 1910s. The establishment of Flemington Racecourse and the road to Geelong in the 1840s, the opening of the Newmarket livestock saleyards and abattoirs, and the railway to Essendon in 1859 and 1860, were important early local developments. However, they did not immediately stimulate intensive residential activity in the precinct. Rather, this occurred from the 1880s, associated with developing local industries and the expansion of wheat and wool production and trade in Victoria. The construction of large mills and wool stores just outside the current precinct, in proximity to the river, port and railway lines, generated local employment; as did the extension of the rail network from Spencer Street and North Melbourne stations. Newmarket saleyards were also a significant local employer. As Kensington developed, with remarkably consistent residential streets, Macaulay Road and Bellair Street in proximity to Kensington railway station became the commercial focus. The two streets meet at the prominent railway crossing on Macaulay Road, and form the nucleus of Kensington 'village'. The opening of Kensington State School in McCracken Street in 1881 was another important local event, as was the establishment of the short-lived Borough of Flemington and Kensington in 1882, followed by construction of the Kensington Town Hall at the north end of Bellair Street in 1901. Kensington has retained its predominantly residential status, with a focus on the 'village', although it is characterised less by its relationship to local industries which, in the post-World War II period, began to decline.

Kensington Precinct is of **social significance**. Residents value its historic streetscapes, and the commercial area centred on the 'village'. The 1905 town hall is an important local building, as is the 1881 State School in McCracken Street which continues to be the focus of primary school education in the precinct.

The **aesthetic/architectural significance** of the Kensington Precinct largely rests in its Victorian and Edwardian development, with the precinct noted for its comparatively concentrated development history and consistent residential streetscapes, with rear lanes. The streets typically include repetitive rows of modest single-fronted single-storey cottages, predominantly of weatherboard construction, but with some brick; complemented by larger dwellings and two-storey terrace houses. Commercial development on Macaulay Road and Bellair Street mostly relates to the 1880s and 1890s activity in the precinct. Bellair Street is particularly intact with some distinguished commercial buildings; it has wide and deep iron post-supported

verandahs with ornate friezes, and cantilevered awnings with ornate steel brackets. The precinct is also notably low-scale, with single-storey and some two-storey buildings. Local topography has influenced development, with many houses, including modest cottages, elevated off ground level with steps up to entrances, an arrangement which is a Kensington 'signature'. The topography has also resulted in high and low sides to streets, with distant views available from elevated sides of streets. Street tree plantings enhance the aesthetic significance of the precinct.

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- ¹ This precinct citation refers to individual heritage places, some of which are included in the Victorian Heritage Register or individually listed in the Schedule to the Heritage Overlay, which are wholly or partly located within the precinct boundary, or adjoin it. Historical development outside the precinct boundary is also referred to. This recognises that adjoining development, and individual places, contribute to an understanding of the precinct's evolution and in some cases were influential in the history of the precinct. They also demonstrate important historical attributes or characteristics which are shared with the precinct.
- ² *Argus*, 22 November 1849, p. 2.
- ³ 'Plan of the City of Melbourne and its extension northwards', Charles Laing, 1852, held at State Library of Victoria and Marjorie J. Tipping, 'Hoddle, Robert (1794–1881)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/hoddle-robert-2190/text2823>, published first in hardcopy 1966, accessed online 29 June 2015.
- ⁴ 'Plan of the Extension of Melbourne called Carlton', Surveyor-General's Office, 12 November 1853, held at State Library of Victoria.
- ⁵ *Age*, 17 October 1857, p. 2.
- ⁶ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 17.
- ⁷ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 21.
- ⁸ *Argus*, 25 October 1872, supplement, p 1.
- ⁹ *Sands & Kenny* directory, 1857.
- ¹⁰ Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 19. ¹¹ G. Whitehead, *Princes Park Cultural Heritage Study*, 1999, p. 2.

- 12 See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- 13 G. Whitehead, *Princes Park Cultural Heritage Study*, p. 7, *The Argus*, 4 September, 1890, p. 10.
- 14 See <http://www.blueseum.org/tiki-index.php?page=Princes%20Park>, 5 June 2015.
- 15 See Victorian Heritage Register citation for Royal Exhibition Building and Carlton Gardens (VHR H1501).
- 16 UNESCO World Heritage 'Justification for inscription'.
- 17 *Sands & McDougall* directory, 1873¹⁸ *Sands & McDougall directory, 1873*.
- 19 *Sands & McDougall* directory, 1873, City of Melbourne rate books, Smith Ward, 1874, rate nos 2111-2118 (for example), VPRS 5708/P9, Volume 13, Public Record Office Victoria.
- 20 Hotel listings for Carlton, *Sands & McDougall directory, 1873*.
- 21 City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 14.
- 22 City of Melbourne rate books, Smith Ward, 1868, rate nos 2501-2510, VPRS 5708/P9, Volume 7, Public Record Office Victoria, and based on extant bluestone houses on Murchison Street.
- 23 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 31
- 24 Peter Yule (ed.), *Carlton: a History*, Melbourne University Press, Carlton, 2004, p. 337.
- 25 Peter Yule, *The Royal Children's Hospital: a history of faith, science and love*, Halstead Press, Rushcutter's Bay, 1999, p. 101.
- 26 *Argus*, 12 February 1916, p. 18; *Age*, 21 February 1930, p. 12.
- 27 Alan Gross, 'Guilfoyle, William Robert (1840–1912)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/guilfoyle-william-robert-3678/text5747>, published first in hardcopy 1972, accessed online 1 August 2017, City of Melbourne, *University Square Master Plan*, 2016, p. 18, accessed via https://participate.melbourne.vic.gov.au/application/files/1114/8103/0365/University_Square_Master_Plan_Part_1_Strategic_Context.PDF.
- 28 See for examples, buildings at 8 Palmerston Place, 280-284 Drummond Street and examples on MMBW detail plan no. 1190.
- 29 Based on a comparison of residences in Kay Street and Drummond Street: City of Melbourne rate books, Volume 29, 1890, Victoria Ward, rate nos 2721-2756 and Smith Ward, rate nos 1730-1760, VPRS 5708/P9, Public Record Office Victoria.
- 30 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 38.
- 31 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 42.
- 32 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 33 F Lancaster Jones, 'Italian Population of Carlton: a Demographic and Sociological Survey, PhD thesis, 1962, as referenced in Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, p. 85.
- 34 Peter Yule (ed.), *Carlton: A History*, Melbourne University Press, Carlton, 2004, pp. 134, 138.
- 35 See Victorian Heritage Register citation for Yarra Park (VHR 2251), and additional place information 'History' at <http://vhd.heritagecouncil.vic.gov.au/places/114751>, 31 July 2017.
- 36 Submission by S Black to Amendment C258, recommended additions to East Melbourne and Jolimont Precinct statement of significance, 2017.
- 37 Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 135.
- 38 John Patrick Pty Ltd and Bryce Raworth Pty Ltd, *Yarra Park, Melbourne: Conservation Analysis*, 2001, p. 4.
- 39 Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, pp. 136-137; 'Melbourne and its suburbs', map compiled by James Kearney, 1855 and 'Isometrical plan of Melbourne and suburbs', De Gruchy and Leigh, 1866, both held by State Library of Victoria.
- 40 Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 7.
- 41 City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 20.
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- 44 Plan of City of Melbourne (Sheet 2), Parish of Melbourne North, Central Plan Office, Land Victoria.⁴⁵ Burchett, Winston, *East Melbourne*, Craftsmen Press, Hawthorn, 1977, p. 37.
- 46 Plan of City of Melbourne (Sheet 2), Parish of Melbourne North, Central Plan Office, Land Victoria.
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- 49 *Argus*, 6 April 1857, p. 8.
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- ⁵² *Sands & McDougall* directory, 1862 and 1864, 'H2131 – Residence', Heritage Victoria, Victorian Heritage Register citation, accessed via http://vhd.heritage.vic.gov.au/#detail_places:2972, 27 March 2013..
- ⁵³ Sylvia Morrissey, 'Clarke, Janet Marion (1851–1909)', Australian Dictionary of Biography, National Centre of Biography, Australian National University, <http://adb.anu.edu.au/biography/clarke-janet-marion-3224/text4857>, published first in hardcopy 1969, accessed online 27 March 2015.
- ⁵⁴ Winston Burchett, *East Melbourne, 1837-1977: People, places, problems*, 1975, pp. 48-49.
- ⁵⁵ MMBW 160':1" plan no. 27, Lovell Chen collection.
- ⁵⁶ See Victorian Heritage Register citation for Yarra Park (VHR 2251).
- ⁵⁷ John Patrick Pty Ltd and Lovell Chen, *Fitzroy Gardens Conservation Management Plan, Volume 1: Main Report*, Final Draft, October 2008, p. 13.
- ⁵⁸ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 22.
- ⁵⁹ John Patrick Pty Ltd and Bryce Raworth Pty Ltd, *Yarra Park, Melbourne: Conservation Analysis*, 2001, p. 6.
- ⁶⁰ *Argus*, 26 November 1924, p. 12.
- ⁶¹ *Age*, 16 May 1925, p. 16.
- ⁶² See Victorian Heritage Register citation for Old Men's Shelter (VHR H0945).
- ⁶³ MMBW detail plan no. 1033 & 1034, 1898, held at State Library of Victoria.
- ⁶⁴ City of Melbourne Heritage Precincts Project (draft), Meredith Gould Architects 2004, p. 21.
- ⁶⁵ 'Agnes' and 'Charles' were La Trobe family names.
- ⁶⁶ See Victorian Heritage Register citation for Fitzroy Gardens (VHR H1834).
- ⁶⁷ ~~Plan of North Melbourne, South Melbourne, c. 1846, held at State Library of Victoria.~~
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Melbourne Planning Scheme

Incorporated Document

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

3.0 HO3 – North and West Melbourne Precinct

3.1 History

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

In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended, although some allotments in Jeffcott and Batman streets to the north-west of the original Hoddle Grid had by this time been surveyed.¹ In 1849, a site was chosen for the Benevolent Asylum, on ‘the summit of the hill overlooking the junction of the Moonee Ponds with the Salt Water swamp’. It was ‘the most magnificent that could be well imagined peculiarly eligible for a public building’.² The foundation stone was laid in June 1850, and the asylum opened in 1851.³ The location of the asylum at the then western end of Victoria Street interrupted the subsequent route of the thoroughfare.

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

North of Victoria Street, the new streets followed a more rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on an earlier track to Geelong with a crossing at the Saltwater (Maribyrnong) River.⁶ The track was in place as early as 1840, and Flemington Road became a stock route to the Newmarket livestock saleyards, opened by 1859-60.⁷

Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853.⁸ A plan of 1852 indicates that ‘North Melbourne’ referred to the allotments along Spencer and King streets, with an area called ‘Parkside’ to the north of Victoria Street. Parkside took in parts of what is now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West.⁹ In January 1855, North Melbourne was proclaimed as the Hotham ward of the City of Melbourne, after Lieutenant Governor Sir Charles Hotham.¹⁰ The Kearney plan of 1855 shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified by the 1860s, when allotments along Molesworth, Chapman, Erskine and Brougham streets were sold.¹¹ This elevated area became known as ‘Hotham Hill’, and had allotments of more generous proportions than the earlier subdivisions to the south; it was also subsequently developed with some substantial residences.¹²

The 1855 rate books for Hotham ward indicate that the majority of early residences in the precinct were small cottages constructed of wood, with some buildings of brick or stone. A commercial and civic precinct had developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small scale manufacturers including saddle and boot makers were also operating.¹³ Development along Victoria Street related to its role as a main thoroughfare out of the city. The presence of saddle and tent makers, farriers and veterinarians,¹⁴ also demonstrates the importance of these early North and West Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne.

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

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

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

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

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

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

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

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

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

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

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

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

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

3.2 Description

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3.2.1 Pattern of development

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

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

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

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

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

3.2.2 Topography

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

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

3.2.3 Parks, gardens and street plantings

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

3.3 Statement of Significance

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

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

What is significant?

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

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

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

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

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

Hotham Hill Residential Area:

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

Benevolent Asylum Estate Area:

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

Victoria and Errol Streets Civic and Commercial Area

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

West Melbourne Residential Area:

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

How is it significant?

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

Why is it significant?

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

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

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

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

small scale commercial and industrial operations, concentrated in the secondary streets of the precinct. Aesthetically, the precinct also has an open character, and internal views and vistas, deriving from the long and wide streets and several large and sometimes irregular intersections. Principal streets are also distinguished by street plantings of planes, elms and eucalypts. (Criterion E)

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage July 2022 (Updated July 2023)

Figure 1: Map of HO3 North & West Melbourne Precinct

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

Statement of Significance: North Melbourne Primary School, 200-214 Errol Street, North Melbourne (July 2022 ~~September 2023~~)

Heritage Place: North Melbourne Primary School



PS ref no: HO295



What is significant?

North Melbourne Primary School, 200-214 Errol Street, North Melbourne, constructed in 1874.

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

- 1874 school building
- World War I memorial drinking fountain (1919).

Late twentieth century elements and buildings, including the Flex, Gymnasium, Biz-E-Kidz and Administration buildings, are not significant.

How is it significant?

North Melbourne Primary School is of local historical, representative, and social significance to the City of Melbourne.

Why is it significant?

North Melbourne Primary School is of local historical significance. It was the first State school established in the suburb following the passing of the Victorian *Education Act* in 1872, which made education free and compulsory for primary school-aged children. The school was constructed during a period of intense building activity of new school buildings across Victoria, overseen by the Public Works Department and the Education Department's architect Henry Bastow. Such was the density of population in North Melbourne that the school was built to accommodate 1,000 pupils, indicating a substantial need for free education in the suburb. The North Melbourne Primary School is important for having provided public education to the children of the suburb for 146 years, and is the oldest school in the suburb. It is believed to be the longest operating State school in the municipality, with other schools constructed in the 1870s and 1880s having since closed. (Criterion A)

North Melbourne Primary School is also of representative value as a substantially intact example of architects Wharton and Vickers' prize-winning design of a large, single-storey school. This school design was adapted in at least five instances across Victoria, and the North Melbourne Primary School was the earliest of these schools to be completed. Although it has undergone some modifications, most notably in the 1910s, the 1874 building is extant, and its design is legible. (Criterion D)

North Melbourne Primary school is of social significance for nearly 150 years of educating North Melbourne children, with a particular association for Traditional Owners for educating many Aboriginal children in the twentieth century (Criterion G).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, ~~2022~~ updated July 2023

Statement of Significance: The Albion Hotel, 171-173 Curzon Street, North Melbourne (July 2022 September 2023)

Heritage Place: Building Name



PS ref no: HO1386



What is significant?

The Albion Hotel, at 171-173 Curzon Street, North Melbourne, constructed in 1926.

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

- Prominent siting and two-storey block form
- Plain face red brick exterior with central and upper level rendered elements to each street facade
- Temple front motifs to street elevations including Doric columns and pilasters with modelled entablatures, cornices and parapets
- Balconies with ornamental balustrades in steel and rendered masonry at first floor level
- Windows expressed as small punched openings
- Original door and window joinery (to the extent that it survives)

How is it significant?

The Albion Hotel, at 171-173 Curzon Street, North Melbourne, is of local historical, representative and aesthetic significance to the City of Melbourne. It is also of potential social significance at the local level.

Why is it significant?

The Albion Hotel is of local historical significance, demonstrating the prevalence of hotels in North Melbourne from the mid-nineteenth century and through the twentieth century. Hotels were important socialising and refreshment places in the suburb, so much so that in 1890 there was one hotel for every 295 residents. This number reflects the typically modest housing in the suburb, with hotels providing spaces for gathering not available at home. The prominent corner location of the Albion Hotel is typical of such buildings, which were often the most substantial structures in their immediate context. Although many hotels closed in the early twentieth century as regulations tightened through the Licence Reduction Board, their popularity remained. The rebuilding of the Albion Hotel in 1926 by owners Carlton Brewery (CUB) is indicative of patronage numbers supporting the investment of a well-appointed new building, and contemporary and regulatory expectations of hotels. The interwar hotel is reflective of stricter controls and standards for hotel licenses and buildings, following the establishment in the early twentieth century of the Licensing Control Board (Criterion A).

It is also a representative and relatively intact example of a large group of buildings designed by Sydney Smith, Ogg & Serpell and other firms for CUB which illustrate the broad trend to reconstruct or remodel existing hotel buildings during the 1920s in a Greek or Roman Revival mode. This group is unified by consistencies in architectural expression, typically included as the colonnaded open balcony at first floor level - although each individual hotel provides a response to its specific site and no two designs are identical. The building also stands as an assured and representative example of the hotel design work of Sydney Smith, Ogg & Serpell (Criterion D).

The Albion Hotel is of local aesthetic significance as an accomplished design in the Greek Revival manner. The design is considered particularly successful at this small scale where short street elevations allow the temple front motifs to form a focus of the presentation. At the time of the Albion Hotel's construction, the Herald praised its dignified street fronts and brick and stone finishes (Criterion E).

While no direct investigation of contemporary social value has been undertaken as part of this assessment, the ongoing hotel operation suggests the Albion Hotel may be of social value to the local North Melbourne community (Criterion G).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (Updated July 2023)

Statement of Significance: Harris Street Plane Tree Avenue, North Melbourne (July 2022 September 2023)

Heritage Place: Harris Street Plane Tree Avenue



PS ref no: HO1388



What is significant?

The Harris Street Plane Tree Avenue, an avenue planting of London Plane Trees (*Platanus x acerifolia*) extending approximately 500 metres from Dryburgh Street to Errol Street along the current and former alignment of Harris Street, including the private lane, Plane Tree Way. The avenue consists of more than 70 specimens, most of which date to the original 1905 planting with a small number of later replacements.

Elements that contribute to the significance of the place include:

- More than 70 Plane Trees, including original and replacement plantings which maintain the avenue form and extent of the original Harris Street planting.

All other built and landscape elements within the place are not significant, including other elements of the public streetscaping of Harris Street, and the private lanes, car parks, fences, buildings and other landscaping located within the blocks running from Curzon to Abbotsford Street and Abbotsford to Dryburgh Street.

How is it significant?

The Harris Street Plane Tree Avenue is of local historical, representative and aesthetic significance to the City of Melbourne.

Why is it significant?

The Harris Street Plane Tree Avenue is historically significant as a local improvement planted in 1905 by the then North Melbourne Town Council, in response to a petition from local residents. Its extensive nature and retention through later mass housing development are historically notable, and elevate the avenue above other streetscape improvements known to have been undertaken by North Melbourne Town Council, which generally survive on a more modest or fragmentary basis. The Plane Tree Avenue also provides an above-ground marker of the course of the original pre-colonial-era creek and then nineteenth century channel that now exists as a subsurface drain beneath the avenue's alignment. (Criterion A)

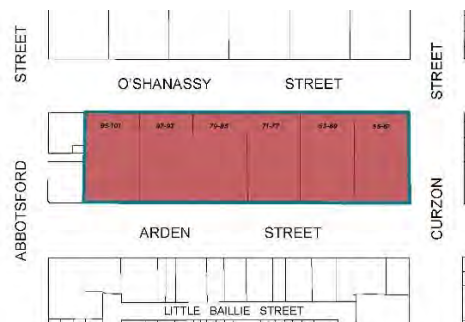
The Harris Street Plane Tree Avenue is a notably intact and extensive example of a street tree planting established in the early twentieth century, in a period when establishment of street trees came into the fore as a public good for local streets and the London Plane was broadly adopted within Melbourne and its inner suburbs as a street planting. The avenue retains its legibility as a street planting both on the surviving section of Harris Street and within the altered context of the Hotham Gardens and City Gardens housing estates, including on the private lane, Plane Tree Way. (Criterion D)

The Harris Street Plane Tree Avenue is of aesthetic significance as a major landscape feature in North Melbourne, presenting a dense, continuous tree canopy within the avenue, and visible as a landscape feature from points

throughout the surrounding area, most prominently in views along Dryburgh, Abbotsford and Curzon streets.
(Criterion E)

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (Updated July 2023)

Statement of Significance: Hotham Gardens – Stage 1, 55-101 O’Shanassy Street, North Melbourne**(July 2022 September 2023)****Heritage Place: Hotham Gardens - Stage 1****PS ref no: HO1387****What is significant?**

Hotham Gardens – Stage 1 housing development at 55-101 O’Shanassy Street, North Melbourne, constructed in 1959-1961 as own-your-own flats.

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

- The four face brick blocks of three-storey flats that comprise each of the six groups of flats at Hotham Gardens Stage 1 including their low pitched roofs overhanging eaves above and car parking below
- Original detailing including exterior brick cladding, timber doors, and aluminium-framed windows and balconies with fine steel railings
- The planning arrangement of the six groups of three-storey blocks of flats both individually and as an urban design, forming five large, U-shaped courtyard areas
- The original materiality and simple Modern form of the blocks of flats
- Amenities including covered breezeways and enclosed laundry blocks
- Original and mature trees
- Landscaping, including layout, stone retaining walls and garden edging

How is it significant?

Hotham Gardens – Stage 1 is of local historical, representative, aesthetic and associative significance to the City of Melbourne.

Why is it significant?

Hotham Gardens – Stage 1 is of historical significance as a demonstration of an alternative housing development led by the Housing Commission of Victoria (HCV) as part of its post-war slum clearance programme in the inner suburbs. While there are extensive HCV estates and projects across the state, this estate differs from the majority in that the land was cleared by the Commission, but developed by private industry, for private owners, rather than as public housing. In this way it acted as urban renewal, aiming to attract professionals to the inner suburb through affordable own-your-own flats. The development replaced numerous houses and other buildings, including nineteenth century workers’ cottages, changing the demographics in this part of North Melbourne. Hotham Gardens – Stage 1 was a ‘test case’ for this type of development, with three subsequent stages on adjacent sites following the general principles of Stage 1. The development is also evidence of the wide-ranging powers of the Housing Commission to acquire, clear and redevelop large areas across inner Melbourne. (Criterion A).

Hotham Gardens – Stage 1 is an important and intact example of a Modern flat development, undertaken by some of Melbourne’s pre-eminent mid-century architects. The development was a large residential project outside of the HCV’s public housing estates and the first time that the architectural profession had been engaged on a residential

project of such transformative power. It demonstrates the practice of the Housing Commission of Victoria's slum clearance work in constructing new estates with blocks of flats in a garden setting, where previously there had been individual residences, but in this case with the contribution of architects and landscape architects producing a higher quality outcome. (Criterion D)

Hotham Gardens – Stage 1 is of aesthetic (architectural) significance. Architecturally the design comprises a series of brick-clad cuboid buildings raised on slender walls suggesting stilts; their presentations suggesting mass-produced elements. The buildings as a group and most particularly in their presentation to O'Shannassy Street produce a Modernist urban design gesture on a scale and of a kind that had not been constructed in Melbourne previously (Criterion E).

The estate is also significant for its association with a panel comprising some of the most highly-regarded architects in Melbourne of the mid-twentieth century including, Roy Grounds, John Mockridge of Mockridge Stahle & Mitchell, John Murphy, of John & Phyllis Murphy, Phillip Pearce of Bates Smart and McCutcheon and Roy Simpson of Yuncken Freeman, and landscape architect Beryl Mann, also of Mockridge Stahle & Mitchell. While the design does not reflect the work of any individual architect it does reflect an attempt by the Royal Victorian Institute of Architects to influence the work of the Housing Commission of Victoria, and bring a higher standard of design into the built form of new housing estates (Criterion H).

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (Updated July 2023)

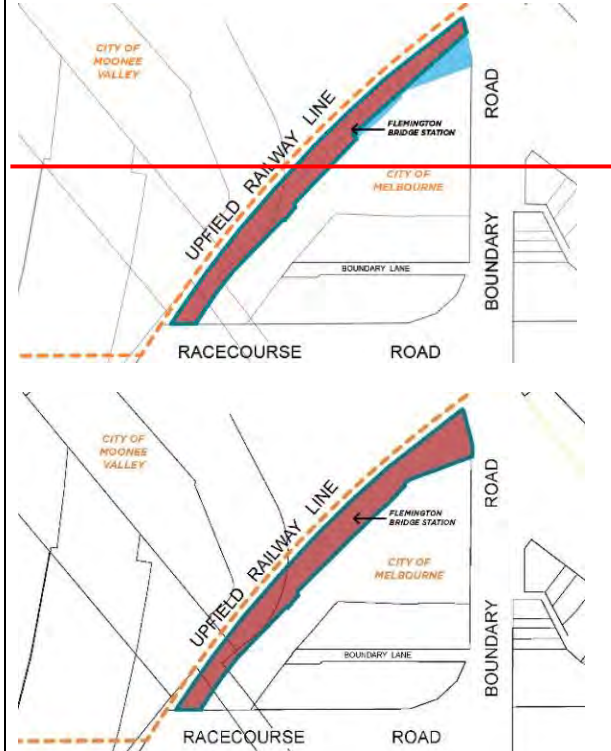
MELBOURNE PLANNING SCHEME

Statement of Significance: Flemington Bridge Railway Station, 211 Boundary Road, North Melbourne (July-September 2023)

Heritage Place: Flemington Bridge Railway Station



PS ref no: HO1389



What is significant?

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

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

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

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

How is it significant?

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

Why is it significant?

The Flemington Bridge Railway Station is of local historical significance. Although no evidence remains of the original complex, the location of the railway station reflects on the development of the line to Coburg in the 1880s and the importance of Flemington Bridge as a key crossing point of the Moonee Ponds Creek. The location of the station also reflects concerted efforts and agitation by residents of the area in 1883-4 to have a railway station constructed after the line originally opened without a station at Flemington Bridge. The upgrading of the station in the

mid-1940s and the inclusion of ramps for the earlier stairs was also in large part a response to community agitation for improved station facilities in this unusual elevated position (Criterion A).

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

Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (updated July 2023)

Statement of Significance: Former Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne (July 2022/September 2023)

Heritage Place: Former Wes Lofts & Co Office



PS ref no: HO1454



What is significant?

The two-storey concrete and blockwork office and warehouse at 135-141 Abbotsford Street, North Melbourne, by architects Eggleston MacDonald and Secomb in 1971-1972.

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

- Concrete facade incorporating cantilevered first floor
- Original full height windows in timber joinery
- Concrete steps and entry sequence, garden bed
- Open parking area
- Blockwork side walls
- 'Wes Lofts' signage

The rear walls are original but make a lesser contribution. The more recent porthole windows are not significant.

How it is significant?

The former Wes Lofts & Co office and warehouse is of representative and aesthetic significance at a local level to the City of Melbourne.

Why it is significant?

The former Wes Lofts & Co office and warehouse is of local significance as a representative, capably-resolved and externally intact example of the Brutalist style as applied to an office and warehouse (Criterion D). Aesthetically, it is notable for the sophisticated arrangement of forms, constructed in glass and off-form concrete, to its facade. Despite its reasonably late construction date, the design broke new ground - employing the massing and formal characteristics of earlier Brutalist designs to create a sculptural facade treatment. The building has been recognised by Philip Goad as an important example of the work of the notable Melbourne firm of Eggleston MacDonald and Secomb. (Criterion E).

Primary source

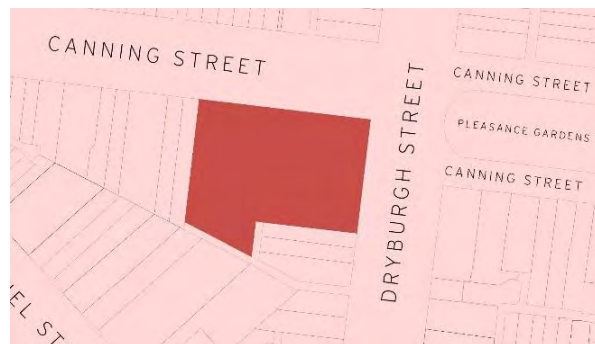
North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (updated July 2023)

Statement of Significance: Ss Peter and Paul Ukrainian Cathedral, 35-37 Canning Street, North Melbourne (July 2022-September 2023)

Heritage Place: Ss Peter and Paul Ukrainian Cathedral



PS ref no: HO1455



What is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne, constructed in 1962, is significant.

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

- The whole of the cathedral building, including its scale, incorporation of raised vaults and tall arched forms, hemispherical dome, face brick materiality, and external decoration including abstract brick designs
- Brick fence to Dryburgh and Canning Streets, original extent to the cathedral site

The nineteenth century residence with street address 387 Dryburgh Street is contributory. Other elements to the west of the cathedral, including the two-storey brick presbytery and school building (St Catherine's Early Education Centre, 1974), are non-contributory.



How it is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical, representative, aesthetic and social significance to the City of Melbourne.

Why it is significant?

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local historical significance as a reflection of the demographic and societal changes of the post-WWII period, including the arrival of Ukrainian migrants (including refugees) under the Displaced Person Scheme and the development of a strong Ukrainian community in inner Melbourne. The building provides evidence of the importance of migrant communities and the diversification of the population of North Melbourne in the second half of the twentieth century. Specifically, the construction of such a substantial and imposing church in 1961 was a demonstration of the strength of the Ukrainian Catholic community by the latter post-war period. (Criterion A).

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local representative significance. It is a fine example of what has been termed 'Late twentieth century Immigrant Nostalgic' architecture, evident in its reinterpretation of traditional architectural elements such as domes, vaults, arcades and a highly decorated exterior to produce an innovative and Modern place of worship (Criterion D).

The Ss Peter and Paul Ukrainian Catholic Cathedral is of local aesthetic significance. It was designed by Salvador Camacho Bracero, of the architectural firm Smith & Tracy, a practice which was highly regarded for its ecclesiastical designs. It is among their most successful works and is a local landmark in North Melbourne (Criterion E).

The Cathedral is of social significance as a focus for the Ukrainian Catholic community of Melbourne, which it continues to serve (Criterion G).



Primary source

North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022 (Updated July 2023)

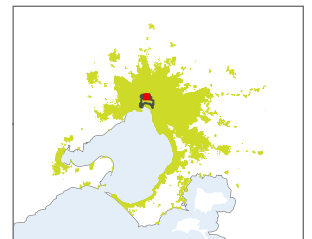
MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C403melb



LEGEND

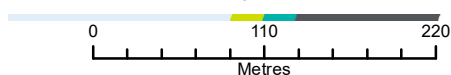
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

Part of Planning Scheme Maps 4HO & 5HO



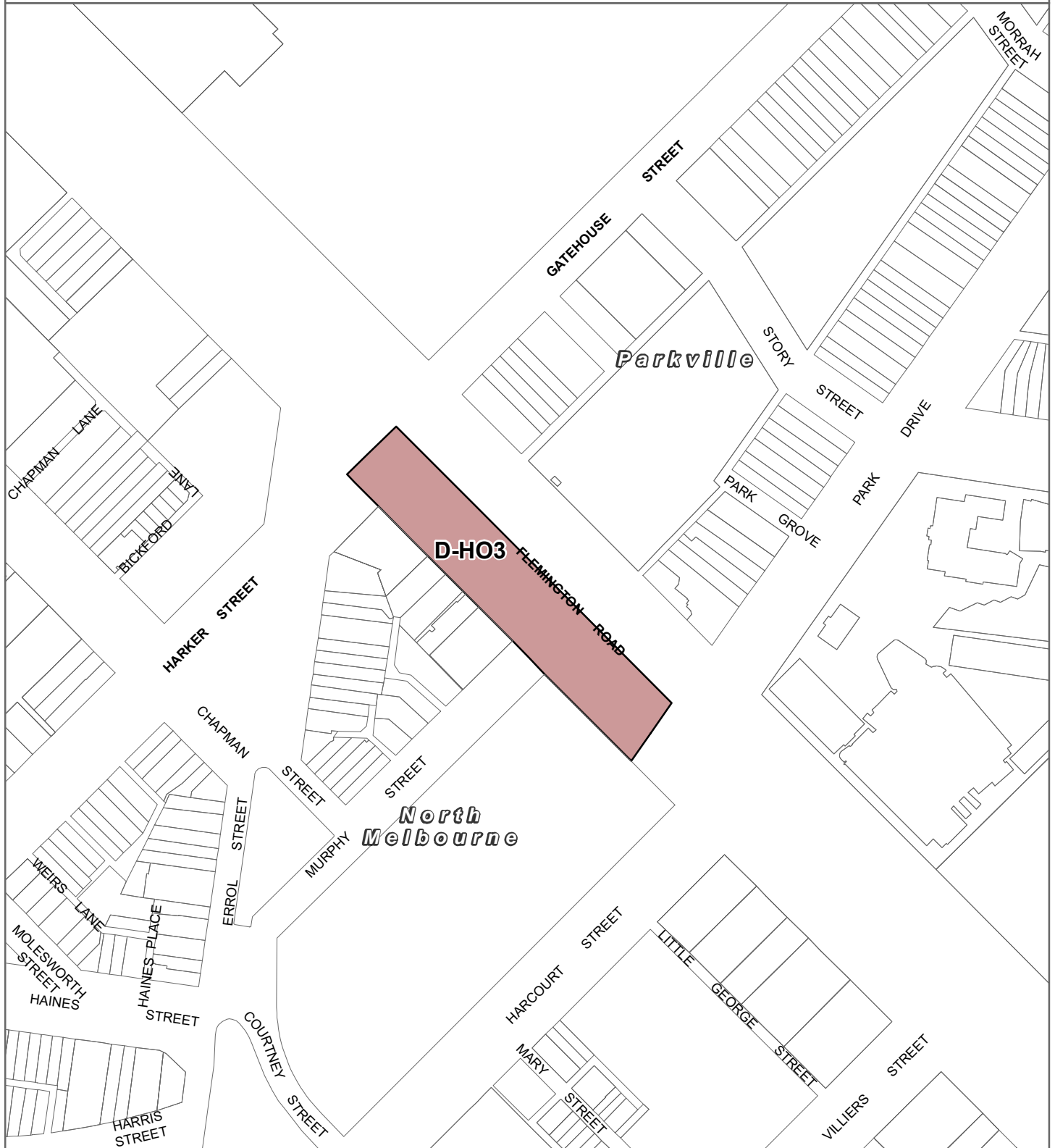
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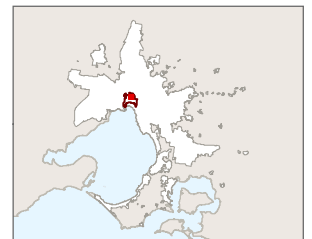
Department of Transport and Planning

MELBOURNE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C403melb



LEGEND

-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area

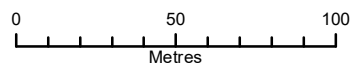


Part of Planning Scheme Map 5HO

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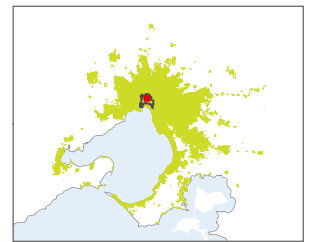
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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C403melb



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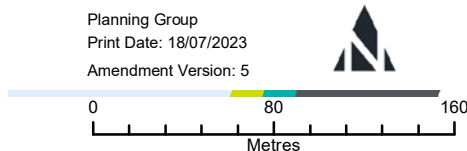
-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



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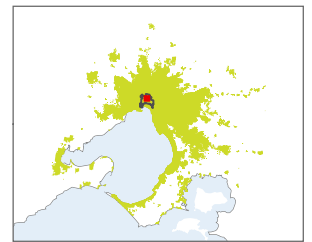
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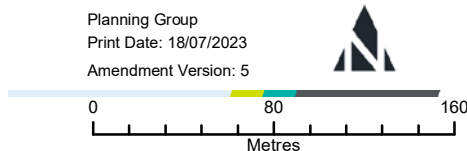
-  HO - Heritage Overlay
-  Local Government Area



Part of Planning Scheme Maps 4HO & 5HO

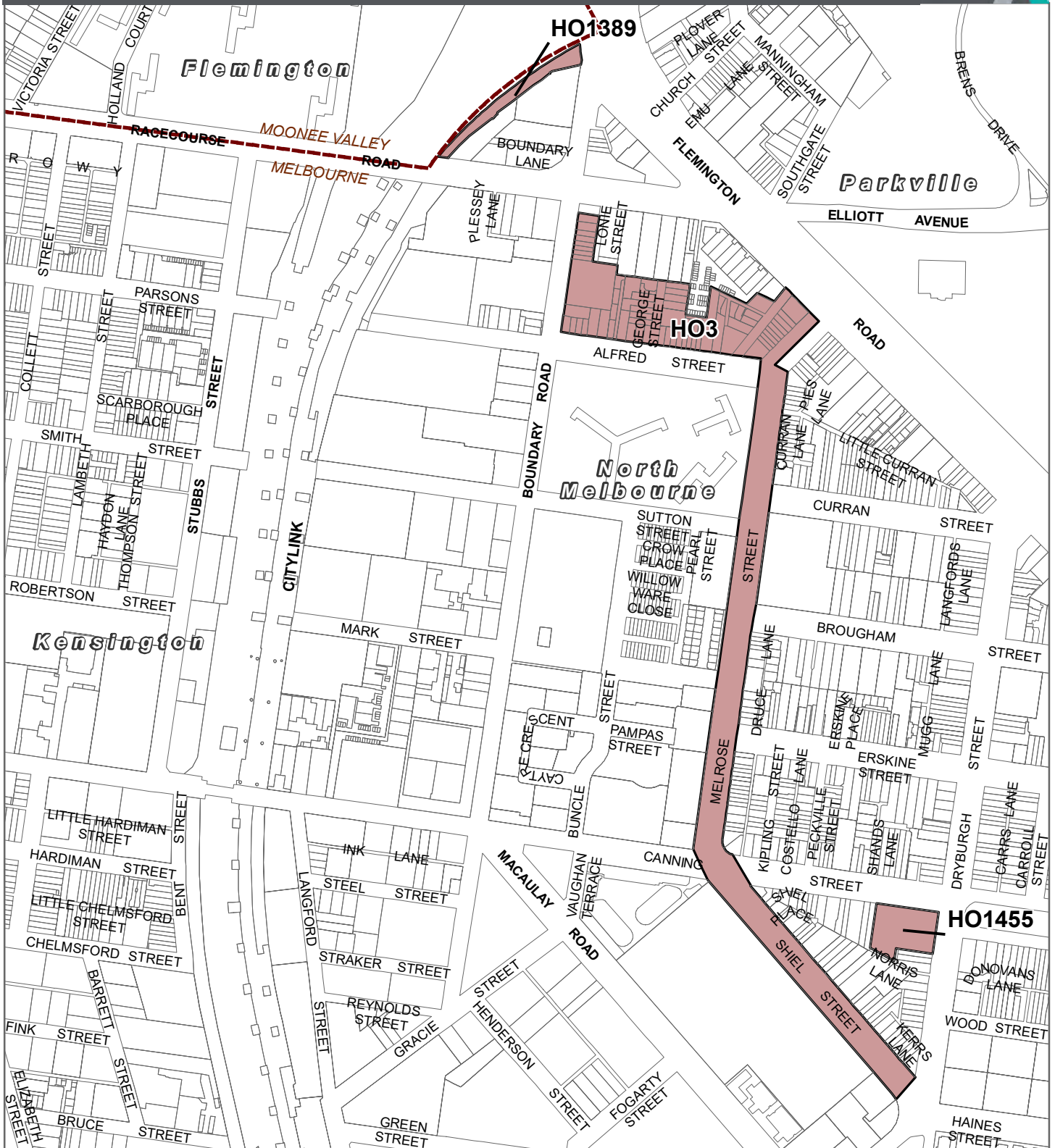
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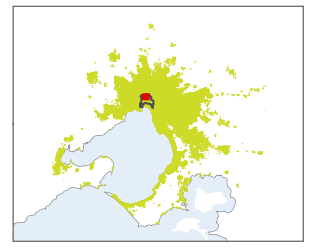


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MELBOURNE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C403melb



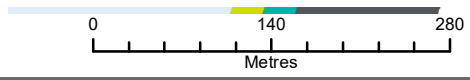
- LEGEND**
- HO - Heritage Overlay
 - Local Government Area



Part of Planning Scheme Map 4HO

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Amendment Version: 5



Department of Transport and Planning

NORTH MELBOURNE HERITAGE REVIEW

METHODOLOGY REPORT

July 2022 (Updated July 2023)

Prepared for



Prepared by

LOVELL CHEN

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

Project no.	Issue no.	Description	Issue date	Approval
8045	1	First draft	04/06/2020	KG
8045	2	Second draft	19/08/2020	KG
8045	3	Final draft	22/04/21	KG
8045	4	Final study	20/01/22	KG/LB
8045	5	Final study (reissue)	March 2022	KG/LB
8045	6	Final study (DELWP review)	July 2022	KG/LB
10299	7	Post-panel updates	July 2023	KG/LB

The City of Melbourne and the authors gratefully acknowledge the involvement of the Elders from the Boon Wurrung Foundation, Bunurong Land Council Aboriginal Corporation, and Wurundjeri Woi Wurrung Cultural Heritage Aboriginal Corporation in the preparation of this document. The authors would also like to acknowledge the assistance of officers from the City of Melbourne's Aboriginal Melbourne and Heritage teams.

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ADDENDUM

Addendum to the North Melbourne Heritage Review July 2022 (Updated July 2023)

Date prepared: 17 July 2023

This addendum identifies the changes made to the North Melbourne Heritage Review 2022 (the Review) in response to the *Melbourne Planning Scheme Amendment C403melb North and West Melbourne Heritage Panel Report* (26 May 2023).

The Review was conducted during 2019 and 2020 for the City of Melbourne, by Lovell Chen Architects and Heritage Consultants in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage). Some amendments were undertaken in 2021 and the final study was issued to Council in March 2022. Further amendments to the revised statement of significance for HO3 were undertaken to respond to Department of Environment, Land, Water and Planning (DELWP) requirements, and the final (updated) study was issued in July 2022.

The City of Melbourne prepared Amendment C403melb to implement the recommendations in the Review. Amendment C403 was placed on exhibition between 8 August 2022 and 15 September 2022.

Following its review of submissions, the City of Melbourne proposed a number of minor changes to the Amendment.

A Panel hearing was held on 26 and 27 April and 1 May 2023. The Panel delivered its report on 26 May 2023.

The following parts of the Review have been updated in response to the panel's recommendations:

- North Melbourne Heritage Review 2022 – Methodology Report
- North Melbourne Heritage Review – Attachment C, Citations for places recommended for Heritage Overlay Controls
- North Melbourne Heritage Review – Attachment D, Revised Statement of Significance for North & West Melbourne Precinct HO3 (track changes version)
- North Melbourne Heritage Review – Attachment E, Recommended changes to Heritage Overlay and Property Gradings
- North Melbourne Heritage Review – Attachment F, 'Complex' places memorandum
- North Melbourne Heritage Review – Attachment G, Revised citation and statement of significance for North & West Melbourne Precinct HO3

The exhibited Attachment D, Statements of significance for places in HO3, has been deleted from the North Melbourne Heritage Review. This is due to the two places for which statements were prepared now being included in the planning scheme as individual Heritage Overlays, with associated citations and statements of significance. As such, references to Appendices E-H have been updated throughout the review to reflect their new titles.

The following changes have been made to the exhibited version of the Review in response to the Panel's recommendations (reference is made in bold text to Panel recommendations as numbered at pp. 10 and 11 of the Panel report):

- The statements of significance for 135-141 Abbotsford Street, North Melbourne (Former Wes Lofts and Co Office) and 35-37 Canning Street, North Melbourne (Ss Peter and Paul Ukrainian Catholic Cathedral) have been amended and updated to full citations with statements of significance, to reflect the recommendation to remove these places from HO3 and apply individual heritage overlays. The HO3 mapping the recommendations at Attachment E (previously Attachment F) have been updated accordingly. **(Panel recommendations 1a and 1b, and 4a and 4b)**

- HO3 mapping and the recommendations at Attachment E (previously Attachment F) have been updated to reflect the recommendation to remove the properties at 204, 206, 208 and 210-212 Boundary Road and 435-437, 439-441, 443, 445 and 447 Flemington Road from HO3. (Panel recommendation 1d)
- HO3 mapping updated to include Shiel Street and Melrose Street road reserves (Panel recommendation 8)
- The statement of significance for HO3 North & West Melbourne Precinct has been updated at both Attachment D and Attachment G, including updates to the Victoria and Errol Streets Civic and Commercial Area title where required, and key attributes. (Panel recommendations 6a and 6b)
- Attachment E, Recommended changes to Heritage Overlay and Property Gradings, has been updated to reflect the Panel recommendation for the following properties to be recategorised (Panel recommendations 7c, 7d and 7e):
 - 6 Baillie Street to ungraded
 - 10 Canning Street to ungraded
 - 8 George Street to ungraded
 - 6 Jones Place to significant
 - 588 Victoria Street to contributory
- Reference to the inclusion of 480-482 Abbotsford Street in HO3 has been removed from Attachment E, as it is recommended to be retained in the Heritage Overlay as an individual place (HO284) (Panel recommendation 3)
- Attachment F (previously Attachment G), Complex Places Memo, has been updated to recategorise the 1940s school building at St Aloysius to non-contributory. (Panel recommendation 7b)

The Panel recommendation 2 to delete the Heritage Overlay from the Flemington Bridge Railway Station has not been implemented. The proposed application of the Heritage Overlay to the City of Melbourne portion of the railway station is recommended to be proceeded with. The citation and statement of significance for Flemington Bridge Railway Station have been updated to clarify significant fabric.

A further post-Panel change was made to the Melbourne Planning Scheme table in the citations to include Solar Energy System controls. This control was added to the Schedule at 43.01 through Amendment VC226.

Further updates have been made to the Flemington Bridge Railway Station citation and statement of significance at the request of Council. At the February 2023 meeting of the Future Melbourne Committee (FMC), Council resolved to endorse the Lovell Chen statement of significance for the Flemington Bridge Railway Station, but amended to remove reference to the access ramps from the list of elements that contribute to the significance of the place (under 'What is significant?'). This amendment to the Lovell Chen assessment and statement of significance has been made in accordance with the resolution of the FMC and on the instruction of Council.

The study documentation has been updated to reflect the new Review date of July 2022 (Updated July 2023).

EXECUTIVE SUMMARY

This report presents the methodology and findings of the North Melbourne Heritage Review, by Lovell Chen and Extent Heritage, 2022.

The study area includes the majority of the suburb of North Melbourne, and generally incorporates properties and land located west of Capel Street; north of Victoria Street; south of Flemington Road; and east of sections of Dryburgh, Shiel and Melrose streets and Boundary Road. The study area does not include the part of North Melbourne which was reviewed in the City North Heritage Review (2013) and the Arden Macaulay Heritage Review (2012).

The study area includes a number of places included in the Victorian Heritage Register (VHR) under the Heritage Act and these have site-specific Heritage Overlays (HOs) in the Melbourne Planning Scheme. In addition, the study area includes two existing HO precincts:

- North & West Melbourne Precinct, HO3
- Racecourse Road/Alfred Street, North Melbourne, HO953.

There are two existing places with individual Heritage Overlay (HO) controls in the study area, which are not included in the VHR:

- North Melbourne Primary School No. 1402, HO295
- 480-482 Abbotsford St, North Melbourne, HO284.

The heritage review seeks to review the extent and nature of existing HO places (excluding VHR places) and the heritage significance and values of the area, including the identification of additional places and values. The review incorporated research, fieldwork, community and Traditional Owner engagement and assessment to review existing heritage controls and recommend new heritage controls for places within the study area.

Community consultation comprised a meeting with the Hotham History Project, open drop-in sessions and an online presence on the City of Melbourne's engagement platform Participate Melbourne. Traditional Owner engagement was undertaken with Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, Bunurong Land Council Aboriginal Corporation, and with the Boon Wurrung Foundation.

A thematic environmental history (TEH) has been prepared documenting how the suburb has developed and evolved, and how the culture of the area has influenced and had an impact on the natural and built environment, and on the social and urban fabric. The TEH also elevates the histories and stories of Traditional Owner groups based on engagement as part of the project.

Fieldwork was undertaken across the whole study area; with limited exceptions this was confined to the inspections from the public realm. Consideration was given to existing gradings (significant/contributory/non-contributory) within the study area and some recommendations have been made in relation to the gradings of individual properties within the HOs. The boundaries of the existing HO controls were reviewed, with recommended changes to precinct boundaries, including the incorporation of precinct HO953 (part) ~~and individual overlay HO284 into the large HO3 precinct.~~

The precinct citation and statement of significance for HO3 has been revised, reflecting the research, analysis and fieldwork undertaken. Areas with built-form characteristics within HO3 have been identified and their key characteristics described. These areas are:

- Hotham Hill Residential Area
- Benevolent Asylum Estate Area

- ~~Victoria and Errol Streets Civic and Commercial Area~~~~Errol Street Commercial and Civic Area~~
- West Melbourne Residential Area.

~~As part of this work, additional statements of significance have been prepared to clarify the values of two places which are located within HO3, but which fall outside the main period of significance for the precinct. These are:~~

- ~~• Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne~~
- ~~• Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne.~~

~~Four~~Six new HO places have been recommended, with citations prepared, these are:

- Hotham Gardens – Stage 1, 55-101 O’Shanassy Street
- Albion Hotel, 171-173 Curzon Street
- Harris Street Plane Tree Avenue, Harris Street (between Errol and Curzon streets) and Plane Tree Way (between Abbotsford and Dryburgh streets), and part 302-326 Abbotsford Street, 50-56, 58-64, 66-72, 74-80, 92-132 O’Shanassy Street, 141-157 Curzon Street
- Flemington Bridge Railway Station, 211 Boundary Road
- Former Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne
- Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne.

A citation has been prepared for HO295 - North Melbourne Primary School No. 1402.

1.0 INTRODUCTION

This report documents the methodology and tasks undertaken for the North Melbourne Heritage Review ('the study').

The study was conducted during 2019 and 2020 for the City of Melbourne, by Lovell Chen Pty Ltd in association with Extent Heritage Pty Ltd (respectively referred to below as Lovell Chen and Extent Heritage).

1.1 Recognition of Traditional Owners

The project team acknowledges the contributions of the following Traditional Owner organisations, their Elders, members and staff:

- Bunurong Land Council Aboriginal Corporation
- Boon Wurrung Foundation
- Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation.

This project reflects the continuing commitment of the City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne.

1.2 Study area

The study area is shown at Figure 1 and Figure 2, and includes the majority of the suburb of North Melbourne, and generally incorporates properties and land located west of Capel Street; north of Victoria Street; south of Flemington Road; and east of sections of Dryburgh, Shiel and Melrose streets and Boundary Road.

The study area does not include the part of North Melbourne which was reviewed in the recent City North Heritage Review (2013) and the Arden Macaulay Heritage Review (2012).

The study area also excludes the West Melbourne section of the existing Heritage Overlay (HO) precinct North and West Melbourne Precinct (HO3). This area was reviewed as part of the West Melbourne Heritage Review (2016).

Notwithstanding this defined study area, the Thematic Environmental History (TEH) prepared during the course of the study (see 3.7 below), addresses the whole of North Melbourne, including both the study area and other areas in the balance of the suburb. The comparative analysis undertaken for the heritage places assessed in the study (this is explained at Section 3.8 below) also includes places located outside the study area.

1.3 Existing Heritage Overlay controls

Two existing HO precincts are included in the study area:

- North & West Melbourne Precinct, HO3
- Racecourse Road/Alfred Street, North Melbourne, HO953.

There are two existing places with individual HO controls in the study area:

- North Melbourne Primary School No. 1402, HO295
- 480-482 Abbotsford St, North Melbourne, HO284.

Additionally, there are HOs for the nine places included in the Victorian Heritage Register (VHR) under the *Heritage Act 2017*.

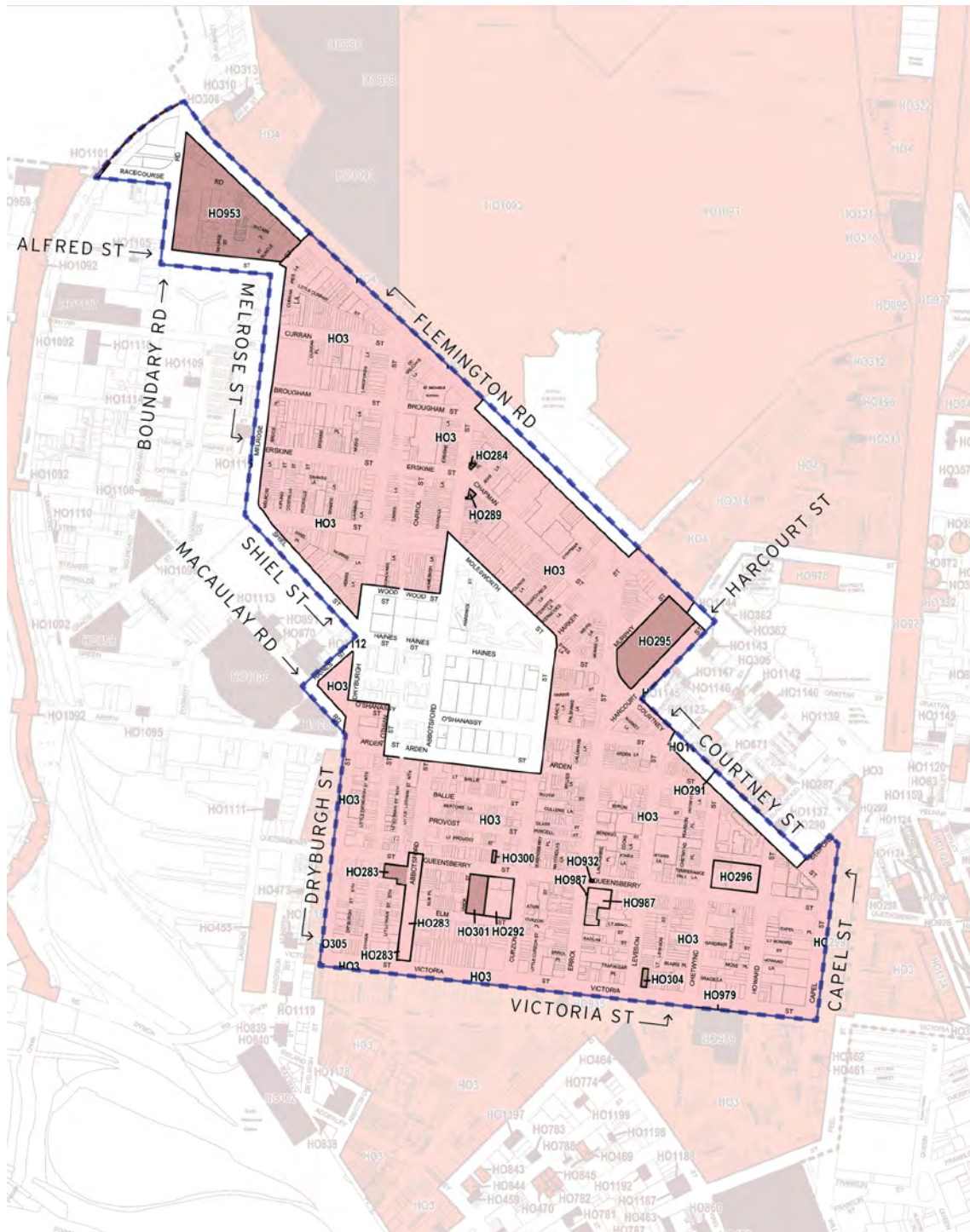


Figure 1 Extract from City of Melbourne Planning Scheme, with the study area outlined in blue; existing HO precincts (HO3 in pink and HO953 in darker pink at top left of study area) and individual HO places (in darker pink outlined in black) are also shown
Source: DELWP Planning Portal



Figure 2 Recent aerial photograph, with the study area outlined in red
Source: Nearmap

1.4 Historical overview

The pre-colonial environment of North Melbourne was first inhabited by the Woiwurrung and Boon Wurrung peoples of the Eastern Kulin Nation, on undulating lands to the north of the Yarra River and east of the West Melbourne Swamp and the 'Blue Lake' (as the body of water was referred to by Sornig (2018). The study area is bounded by the Moonee Ponds Creek to the north and by Royal Park to the east (Figure 1 and Figure 2), occupying a landscape that was historically characterised by gullies and high grounds, interspersed with creeks and ponds. This area of predominantly a mixture of plains woodland and plains grassy woodland would have provided Traditional Owners with a wide variety of natural resources. Albert Mattingley, who recorded his recollections of the pre-colonial context of the study area, notes how Traditional Owners 'used to camp and occasionally would hold a corroboree in these park-like lands' (Mattingley, 1916). As McBryde (cited in Canning and Thiele 2010: 4) notes, such gatherings in the pre-colonial period could count up to 800 people at a time in what is now the Melbourne metropolitan area. North Melbourne's pre-colonial landscape included a creek and at least one large gully that collected run off from Royal Park and Parkville and carried it west toward the West Melbourne Swamp and what was known as 'the Blue Lake'.

Following the arrival of Europeans in the Port Phillip District in the 1830s, much of the study area was initially unsurveyed land within the Melbourne town reserve. In the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended. In 1849, a site was chosen for the city's Benevolent Asylum, an institution established by philanthropists to house the colony's 'deserving poor' (eMelbourne, Benevolent Asylum [Kingston Centre]), on 'the summit of the hill overlooking the junction of the Moonee Moonee Ponds with the Salt Water swamp' (*The Argus* 6 September 1849: 6). The foundation stone was laid in June 1850, and the asylum opened in 1851 (Kehoe 1998: 13). The location of the asylum at the then western end of Victoria Street for over 60 years prevented the extension of Victoria Street westward.

In 1852, during Robert Hoddle's tenure as Surveyor General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne. Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853 (Jika Jika M314 (13) CPO; *The Argus* 8 March 1853: 3). The sales attracted purchases by early investors including Hugh Glass, A H Knight and J Allison, all of whom had purchased allotments in other Crown land sales in the period.

North Melbourne underwent significant development in the nineteenth century. Residential and civic development in North Melbourne was influenced both by the official subdivision of Crown land and the topography of the suburb. As a general rule, while the elevated Hotham Hill area to the north retained relatively generous allotment sizes and developed with larger buildings, and the commercial and civic heart grew at the south of the suburb, the 'valley' in the centre was where much of the more modest housing was located. Aside from residential buildings, churches, hotels and schools were constructed across the suburb. Much of the suburb's nineteenth century building stock remains. North Melbourne, or Hotham as it was then known, became a separate municipality in 1859, before being reintegrated into the City of Melbourne in the early twentieth century.

The suburb underwent further significant change in the mid-twentieth century, becoming a target of the Housing Commission of Victoria's (HCV) so-called 'slum clearance' efforts from the 1930s. Although this movement – which comprised the reclamation of large areas, the demolition of houses identified as sub-standard and their replacement with new dwellings – stemmed from a desire to improve living conditions of Melbourne's most poor, it also had the effect of displacing communities, many of whom had longstanding connections to the area. The work of the HCV was to have a significant impact on the built fabric of the western half of North Melbourne, as well as the lives of its residents.

The population of North Melbourne has historically been working class, with a high proportion of people with Irish and Catholic backgrounds. From the mid-twentieth century, through Australia's post-war migration scheme, the suburb became a significantly more diverse community, with residents from Italian, Greek, Maltese and Eastern European backgrounds more common. More recently, North Melbourne has undergone a process of gentrification, consistent with many former working-class suburbs of Melbourne.

1.5 Study outputs

The written outputs of the study were generally issued as first and second drafts to Council for review, followed by issue of final versions. The attachments to this report contain the study outputs.

2.0 STUDY SCOPE

The study proceeded on the basis of a brief issued by the City of Melbourne on 18 April 2019, for a review of existing and potential heritage places in North Melbourne, Parkville and Royal Park. The project scope was amended to only include the North Melbourne study area outlined in this brief.

The work involved a review of all places in the study area, including those with HO controls and those with no current controls. These included Aboriginal heritage places and places with 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 which are included in the VHR under the *Heritage Act 2017*.

2.1 Study objectives

The study area includes extensive HO controls under the Melbourne Planning Scheme, however, no detailed heritage study has been undertaken of the study area since the 1980s. In this context the study seeks to review the extent and nature of existing HO places and the heritage significance and values of the area, including the identification of additional places and values.

The objectives of the study, as stated in the brief are as follows:

- *Objective 1:* Undertake a comprehensive review of heritage places in the study area including Aboriginal, shared and post contact heritage values in order to form a holistic understanding of the area's transformation over time and the heritage significance of the resulting urban fabric, places and culture.
- *Objective 2:* Based on the above and with reference to Heritage Victoria's *Framework of Historical Themes*, create a thematic environmental history that depicts how the study area has developed and how the culture of the area has influenced the natural environment, buildings and structures.
- *Objective 3:* Work with the City of Melbourne to engage Traditional Owners, historical groups, and others, as required, to discover and document their stories, histories, and relationship to places in the study area.
- *Objective 4:* Create a comprehensive set of citations and spatial data that will inform future Planning Scheme Amendments and strategic work undertaken by the City of Melbourne.

Specific issues that were addressed through the course of the study were:

- Are the existing HO places reflective of contemporary heritage assessments and values?
- Are there additional individual heritage places that warrant the application of the HO?
- Are there additional precincts that warrant the application of the HO?
- Are the boundaries and extent of the large North & West Melbourne Precinct HO3 still appropriate; could it be reduced or expanded; or could the precinct be broken up into smaller precincts or sub-precincts; or areas with built-form characteristics identified?
- Are there places with Aboriginal values and associations?

2.2 Amendment C258

Amendment C258 to the Melbourne Planning Scheme was approved by the Minister for Planning in June 2020 and gazetted in July 2020.

In summary, Amendment C258:

- revised Melbourne’s local heritage planning policies at Clause 22.04 and Clause 22.05
- incorporated new statements of significance for Melbourne’s heritage precincts outside the Capital City Zone (Carlton, East Melbourne and Jolimont, North Melbourne and West Melbourne, Parkville, South Yarra and Kensington)
- replaced the A to D property grading system with the significant/contributory/non-contributory grading system
- implemented the recommendations of the West Melbourne Heritage Review (G Butler, 2016).

The Heritage Policies Review component of Amendment C258 was undertaken by Lovell Chen, commencing in 2015. In assessing and documenting places of heritage significance, this study adopts the C258 significant/contributory/non-contributory grading system.

In the course of this study and based on more detailed research, assessment and fieldwork, the Amendment C258 statement of significance for the North & West Melbourne Precinct HO3 was further reviewed and updated as part of this current study (see Section 4.34.4).

2.3 Study stages, tasks & chronology

Table 1 below summarises the study stages and related tasks and identifies the approximate date of undertaking/completing the stage/task.

Section 3.0 Methodology provides more detail on how the stages and tasks were undertaken, while the outputs from the various stages and tasks, where relevant, are identified and described at Section 4.0 Study Outputs.

Table 1 Table of study stages/tasks and dates

Tasks	Date
Inception meeting with Council	September 2019
Prepare a Project Management Plan at the outset of the project, to map out the approach to the staged tasks, in agreement with Council.	Issued September 2019, reissued December 2019
Review previous work/studies	October 2019
<p>Community engagement (managed by City of Melbourne)</p> <p>Two community engagement sessions were held attended by Lovell Chen, on 22 and 31 October 2019.</p> <p>Council also held a meeting with key members of the Hotham History Project and established a pop-up/installation at the North Melbourne Spring Fling Festival on 19 October, providing information on the study and inviting input. An iPad station was set up at North Melbourne Library and a workshop was held with North Melbourne Language students on 27 November 2019.</p> <p>Council also utilised the Participate Melbourne platform, whereby community members were invited to share information about places of importance to them, and what they valued about North</p>	<p>October 2019</p> <p>Lovell Chen met with members of the Hotham History Group and gave a presentation on the study on 22 October 2019</p> <p>Lovell Chen attended the drop-in mapping workshop at 54 Errol Street on 31 October-, speaking with local attendees and giving two overview presentations.</p>

Tasks	Date
Melbourne. An interactive map was used to record this information (see section 3.4).	The interactive map on Participate Melbourne was online from 8 October 2018 until 11 November 2018
Undertake research into the history of North Melbourne and of places within the study area. See section 3.3.	September 2019-February 2020
Prepare a Thematic Environmental History (TEH) which addresses the development and evolution of the study area and examines how the distinctive culture of North Melbourne has influenced this development. This is effectively a local history narrative which builds on and relates to the City of Melbourne's overall municipal thematic history. ¹ See section 3.7.	First draft issued 2 June 2020
	Second draft issued 26 June 2020
	Final version issued January 2021
Engage with Traditional Owners, including mapping of identified values. Five meetings were held in total: two with the Wurundjeri Woiwurrung Cultural Heritage Aboriginal Corporation, two with the Bunurong Land Council Aboriginal Corporation, and one with the Boon Wurrung Foundation. Review of relevant draft documentation by Traditional Owners undertaken in July/August 2020. See section 3.5.	November 2019 through to August 2020
Undertake fieldwork. See section 3.6.	December 2019 through to May 2020
Undertake assessments and prepare list of recommendations for new and existing HO places, including new controls and/or changed gradings. See section 3.8.	January-April 2020
Prepare citations for: Existing individual HO places (i.e. with existing heritage controls) which were not fully documented in earlier/previous studies (1 place) See section 3.10.	First draft issued May 2020
	Second draft issued July 2020
	Final versions issued January 2021.
Prepare citations for: <ul style="list-style-type: none"> New individual places/properties located outside HO3, which were identified and assessed in this study, and recommended for HO controls (4 places). 	First drafts issued April and May 2020
	Second drafts issued June 2020

¹ Thematic History: A History of the City of Melbourne's Urban Environment, Context Pty Ltd 2011, published by the City of Melbourne in 2012

Tasks	Date
See section 3.10.	Final versions issued April 2021.
Prepare statements of significance (not full citations) for two places in HO3. One was an existing significant graded place, and one was previously ungraded but upgraded to significant. See section 3.11	First drafts issued May 2020
	Second drafts issued June 2020
	Final versions issued January 2021.
Review the existing statement of significance for North & West Melbourne Precinct HO3, on the basis of the detailed research, fieldwork and investigation of the precinct as undertaken for this study; and prepare a revised and updated statement. This includes recommendations for changes to the precinct boundaries, the recognition of areas with identifiable built-form characteristics, and the recommended incorporation into HO3 of two previously separate HOs: HO953 and HO284. A further review and update was undertaken to incorporate additional information on West Melbourne into the statement.	First draft issued May 2020
	Second draft issued August 2020
	Final version issued February 2021.
Prepare documentation arising out of the Traditional Owner engagement, for inclusion in the TEH and the HO3 statement of significance.	First drafts issued April-May 2020
	Second drafts issued May-July 2020
Attend project meetings. See section 3.14	Throughout the course of the study
Prepare a Methodology Report (this report)	First draft issued 4 June 2020
	Second draft issued August 2020
	Final version issued April 2021
	Final study issued March 2022
Amendments to revised statement of significance for HO3 to respond to Department of Environment, Land, Water and Planning (DELWP) requirements.	Final (updated) study reissued in July 2022

Tasks	Date
Post-panel updates (refer Addendum)	July 2023

2.4 Previous work

Previous municipal heritage study work was referred to and utilised during the course of the study, and included:

- North and West Melbourne Conservation Study 1983, Graeme Butler & Associates
- City of Melbourne Heritage Review 1999, Allom Lovell & Associates (addressed lower graded properties in North Melbourne)
- Thematic History – A History of the City of Melbourne’s Urban Environment, 2012, Context
- City North Heritage Review 2013, RBA Architects + Conservation Consultants
- West Melbourne Heritage Review 2016, Graeme Butler & Associates
- Property gradings review 2015, Lovell Chen (largely desktop review of all C and D graded properties within precincts in North Melbourne, as currently subject to Amendment C258).

Previous Aboriginal cultural values work referenced in preparation of the briefing research for the Traditional Owners consultation included:

- City of Melbourne Indigenous Heritage Study (2010), Context
- Southbank Boulevard & Dodds Street, Ecological, Heritage and Cultural Place Assessment (2015), Context
- Hoddle Grid Heritage Review (Volume 4: Aboriginal history) (2018), Context with On Country Heritage Consulting, Ochre Imprints and Spatial Vision
- City River Concept Plan 2018, Extent Heritage
- South Carlton Heritage Review 2019, Lovell Chen and Extent Heritage
- Melbourne Town Hall Feasibility Study 2018, Lovell Chen and Extent Heritage
- Federation Square Traditional Owners Engagement 2019, Extent Heritage

2.5 Exclusions & qualifications

The study included fieldwork and an inspection of the study area from the public realm, including streets and lanes. Property addresses were taken from Council’s database and included in an Excel spreadsheet provided to the consultants.

Fieldwork

Fieldwork, as is typically undertaken during heritage studies, was confined to the public domain, with places inspected from public streets, lanes and open space areas as appropriate.

This was with the exception of site visits conducted on site at four properties which include multiple buildings and/or are not visible from the street. For these sites, access was by arrangement with relevant owners/property managers. The sites are:

- North Melbourne Primary School, 200-214 Errol Street (HO295)

- St Aloysius College, 52 Brougham Street (HO3)
- St Michael's Primary School, 4-18 Brougham Street (HO3)
- St Joseph's College, 367-395 Queensberry Street (HO3)

There were some delays in completing the site visits for the above places due to Victorian Government restrictions related to the Covid-19 pandemic. The outstanding site visits were completed in late 2020.

During the fieldwork consideration was given to existing gradings (significant/contributory/ non-contributory) within the study area. This was not a 'first-principles' review of gradings; where the grading of a property appeared on *prima facie* basis to be correct/appropriate and the addressing appeared correct during fieldwork surveys, these were accepted. Rather, the focus of the survey work was on the identification of any anomalies, and also on the identification of buildings associated with themes of significance which may not have been recognised in earlier studies (such as interwar development, for example) and where a review of the existing grading could be warranted. A small number of places were specifically identified for review by City of Melbourne through the Amendment C258 process, with a list provided at the outset of the project.

In the case of streetscape gradings, again, some anomalies were identified, and recommendations were made in relation to these.

Thematic Environmental History

The focus of the Thematic Environmental History (TEH) was on the identification and exploration of important themes in the history of the suburb. The objective was to develop a better understanding of the development and evolution of the study area to inform and support the significance assessment for the area as a whole and places within it. While some targeted primary research was undertaken, including online primary sources, the history also relies on and was guided by existing research and secondary sources (refer to the Bibliography included in the history report at Attachment A). Information obtained during the course of the community engagement, and through Participate Melbourne (see Section 3.4 below) was also utilised in the history.

The TEH identified and explored well-known local historical themes, and others – such as the local evolutions in slum clearance and the public-private partnership of own-your-own flats, North Melbourne's development as an independent municipality, and the long association of welfare and community groups in the suburb – which were not necessarily documented in the course of previous heritage assessment work in North Melbourne.

The City of Melbourne acknowledges the Woiwurrung (Wurundjeri), Boonwurrung, Taungurong, Dja Dja Wurrung and the Wathaurung groups who form the Eastern Kulin Nation as the Traditional Owners of the land (City of Melbourne Reconciliation Action Plan 2015-2018). In following City of Melbourne policy, as per the Reconciliation Action Plan, all of the Traditional Owners groups were contacted for their perspectives on the history of the study area, including more contemporary history. This includes the Wurundjeri Woi wurrung Cultural Heritage Aboriginal Corporation, the Bunurong Land Council, and the Boon Wurrung Foundation.

There remain some areas of historical interest and research which could be further explored, and these are identified below at Section 5.0 'Summary of study recommendations'.

3.0 METHODOLOGY

The following is a brief overview of the study methodology, set out largely in the order the stages/tasks were undertaken, while noting there was also some crossover between tasks. In particular, preparation of the TEH was an iterative process which was undertaken over the course of the project.

3.1 Project Management Plan

The Project Management Plan was prepared in the early stages of the project and was endorsed by the City of Melbourne. The Plan included/confirmed the timetable, payment schedule with related milestones, meeting dates, scope and methodology, approach to fieldwork and assessments, and approach to Aboriginal and community engagement. This Plan was reissued in December 2019 to provide an updated timetable.

3.2 Review previous work/studies

As outlined above at Section 2.4, previous City of Melbourne heritage studies and other reports of relevance, including typological studies, were accessed and reviewed at the commencement of the project. The overall aim of this task was to identify and extract information of relevance to the study.

Aside from those listed at section 0, studies and publications which were reviewed at the outset of the project included:

- Goad, Philip, *Melbourne Architecture*, Watermark Press, Boorowa, 1999 and 2009 (second edition)
- Goad, Philip, *Judging Architecture: Issues, Divisions, Triumphs: Victorian Architecture Awards 1929-2003*, RAI Victoria, Melbourne, 2003
- Heritage Alliance, *Survey of Post-War Built Heritage in Victoria*, Heritage Victoria, 2008

The Heritage Council of Victoria's Victorian Heritage Database (<https://vhd.heritagecouncil.vic.gov.au/>) was also reviewed.

3.3 Research

Research was undertaken into primary and secondary sources, for both the TEH and for research into individual place histories. The sources used and referenced are identified in the endnotes and bibliography to the TEH and the citations, and reproduced at Section 6.0 'Bibliography' of this report.

The research utilised a comprehensive range of sources including but not limited to local histories, typological studies, digitised newspapers, archival records, and visual primary sources such as paintings, lithographs, photographs, maps and plans. Council records, data and information from previous work/studies, and existing HO citations were also a source of historical information. In some instances, archival material, such as architectural drawings, was accessed to provide additional level of detail for the preparation of citations.

In addition, information was obtained from the Hotham History Project (including through their website <https://www.hothamhistory.org.au/>), through consultation with members of the Hotham History Project, face-to-face community consultation sessions, and through Participate Melbourne (<https://participate.melbourne.vic.gov.au/>). The latter is an interactive community forum operated by the City of Melbourne, where community members are invited to 'have a say' on municipal issues and plans, including providing input (comments and feedback) into heritage studies of this nature. Section 3.4 below provides more information on the assistance provided by the community members and Participate Melbourne, and how it informed the research.

For the purpose of researching Aboriginal and shared themes, an initial Traditional Owner briefing note was prepared and this was subsequently iteratively updated, synthesising existing known historical materials, information on the pre-colonial environment, maps and photographs. Primary material was elicited during the Traditional Owner engagement, which was further strengthened with secondary sources (local and regional histories and environmental studies), including: recorded histories (published accounts and information gathered during the consultation phase); historical images (maps, plans and sketches), and; heritage and environmental reports on the area.

3.4 Community engagement

Community engagement was an important component of the heritage study and included consultation with the North Melbourne community generally and with the Hotham History Project community group in particular.

The engagement and consultation provided the opportunity to explain and convey to the community how a heritage study is conducted, what the heritage consultants do, what the anticipated outcomes and outputs are, and the processes. The community provided the consultants with information and insight, sometimes at a high level but also at a detailed level about what they value about the suburb.

Council's heritage team also established a pop-up at the North Melbourne 'Spring Fling' festival on 19 October 2019. The City of Melbourne's Participate Melbourne interactive website was also utilised for community engagement on the heritage review between 8 October and 11 November 2019, with people invited to place markers on a map and comment, using one of five different categories. These categories were *new places*, *existing places*, *connected places*, *your special places* and *distinctive places*. An iPad station was located in the North Melbourne Library which linked to the project website on Participate Melbourne. A Plain English workshop was held at the North Melbourne Language and Learning Centre on 27 November with local residents studying English as a second language to seek the views of more recent migrants to the area.

The consultation with the Hotham History Project group was held at the Public Record Office of Victoria on 22 October 2019 and was attended by Lovell Chen and Council officers. This session included a presentation by the consultants and an open discussion, followed by a mapping exercise.

A drop-in mapping workshop at 54 Errol Street was held the evening of 31 October 2019. Local attendees spoke with Lovell Chen and Council officers, marking up a large map of the study area with places of interest. Lovell Chen also gave two presentations on the heritage review.

Through the engagement, the consultants were given information and insight into topics such as North Melbourne's separate identity; the topography of the suburb including the creek from Royal Park/Parkville; mid-century housing developments in the suburb, particularly the Hotham Gardens housing estate; streets and individual buildings valued by residents including community places; and the green spaces in the suburb including street trees and median plantings.

The inputs to the study included information on places and features of the suburb that could be incorporated into the TEH and which added depth and interest to that work. Some places discussed with the community were separately assessed as being of significance at a level that warranted the application of HO controls. For example, information was provided by numerous community members about the creek and its below ground channelisation and this fed into the assessment of the Harris Street Plane Tree Avenue, which follows the alignment of the creek. Hotham Gardens was another place which community members referenced and this ultimately was assessed in detail and recommended for HO controls.

Summary and detailed reports of the consultation process were produced by City of Melbourne, and published on the Participate Melbourne page. These reports were reviewed by the consultants.

As part of the community engagement process, the Hotham History Project also reviewed first drafts of the thematic environmental history and the HO3 statement of significance in June 2020 (see section 3.12).

3.5 Traditional Owner Engagement

Extent Heritage engaged with Traditional Owners during five meetings in total. These included two meetings with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation (18 November 2019 and 3 April 2020), two meetings with the Bunurong Land Council Aboriginal Corporation (22 January 2020 and 5 March 2020), and one meeting with the Boon Wurrung Foundation (9 April 2020).

As part of consultation, Extent first engaged with the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation on the 18 November 2019. Following provision of a detailed briefing note including maps and historical imagery, the first portion of the engagement involved a drive through the study area, taking note of landforms and notable places. This was followed by a formal meeting, where points raised in the drive were discussed. This meeting largely reflected on themes of welfare housing, education, employment and entertainment in the study area. The second meeting with the Wurundjeri Elders on the 3 April 2020 was conducted via teleconference to accommodate Covid-19 social distancing requirements. The second meeting returned to themes addressed in the initial meeting, as well as discussing findings that had been made in the interim, i.e. the presence and course of the pre-colonial creek in Harris Street.

The second Traditional Owner consultation meeting was held on the 22 January 2020 with the Bunurong Land Council Aboriginal Corporation. The outlay of the engagement took the same form as the initial meeting with the Wurundjeri Elders. A driven inspection of the study area was undertaken with the Traditional Owners, noting and discussing specific themes and landmarks. This drive was then followed by a formal meeting, where themes addressed in the drive were elaborated on and discussed in greater detail. These themes included education, sport, post-colonial displacement and the study area's proximity to the West Melbourne Swamp and Blue Lake. The second meeting with the Bunurong Elders was held at the Public Records Office of Victoria on the 5 March 2020, where themes addressed in the first meeting were further discussed in light of further findings made in the interim between meetings.

Boon Wurrung Foundation Elders were available for one consultation meeting within the project period (9 April 2020). This meeting was held via teleconference to accommodate social distancing requirements. This meeting addressed a wide range of themes, including but not limited to post-colonial displacement of Traditional Owners, employment, education and the pre-colonial landscape and land-management practices, and relationships between Traditional Owners and post-war migrants in the study area.

A City of Melbourne representative was present at every meeting with Traditional Owners, and continual feedback between the Aboriginal and broader community consultation processes at which the City of Melbourne representative was present proved to be an important element for developing an understanding of the potential pre-colonial significance of the 'Blue Lake' adjacent to the study area and its context.

It is important to note a methodological observation that emerged from the Traditional Owner engagement. As noted in Chapter 2 of the TEH:

From the perspective of the Traditional Owners [...], the period of surveying and the Crown land sales that followed coincided with the State Government policy of 'protection', as the people who had occupied the area in the pre-colonial period and were now displaced from their traditional lands without compensation. This was followed by generations who were subject to successive discriminatory policies and the impacts of introduced disease, such as the 1847 influenza epidemic

that decimated the Aboriginal population (Canning and Thiele, 2010: 18). Few if any material traces remain from this period, and reliance must be made on the historical records of the colonisers to attempt to understand the upheaval that would have been experienced. In a sense this displacement and upheaval resulted in a double-dispossession, as the disruption to intergenerational oral history became a further legacy of these policies that first dislocated Traditional Owners from their lands, and then deprived subsequent generations of Traditional Owners of the direct transmission of collective memory for a critical period of their history.

The omission of directly-transmitted Traditional Owner accounts of this period presented both an ethical and methodological issue for the heritage review that the above text sought to highlight and address, and which stands in distinction from the detailed and methodically recorded histories and other materials that account for the early colonial period. Engagement with Traditional Owners allowed for some important and hitherto unrecognised associations to be recorded as part of this project. It is equally important however to recognise the reasons and implications for the potential omission of other associations so as not to perpetuate Traditional Owners sense of 'dispossession' of a significant period of their collective pasts. Continued and continual engagement with Traditional Owners as well as methodological reflection is essential in this regard.

3.6 Fieldwork

The tasks involved in the fieldwork were as follows:

- Fieldwork was confined to the public realm and was undertaken in blocks, with all streets, 'little streets' and public lanes walked
- Council gradings data and GIS mapping informed the fieldwork, with places and properties checked against the data in relation to current gradings
- Historical and current aerial photographs informed the fieldwork
- Demolitions and new developments were noted, and again checked against existing information
- Photographs were taken, including for reproduction in the place citations
- Changes to Council gradings data were recommended, following the fieldwork and assessments
- Traditional Owner consultation involved (where possible due to Covid-19 restrictions) a minibus survey of the study area.

3.7 Thematic Environmental History (TEH)

Preparation of the TEH was an iterative process which was undertaken during the course of the project and, as required, was reviewed and updated following completion of the fieldwork and assessments of places, and completion of the community engagement and the engagement with Traditional Owners.

The significant themes of the study area, and the content and structure of the history, are evident in the table of contents to the TEH.

The TEH is included at Attachment A to this report.

3.8 Assessment

The North Melbourne Heritage Review reviewed the current heritage controls in the study area, including assessing potential new places for controls.

Where new places were identified, the assessment of these was undertaken in accordance with the Victorian Planning Provisions (VPP) Practice Note 'Applying the Heritage Overlay',² including reference to the HERCON heritage assessment criteria:

- **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 understanding 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).

Relevant considerations, which specifically informed the assessment against criteria, included:

- understanding the history of the place, and its associations
- understanding the social significance or values of the place, and its importance to a community
- reviewing the physical qualities of the place including the intactness, integrity, architectural or aesthetic merit, and/or other built form qualities or distinctive attributes.

For a place to be assessed as of local significance, it only needs to meet one of the criteria, although places may meet more than one.

Comparative analysis and 'thresholding' places

Comparative analysis was a key part of the assessment methodology. It assisted in identifying whether a place met the threshold for an individual HO control. 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 referenced to inform an understanding of how the place under review compared, including places within the study area and more broadly. Questions asked when comparing similar places included:

² Victorian Planning Provisions, Practice Note 1, 'Applying the Heritage Overlay', August 2018, p. 2.

- 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 hotel which is being assessed for an individual HO control, then the analysis examined other generally comparable interwar hotels including those which already have an individual control or are identified as significant. This typically included buildings in the study area, or municipality, but could extend beyond these geographical confines if the analysis assisted with understanding the relative significance or importance of the place. For example, the assessment process for the Albion Hotel, 171-173 Curzon Street, included analysis of hotels in the study area and of comparative work of the building's architects, Sydney Smith, Ogg and Serpell (see Attachment C).

Comparative analysis also assisted in identifying places which did not meet the threshold for a heritage control. An example of this was the assessment of the 1950s-1960s Hotham Gardens development. As part of the work of the Housing Commission of Victoria (HCV) a public-private partnership was established to develop 'own-your-own' flats in North Melbourne, as distinct from public housing developments also occurring in the suburb. The first section of the Hotham Gardens development was recommended for the HO control on the basis of its historical, representative, aesthetic and associative significance. Although the subsequent stages (second, third and fourth stages) demonstrate many of the characteristics and principles of the first stage, they were considered to not be as historically innovative as a housing development or in their design or as of high architectural standards when compared with the first stage. On this basis, they were not assessed as meeting the threshold for the HO.

Gradings definitions

As noted in Section 2.2, in assessing and documenting places of heritage significance for this study, the C258 grading system of significant, contributory and non-contributory was adopted. The gradings definitions included in Clause 22.05 Heritage Places outside the Capital City Zone are set out below

The C258 gradings definitions:

Significant

A significant heritage place is individually important at state or local level, and a heritage place in its own right. It is 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

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.

3.9 Recommendations

As a result of the research, field work and assessments undertaken as part of this study, a series of recommendations have been made for changes to gradings to properties within HO3.

For the most part, the recommended gradings changes reflected the identification of additional themes of importance in the history of North Melbourne since the earlier heritage studies were undertaken. For example, more than 30 twentieth century places have been upgraded, including Edwardian and interwar residences and industrial buildings, in acknowledgement of this historical development theme.

Additionally, over 40 historically and/or aesthetically important nineteenth century buildings, including residences and hotels, were identified and grading recommendations made. The fieldwork also identified a small number of cases where substantial change (seven places) or demolition (five places) has occurred, and where downgrading to non-contributory was recommended. One place where substantial change had occurred was recommended to be removed from the Heritage Overlay.

The recommendations are included at Attachment F.

3.10 Citations

Citations were prepared for:

- heritage places with existing HO controls (1 place): North Melbourne Primary School, HO295
- places without controls and outside the existing heritage precincts (4-6 places):
 - Hotham Gardens – Stage 1, 55-101 O’Shanassy Street;
 - Albion Hotel, 171-173 Curzon Street;
 - Harris Street Plane Tree Avenue;
 - Flemington Bridge Railway Station, 211 Boundary Road
 - [Former Wes Lofts & Co Office, 135-141 Abbotsford Street](#)
 - [Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street](#)

The former Wes Lofts & Co Office, 135-141 Abbotsford Street and Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne, were originally exhibited as significant places within HO3. Following the Panel Report, they were recommended for inclusion the Heritage Overlay as individual places.

A further post-Panel change was made to the Melbourne Planning Scheme table in the citations to include Solar Energy System controls. This control was added to the Schedule at 43.01 through Amendment VC226.

The citations were prepared in a format (content and design) as required by the City of Melbourne, and included the following:

- Summary
- Contextual history
- Brief site history

- Brief description of the place
- Comparative analysis to assist with understanding the relative significance of the place
- Assessment against recognised heritage criteria (HERCON)
- Statement of significance in the 'What? How? Why?' format
- Grading in the significant, contributory and non-contributory categories
- Recommendations for statutory heritage controls (in the case of new HO places)
- Photographs (current and historic) and a map of the place.

Place citations are in Attachments B (existing places) and C (new places) to this report.

A site visit was undertaken to North Melbourne Primary School, 200-214 Errol Street (HO295) to inform the preparation of the citation.

A further late twentieth century place located within HO3, the Gilles Actors Studio, rear 22 Shiel Street, could not be viewed from the public domain. In this case a site visit was not organised due to Covid-19 constraints.

~~3.11~~ ~~Statements of significance~~

~~Statements of significance were prepared for two sites within the North & West Melbourne Precinct HO:~~

- ~~• • Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne~~
- ~~• • Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne.~~

~~These statements have been prepared to clarify the values of the two sites, on the basis these are outside the main period of significance for HO3. The precinct is significant for its predominantly nineteenth-century built form with overlays of both the Edwardian and interwar periods. In contrast, the above places were constructed in the late post-WWII period, with the Cathedral constructed in 1962-63, and the late twentieth century, with the Wes Lofts & Co Office constructed in 1971-72.~~

~~The statements developed for these two places include historical and descriptive information, and a statement in the 'What? How? Why?' format. The intention is that the statements confirm and clarify their significant grading within the HO3 precinct. These places are not proposed for individual HO controls.~~

~~A further late twentieth century place located within HO3, the Gilles Actors Studio, rear 22 Shiel Street, could not be viewed from the public domain. In this case a site visit was not organised due to Covid-19 constraints.~~

~~3.123.11~~ Existing HO places

Two existing HOs within the study area have been recommended for incorporation into the existing HO3 precinct, on the basis of the analysis and fieldwork. These are:

- Racecourse Road/Alfred Street, North Melbourne, HO953 (part only)
- ~~• • 480-482 Abbotsford Street, North Melbourne, HO284.~~

HO953: This precinct formed part of the North and West Melbourne conservation area as it was identified in the 1983 study. With council amalgamation in the 1990s, this part of North Melbourne (west of Melrose Street) came under Moonee Valley City Council, and a separate precinct (HO29) was introduced in that planning scheme. When the municipal boundaries were realigned in 2008, the precinct once again came under the City of Melbourne, however, HO953 was not reintegrated into HO3,

and remained a separate precinct (HO953). Based on fieldwork and research undertaken as part of this study, the assessment was that the HO953 precinct values are consistent with those of HO3 and it does not have any particularly distinct values that would support its retention as a separate precinct. As such, its amalgamation back into HO3 is recommended, with some adjustments to the boundaries based on additional fieldwork and research.

~~HO284: This building is located as a separate HO within HO3, at the southern end of Glendalough Terrace, an 1891 terrace row at 480-500 Abbotsford Street. The reason for the separate HO control has not been established and it is recommended that this be removed, and 480-482 Abbotsford Street be identified as a significant property within HO3.~~

3.133.12 HO3

As a result of the research, assessment and fieldwork undertaken, the boundaries of HO953 and HO3 and the statement of significance of HO3 were reviewed. The existing precinct statement for HO3 was initially prepared as part of the preparatory work and supporting documentation for Amendment C258, which included the statements of significance for HO precincts outside the Capital City Zone.

The C258 North & West Melbourne Precinct HO3 statement was further refined and additional information included following the detailed research, fieldwork and investigation into the precinct as undertaken for this study, including preparation of the TEH. The amended citation also includes reference to the Aboriginal values and places identified in the engagement with Traditional Owners.

The boundaries of both HO3 (within the North Melbourne Heritage Review study area) and HO953 were reviewed and recommendations made to amend them as part of the fieldwork. The recommended boundary changes are shown on the updated plan at Figure 3, as well as the new areas with identifiable built-form characteristics which were identified within the broader HO3. While HO3 remains as a single HO place, there is purpose in identifying and defining areas that have specific characteristics in order to assist in a more nuanced understanding of the built-form of the heritage place.

Following a suggestion from the Hotham History Group, the scope of the review was expanded to update the HO3 citation and statement of significance to include additional information on those parts of the precinct that fall outside the study area. These were the areas assessed in the recent West Melbourne Heritage Review, 2016 and City North Heritage Review, 2013. These recent studies were reviewed in late 2020 and early 2021, and limited fieldwork and historical research was also undertaken. As a result of the review, the West Melbourne Residential Area was identified, and included in the statement. No re-assessment of individual buildings or precinct boundaries in West Melbourne was undertaken as part of this additional work.

The main outcomes of this review of HO3 and HO953 were:

- As noted in 1.1 above, part of HO953 is recommended to be incorporated into HO3 to correct an anomaly that created a separate precinct due to municipal boundary changes. The boundaries of the existing HO controls of both HO953 and HO3 were reviewed and recommended for amendment in this area, as well as the removal of the section of Flemington Road that had been included in the HO3 precinct and the addition of 162-168 Arden Street.
- Additional amendments to the boundaries of HO3 included the incorporation of part of the road reserves of Shiel Street and Melrose Street (part) were undertaken following receipt of submissions during the exhibition period for Amendment C403.
- Four areas were identified within the large precinct, being the Hotham Hill Residential Area, Victoria and Errol Streets Civic and Commercial Area~~Errol Street Civic and Commercial Area,~~

Benevolent Asylum Estate Area and West Melbourne Residential Precinct. While all integral to HO3, it was considered that these areas exhibit built-form characteristics that are distinct within the precinct and it was appropriate to recognise and describe these in the updated citation and statement of significance for HO3 as a whole.

The revised precinct mapping, showing the recommended boundary changes and area with identified built-form characteristics is shown at Figure 3.

Further revision to the boundaries of HO3 was undertaken following the Panel Report, including:

- The former Wes Lofts & Co Office, 135-141 Abbotsford Street, and Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street have been removed from HO3, reflecting their proposed inclusion in the Heritage Overlay as individual places.
- The removal of 206, 208 and 210-212 Boundary Road and 435-437, 443, 445 and 447 Flemington Road.
- The reinstatement of 480-482 Abbotsford Street as an individual heritage overlay, HO284.

DELWP (now DTP) requirements

Following correspondence to the City of Melbourne of 5 May 2022 from the former Department of Environment, Land, Water and Planning (DELWP) – now the Department of Transport and Planning (DTP) - some further revisions were made to the revised statement of significance (proposed new incorporated document) for North & West Melbourne Precinct HO3.

Both documents (revised statement of significance and citation) are included in the study:

- A track changes version of the statement of significance (proposed incorporated document in the Melbourne Planning Scheme) to comply with DELWP's formatting requirements (Attachment ED). The track changes show the revisions to the existing statement of significance (current incorporated document).
- The more detailed citation and statement of significance (including additional historical and descriptive information) as prepared for this study (Attachment HG).



[3.143.13](#) 'Complex' places

A separately commissioned piece of work included the assessment of a number of properties within HO3 with more than one building, and with buildings not visible from the public domain. Each of these sites had an existing grading of 'significant'. The approach was consistent with the fieldwork and review undertaken for places visible in the public domain. In order to provide an appropriate grading for the individual buildings within in each place, further analysis was undertaken at the following sites.

- St Aloysius College, 52 Brougham Street
- St Michael's Primary School, 4-18 Brougham Street
- St Joseph's College, 367 Queensberry Street

This work comprised a site visit and limited historical research to identify the relative grading of each building. A memorandum outlining the conclusions of this work was provided to Council and included a table and a simple graphic identifying the heritage grading of individual buildings for each site. This memorandum is included at Attachment [GF](#). The gradings of the individual buildings within the properties are identified at Attachment [FE](#), and will be incorporated into the Heritage Places Inventory. This phase of the project was delayed due to Covid-19 restrictions, but was completed in late 2020-early 2021.

[3.153.14](#) Project meetings

Project meetings, between the heritage consultants (Lovell Chen and Extent Heritage) and Council's heritage team, were held at key stages of the project. The first meeting assisted in finalising the scope and planning of the review, the second was to discuss recommendations, including potential new HO places and changes to gradings, and third was to discuss draft reports and citations. Subsequent meetings were held as required to progress and finalise the project.

[3.163.15](#) Review

Study reports were reviewed by Council prior to finalisation. This included initial sample citations and first and second drafts of citations, statements of significance, the thematic environmental history, HO3 statement of significance, HO and property gradings changes recommendations, and methodology report (this report).

[3.173.16](#) Mapping

Generally, the mapping of heritage places followed the title boundaries of affected properties. The City of Melbourne prepared mapping for the place citations, with the Melbourne Planning Scheme HO maps also included in these documents.

One exception to this was the recommended extent of HO for the Harris Street Plane Tree Avenue. Two sections of this tree avenue are located on the private lane Plane Tree Way, rather than on a public roadway. The central section of this laneway, between Curzon and Abbotsford streets, is located within the boundary of properties fronting O'Shanassy Street. As such, the proposed HO is mapped over part of these properties, along the alignment of the private lane.

4.0 STUDY OUTPUTS

The following is an overview of the study outputs.

4.1 Thematic Environmental History

The TEH addresses the important and significant historical themes of North Melbourne. It documents how the suburb has developed and evolved, and how the culture of the area has influenced and impacted on the natural and built environment, and on the social and urban fabric. Through the engagement with Traditional Owner groups, the TEH also elevates their histories and stories.

The following is an extract from the 'Introduction' to the report:

The history and development of North Melbourne have been affected by numerous factors including its Traditional Owners living on Country, location close to the developing Melbourne city centre, its topography and a distinct identity stemming from its status as a municipality for nearly 50 formative years.

The area now known as North Melbourne is believed to have been known by the Kulin name *Yern-da-ville* (Gibson, Gardner and Morey 2018). In the pre-colonial environment a creek ran south-west through the area, from the high ground of what is now Royal Park, into what was the West Melbourne Swamp. This creek would have traversed plains woodland and plains grassy woodland (pre-1750 'Ecological Vegetation Class', Victorian Government), alive with a range of birds, animals and plant species, providing Traditional Owners with a wide variety of natural resources.

North Melbourne has historically been a predominantly working-class suburb, but it also includes areas which were developed by those with wealth and standing. The suburb also provides evidence of a variety of events and themes through the nineteenth, twentieth and twenty-first centuries, including shifts in demographics and redevelopment.

The report is not intended as a comprehensive history of North Melbourne, and does not follow a strict chronological order. Rather, the history is structured with the main theme as each chapter, and relevant sub-themes which are explored in detail. Places within the suburb are identified as relating to these themes and sub-themes.

The main themes that form this history are:

- Pre-colonial environment: North Melbourne's original inhabitants
- Building North Melbourne: early subdivision and sale; nineteenth century development and twentieth century consolidation, including the influence of North Melbourne's topography on the built environment and the significant impact of the slum clearance movement
- Peopling North Melbourne: Traditional Owners; nineteenth century arrivals; twentieth century changes, including its historically working-class character
- North Melbourne's industry and workforce: manufacturing; working; retailing
- Governing North Melbourne: the formative years of municipal government; law and order
- Connecting North Melbourne: pre-colonial routes; linking North Melbourne by road; public transport; postal service
- Community life: religion and places of worship; welfare; education; women and children's welfare; hotels and temperance

- Shaping North Melbourne’s political, cultural and creative life: struggling for political rights; sports and recreation; gathering and socialising; entertainment and performance.

The references cited within the report, and the bibliography, also indicate the range of sources used and referred to in preparation of the TEH. The TEH is included at Attachment A to this report.

4.2 Citations

The following table lists the heritage places for which detailed citations were prepared.

Those with an asterisk ‘*’ were identified as having Aboriginal values or associations during engagement with Traditional Owners.

Table 2 Places for which new citations were prepared

No	Address	Heritage Overlay	Summary
1 *	North Melbourne Primary School 200-214 Errol Street, North Melbourne	Existing HO (HO295)	Preparation of a citation for existing HO. North Melbourne Primary School, including the 1874 single-storey brick school building designed by Wharton and Vickers/Public Works Department and war memorial drinking fountain of 1919, is of local historical, representative and social significance.
2 *	Albion Hotel, 171-173 Curzon Street	Recommended for individual HO	The two-storey interwar hotel is of local historical and aesthetic significance. The Albion Hotel has been operating on this site since the 1870s. The current building is the work of prominent twentieth century architects Sydney Smith, Ogg & Serpell. It was constructed in 1926 on the site of the original hotel, in a period when many hotels were upgraded or refurbished. It is a prominent corner presence and remains substantially intact.
3	Hotham Gardens – Stage 1 55-101 O’Shanassy Street	Recommended for individual HO	Hotham Gardens, comprising six groups of three-storey blocks of flats, is of local historical and aesthetic significance. Hotham Gardens was developed in 1959-61 through a partnership between the Master Builders (Associated) Redevelopment Ltd, a panel of architects and the Housing Commission of Victoria. The panel of architects that undertook the design included noted mid-century Melbourne architects Roy Grounds of Grounds, Romberg and Boyd, John Mockridge of Mockridge Stahle & Mitchell, John Murphy of John and Phyllis Murphy, Phillip Pearce of Bates Smart and McCutcheon and Roy Simpson of Yuncken Freeman, with landscaping by Beryl Mann of Mockridge Stahle Mitchell.
4 *	Harris Street Plane Tree Avenue Harris Street and Plane Tree Way	Recommended for individual HO	The Harris Street Plane Tree Avenue is of local historical, representative and aesthetic significance. An avenue planting of London Plane trees (<i>Platanus x acerifolia</i>) established in 1905, extending approximately 500 metres from Dryburgh Street to

No	Address	Heritage Overlay	Summary
			Errol Street on the public right of way of Harris Street, on private parcels occupied by sections of the Hotham Gardens estate, and on the Plane Tree Way roadway and adjacent areas of City Gardens. The alignment generally follows the line of the channelised creek from Royal Park to West Melbourne.
5	Flemington Bridge Railway Station 211 Boundary Road	Recommended for individual HO	<p>The Flemington Bridge Railway Station, built c. 1944-45, is of local historical and representative significance as an example of a mid-twentieth century railway station.</p> <p>The station complex comprises a timber 'up' side station building, platform and access ramps on the City of Melbourne side of the railway line, and the station building, platform and ramp on the 'down' side, located in the City of Moonee Valley.</p> <p>This recommendation for the heritage place addresses the station as a single entity and assesses it as such. Accepting this, the recommendations apply only to those elements of the complex located within the City of Melbourne, being the timber 'up' side station building, platform and access ramps.</p>
<u>6</u>	<u>Former Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne</u>	<u>Recommended for individual HO</u>	<u>A locally significant example of a capably-resolved and externally intact example of the Brutalist style as applied to an office and warehouse. Constructed in 1971-72.</u>
	<u>Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street, North Melbourne.</u>	<u>Recommended for individual HO</u>	<u>A substantial post-war church building by Salvador Camacho Bracero of Smith & Tracey for a post-war migrant community. Constructed in 1962-63.</u>

The citations are included at Attachment B to this report.

~~4.3 — Statements of significance~~

~~Statements of significance were prepared for the following places, which were already graded and included within the North & West Melbourne Precinct HO3.~~

~~Table 3 — Graded places for which statements of significance were prepared~~

Place/address	Existing grading	New grading
Ss Peter and Paul Ukrainian Catholic Cathedral, a substantial post-war church building by Salvador Camacho Bracero of Smith & Tracey for a post-war migrant community.	Significant (C258)	Significant
Wes Lofts & Co Office, 135-141 Abbotsford Street, North Melbourne, a locally significant example of a capably-	Not graded	Significant

<p>resolved and externally intact example of the Brutalist style as applied to an office and warehouse.</p>		
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The statements of significance are included at Attachment D to this report.

4.44.3 Revised citation and statement of significance for North & West Melbourne Precinct HO3

As noted at section 3.12, the citation and statement of significance for the large North & West Melbourne Precinct HO3 was reviewed and updated, as a result of this study. This includes the addition of areas with identified built-form characteristics, being the Hotham Hill Residential Area, Benevolent Asylum Estate Area, ~~Victoria and Errol Streets Civic and Commercial Area~~, ~~Errol Street Commercial and Civic Area~~ and West Melbourne Residential Area.

The revised statement of significance with tracked changes is included at Attachment ~~E-D~~ to this report. The full revised citation and statement of significance is included at Attachment ~~HG~~.

4.54.4 Recommended gradings changes

The recommended gradings changes to properties within HO3 are identified in the tables at Attachment ~~FE~~. These are documented with the existing gradings, recommended gradings and a brief justification/explanation for the recommended grading. This attachment includes recommendations for places which should be removed from the inventory.

~~This attachment also includes places in the study area which were addressed through the Amendment C396 review process, to capture all recommended changes within the Carlton Heritage Review study area.~~

This will form the basis of updates to the Incorporated Document Heritage Places Inventory.

4.64.5 Documentation of the Aboriginal community engagement

As noted at Section 3.5, the study included engagement with the Aboriginal community (Traditional Owners), with the objective being to discover, highlight and document their stories, histories and relationship to places in the study area. Through this, the project sought to recognise the importance of the area to Aboriginal people. One of the key study outputs is the documentation arising out of this engagement, as prepared by Extent Heritage. This included:

- Input into the TEH
- Input into the HO3 precinct statement of significance
- Input into relevant place citations
- Recommendations for consideration on how to respect and interpret the Aboriginal values and places in the study area.

The existing places included in the HO, where the citation has been enhanced and updated to include inputs from the Traditional Owners as part of this study are:

- North Melbourne Primary School (HO295)
- North & West Melbourne Precinct (HO3)

The statement of significance for HO3 was also amended to include references to the Woiwurrung and Boon Wurrung peoples in the pre-colonial period, and to the more contemporary involvement and experiences of Aboriginal people in the precinct area.

The following places recommended for inclusion in the HO incorporate information from the Traditional Owner engagement:

- Albion Hotel

- Harris Street Plane Tree Avenue.

The input into the documentation arising from consultation with the Traditional Owners was provided to the Traditional Owner groups for review, to check that it accurately represented the information conveyed during consultation.

Interpretation is also recommended for consideration for the following sites in the study area:

- The Melbourne Benevolent Asylum (Former), in relation to association with significant Boon Wurrung Elder Derrimut
- The course of the pre-colonial creek (also known as levers Creek), as a nexus between the Royal Park and the 'Blue Lake'/West Melbourne Swamp, which could incorporate some of the rich historical material and mapping to interpret the pre-colonial landscape of North Melbourne.

4.74.6 Summary of report attachments

The attachments to this report are as follows:

- *Attachment A:* Thematic Environmental History
- *Attachment B:* Citations (including statements of significance) for existing Heritage Overlay places
- *Attachment C:* Citations (including statements of significance) for places recommended for Heritage Overlay controls
- *Attachment D:* Revised Statement of Significance for North & West Melbourne Precinct HO3 (track changes version)~~Statements of significance for places in HO3~~
- *Attachment E:* Recommended changes to Heritage Overlay and property gradings~~Revised statement of significance for North & West Melbourne Precinct HO3 (track changes version)~~
- *Attachment F:* 'Complex places' memorandum ~~Recommended changes to Heritage Overlay and property gradings.~~
- *Attachment G:* Revised citation and statement of significance for North & West Melbourne Precinct HO3 'Complex places' memorandum
- ~~*Attachment H:* Revised citation and statement of significance for North & West Melbourne Precinct HO3~~

5.0 STUDY RECOMMENDATIONS

The following is a summary of the recommendations arising from this study.

Recommendation 1: Adopt the citation (including statement of significance) for the North Melbourne Primary School (HO295)

A detailed revised citation including statement of significance was prepared for the following place with an existing HO control:

- North Melbourne Primary School, HO295

The statement of significance for HO295 should be incorporated into the planning scheme as per the requirements of PPN01.

Recommendation 2: Adopt the revised North & West Melbourne Precinct HO3 citation and statement of significance and amend the precinct boundaries

The citation and statement of significance for HO3 have been amended. Boundary changes have also been recommended as a result of fieldwork, and areas with built-form characteristics included and described. These changes are shown on updated map in the revised citation and statement of significance. Individual properties to be included in HO3 are listed in Attachment ~~FE~~.

The boundaries to HO3 should be adjusted and the revised statement of significance incorporated into the planning scheme as per the requirements of PPN01.

~~Recommendation 3: Adopt the statements of significance for individual Significant places in HO3~~

~~Statements of significance were prepared for the following significant places included in the North & West Melbourne Precinct HO3:~~

- ~~• Ss Peter and Paul Ukrainian Catholic Cathedral~~
- ~~• Wes Lofts & Co Office~~

~~These statements should be appended to the revised statement of significance for HO3.~~

Recommendation ~~4~~3: Implement the recommended new HO controls

The following individual places are currently not subject to HO controls. They should be mapped in the Planning Scheme, added to the Schedule to the HO and included in the Melbourne Planning Scheme Incorporated Document Heritage Places Inventory as Significant:

- Albion Hotel, 171-173 Curzon Street
- Hotham Gardens – Stage 1
- Harris Street Plane Tree Avenue
- ~~• Flemington Bridge Railway Station~~
- Former Wes Lofts & Co Office, 135-141 Abbotsford Street
- Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street

Statements of significance for these places should be incorporated into the planning scheme as per the requirements of PPN01.

Recommendation ~~5~~4: Make amendments to existing HOs

The following HOs should be removed from the Planning Scheme:

- Remove HO953, for partial incorporation in HO3. See Attachment ~~F-E~~ for recommended properties to be removed from Heritage Overlay, and properties to be included in amended boundaries of HO3

~~• Remove HO284, for incorporation in HO3.~~

Recommendation ~~65~~: Make amendments to the Heritage Places Inventory

The Incorporated Document Heritage Places Inventory should be updated to:

- Include the recommended gradings changes identified at Attachment ~~EF~~
- Remove properties in the current HO953 recommended to be removed from the amended HO3.

Recommendation ~~76~~: Adopt the North Melbourne Thematic Environmental History

It is recommended that the TEH be adopted and made publicly available as a heritage resource for use in future heritage assessments, interpretation and planning applications.

Recommendation ~~87~~: Adopt outcomes of the Traditional Owner engagement

Extent Heritage, during and as a result of the Traditional Owner engagement, and in addition to the inputs into the TEH, identified some places in the study area with existing heritage controls where the heritage documentation (citation) is recommended to be augmented and updated (i.e. to vary and update the text relating to history and/or significance).

It is also recommended that interpretation in addition to any existing be considered for the following sites in the study area to recognise Traditional Owner associations:

- The Melbourne Benevolent Asylum (Former), in relation to association with significant Boon Wurrung Elder Derrimut
- The course of the pre-colonial creek (also known as levers Creek), as a nexus between the Royal Park and the 'Blue Lake'/West Melbourne Swamp, which could incorporate some of the rich historical material and mapping to interpret the pre-colonial landscape of North Melbourne.

If this interpretation includes information beyond that which is contained in the citations or the TEH, consultation with Traditional Owner groups is recommended to ensure the information is correct and sensitive to Traditional Owner's views about the representation of their heritage.

Recommendation ~~98~~: Undertake additional research

There are a number of themes which could not all be pursued within the scope of this project, and where additional research could support further Aboriginal input. These include the cycles of displacement, return and dispersal of Aboriginal people which were identified as a significant part of the experience of Aboriginal people in North Melbourne, along with other parts of inner Melbourne. Detailed oral history accounts may still be possible with the participation of Elders with direct experience of living and moving in and out of the suburb.

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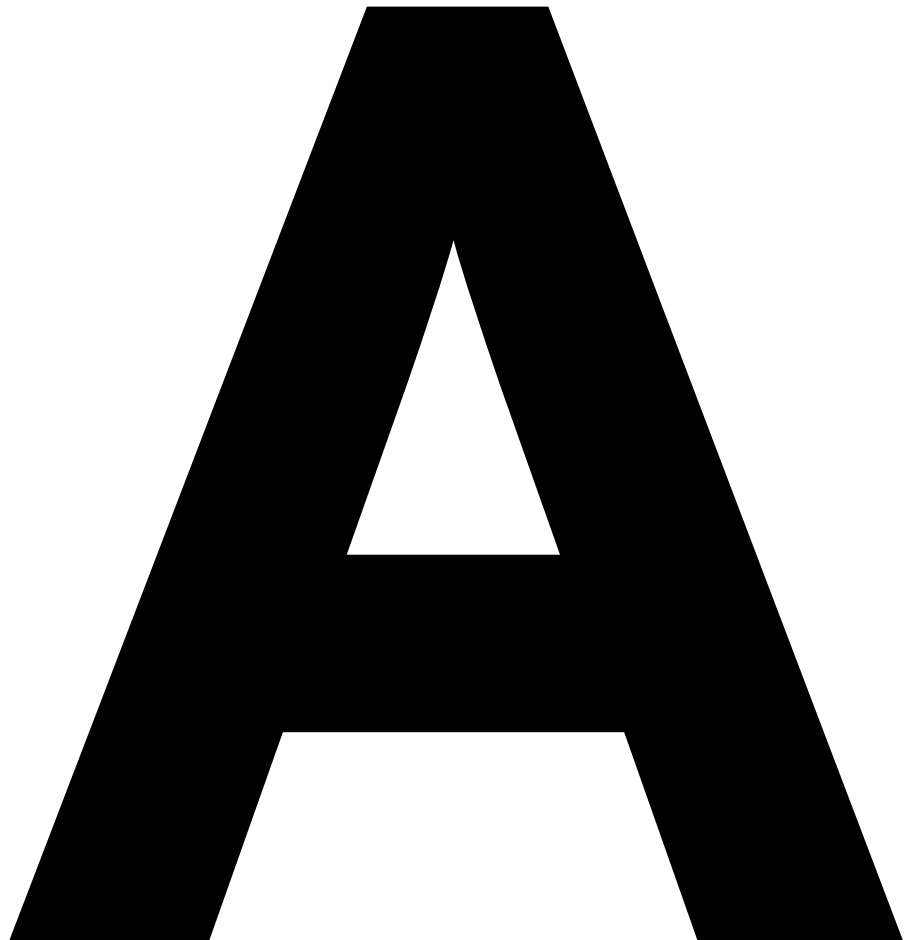
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ATTACHMENT A: THEMATIC ENVIRONMENTAL HISTORY



NORTH MELBOURNE HERITAGE REVIEW

THEMATIC ENVIRONMENTAL HISTORY

March 2022

Prepared for



Prepared by

LOVELL CHEN

EXTENT

HERITAGE ADVISORS
TO AUSTRALIA AND
THE ASIA PACIFIC

Quality Assurance Register

The following quality assurance register documents the development and issue of this report prepared by Lovell Chen Pty Ltd in accordance with our quality management system.

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Abbreviations

AAL	Aboriginal Advancement League
ADB	Australian Dictionary of Biography
CoM	City of Melbourne
CPO	Central Plan Office, Landata, Victorian Land Registry Services
HCV	Housing Commission of Victoria
MCC	Melbourne City Council
MMBW	Melbourne and Metropolitan Board of Works
NMA	North Melbourne Association
PROV	Public Record Office Victoria
SLV	State Library of Victoria
VHD	Victorian Heritage Database

INTRODUCTION

This thematic environmental history has been prepared as part of the North Melbourne Heritage Review, Lovell Chen and Extent Heritage, 2022. It addresses the study area of this heritage review (Figure 1) as well as the broader suburb, to present the historical themes that have influenced North Melbourne's built form and character.

The history and development of North Melbourne have been affected by numerous factors including its Traditional Owners living on Country, location close to the developing Melbourne city centre, its topography and a distinct identity stemming from its status as a municipality for nearly 50 formative years.

The area now known as North Melbourne is believed to have been known by the Kulin name *Yern-daville* (Gibson, Gardner and Morey 2018). In the pre-colonial environment a creek ran south-west through the area, from the high ground of what is now Royal Park, into what was the West Melbourne Swamp. This creek would have traversed plains woodland and plains grassy woodland (pre-1750 'Ecological Vegetation Class', Victorian Government), alive with a range of birds, animals and plant species, providing Traditional Owners with a wide variety of natural resources.

North Melbourne has historically been a predominantly working-class suburb, but it also includes areas which were developed by those with wealth and standing. The suburb also provides evidence of a variety of events and themes through the nineteenth, twentieth and twenty-first centuries, including shifts in demographics and redevelopment.

North Melbourne has been subject to extensive historical research previously, particularly by local residents and history groups, and this work has underpinned the development of this thematic history. Special acknowledgement is made of the historical research and writings of the Hotham History Project, both published and online.

The Elders and officers from the Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation, Bunurong Land Council Aboriginal Corporation and Boon Wurrung Foundation provided valuable direction for this research. The history has benefitted from the direct input of the Hotham History Project and other community members through consultation and drop-in sessions for the study and via Council's *Participate Melbourne* Website.

This wealth of material has been drawn on to explore the known and established historical themes of the suburb, and to draw out the nuances of distinctly North Melbourne themes, land uses and built form. The report references and draws on Context's *Thematic History – A history of the City of Melbourne's Urban Environment*, 2012 which covered the whole of the municipality. This history also references the themes set out in *Victoria's Framework of Historical Themes*, produced by the Heritage Council of Victoria; and the *Indigenous cultural heritage and history within the Metropolitan Melbourne Investigation Area report produced for the Victorian Environmental Assessment Council, by Canning and Thiele, 2010*.

This report reflects the continuing intention of the City of Melbourne to engage directly with Traditional Owner groups to elevate their histories, stories and experiences in our understanding of the City of Melbourne. In accordance with the City of Melbourne's policy of engagement with the Bunurong Land Council Aboriginal Corporation, Wurundjeri Woi-wurrung Cultural Heritage Aboriginal Corporation and the Boon Wurrung Foundation Traditional Owner groups, the Aboriginal history components of the Thematic Environmental History include information obtained from both primary and secondary

sources. This includes during consultation with Elders from the Wurundjeri (18 November 2019, 3 April 2019), Bunurong (22 January 2020, 5 March 2020) and Boon Wurrung (9 April 2020) groups.

These components are included within the thematic framework discussed below, with no new or additional themes identified as a result of this research and consultation, save that the Traditional Owners' preference for 'pre-colonial' rather than 'pre-contact' environment has been honoured.

This document is not intended as a comprehensive history of North Melbourne, and does not follow a strict chronological order. Instead, a brief chronological overview is presented at the beginning, to give context to the discussion of themes that follow. The history is structured with the main theme as each chapter, and relevant sub-themes which are explored in detail. Places within the suburb are identified as relating to these themes and sub-themes. The history also references places which are outside the study area of the North Melbourne Heritage Review, including at the fringes of the suburb, as well as outside the suburb itself. This recognises that adjoining development, and individual places, contribute to an understanding of the evolution of North Melbourne and in some cases were influential in the pre-colonial habitation and subsequent history of the suburb.

While many of the themes in previous municipal thematic histories are relevant, a distinct combination of themes emerged for North Melbourne and these are identified below. These combine to form a distinct local historical narrative of considerable interest in the context of the municipality as a whole. The resulting framework is specific to the place and reflects the individual history of North Melbourne. While much of the suburb's nineteenth century history has previously been recognised, further research could be undertaken on a number of the major themes in this report, including the women's welfare and politics, the mid-twentieth century transformation of parts of the suburb as a result of the Housing Commission of Victoria's 'slum clearance' work, and the impact of migration over the course of the twentieth century.

The main themes that form this history are:

- Pre-colonial environment: North Melbourne's original inhabitants
- Building North Melbourne: early subdivision and sale; nineteenth century development and twentieth century consolidation, including the influence of North Melbourne's topography on the built environment and the significant impact of the slum clearance movement
- Peopling North Melbourne: Traditional Owners; nineteenth century arrivals; twentieth century changes, including its historically working-class character
- North Melbourne's industry and workforce: manufacturing; working; retailing
- Governing North Melbourne: the formative years of municipal government; law and order
- Connecting North Melbourne: pre-colonial routes; linking North Melbourne by road; public transport; postal service
- Community life: religion and places of worship; welfare; education; women and children's welfare; hotels and temperance
- Shaping North Melbourne's political, cultural and creative life: struggling for political rights; sports and recreation; gathering and socialising; entertainment and performance



Figure 1 North Melbourne Heritage Review study area
Source: Nearmap (base map)

Chronology of contextual history

Pre-1835	Area that became known as North Melbourne inhabited by the Woi Wurrung and Boon Wurrung speaking peoples of the Kulin Nation, and believed to have been known by the Kulin name <i>Yern-da-ville</i>
1835	Melbourne founded
Late 1840s	Calls to extend city boundaries to the north
1849	Land sales outside the Melbourne town reserve boundary, at the north-west of North Melbourne
1850	Foundation stone of the Benevolent Asylum laid
1851	Victoria's gold rushes commence
1852	First survey plans prepared for North Melbourne as an extension to Melbourne. Land sales took place.
1855	Hotham ward of Melbourne declared
1858	Allotments in Hotham Hill sold in Crown Land sales
1859	On 30 September 1859, the Municipal District of Hotham proclaimed.
1862-63	First town hall constructed on corner of Queensberry and Errol streets
1869	North Melbourne Football Club formed
1874	North Melbourne Primary School opened
1875-6	Hotham Town Hall constructed, designed by architect George Johnson
1880s	Peak of Melbourne's building boom
1887	Municipality's name changed from Hotham to North Melbourne
1890s	Economic depression following building boom
1905	North Melbourne incorporated back into the City of Melbourne
1911	Closure of Melbourne Benevolent Asylum, and subsequent subdivision and sale of residential land
Late 1920s	Start of the Great Depression
1930s	Rise of slum clearance movement
1940	Housing Commission of Victoria (HCV) declares area bound by Abbotsford, Haines, Curzon and Molesworth streets to be a slum recreation area.
1940s onward	Demolition and replacement of housing by HCV in 'Happy Valley' and west of suburb
Late 1950s	Sale of 'own-your-own' flats in first stage of Hotham Gardens estate
Late 1960s	High rise public housing towers by HCV constructed in Hotham Estate, west of Melrose Street
1966	North Melbourne Association formed
1983	First municipal heritage study undertaken in North Melbourne

CHAPTER 1: PRE- COLONIAL ENVIRONMENT

- North Melbourne’s original inhabitants

North Melbourne’s original inhabitants

The pre-colonial environment of North Melbourne was inhabited by the Woiwurrung and Boon Wurrung speaking peoples of the Eastern Kulin Nation, on undulating lands to the north of the Yarra River and east of the West Melbourne Swamp and the salt water lagoon known as the ‘Blue Lake’ (Sornig 2018). The broader area is likely to have stood at the interface between the lands of the Kurnaje-berreing clan of the Woi Wurrung between the Maribyrnong River and Birrarung (Yarra River) and the coastal lands of the Yalukut Weelam of the Boon Wurrung (Canning and Thiele, 4-5; Meyer 2014).¹ The study area is bounded by the Moonee Ponds Creek to the north and by Royal Park to the north-east, occupying a landscape that was historically characterised by gullies and high grounds, interspersed with creeks and ponds. The land was part of those areas that were affected by changes in the coastline over a long period, which one Elder related to the story of the ‘Time of Chaos’ in which Bunjil used his spear first to flood the land, and then again to stem the rising waters (Extent Heritage, Traditional Owners engagement, December 2019-April 2020). This area of plains woodland and plains grassy woodland would have provided Traditional Owners with a wide variety of natural resources. Albert Mattingley (Mattingley 1916: 83), who recorded his recollections of the pre-colonial context of the study area, notes how Traditional Owners ‘used to camp and occasionally would hold a corroboree in these park-like lands’, an observation corroborated by another early European resident who described a *nargee* (or corroboree) of approximately 200 people in the early 1840s in or just to the south of the study area:

We went out one evening into the “bush” at the back of the Flag-staff Hill to witness [...] a corroboree of the aborigines, camped then in some force in the immediate neighbourhood (McCrae 2012: 121).

As McBryde (cited in Canning and Thiele 2010: 4) notes, such gatherings in the pre-colonial period could count up to 800 people at a time in what is now the Melbourne Metropolitan area.

Visible in the 1850s map as a thin grey line running diagonally (Figure 2), North Melbourne’s pre-colonial landscape was transected by a creek that collected run-off from Royal Park and Parkville and carried it west toward the West Melbourne Swamp and what is known as ‘the Blue Lake’. Twentieth century recollections also noted the presence of a large gully running through the eastern portion of the study area. In 1934, ‘Highett’ wrote to *The Age*, noting, ‘There was a gully, I remember, which ran from where the Hay Market now stands to the swamp...’ (*The Age*, 6 October 1934, 6). This ‘gorge’, as it was referred to in 1882, provided drainage of the country on the northern side of the study area, including a large portion of Parkville (*North Melbourne Advertiser*, 11 August 1882, 3). In 1934, it was further noted that Parkville to the east of the study area was similarly characterised by ‘a series of gullies’ which were later filled in (*The Age*, 26 July 1934, 11). This is a significant detail for understanding the pre-colonial environment of North Melbourne, for as Canning and Thiele (2010, 7) note, ‘deeply incised river and creek valleys’ common in what is now the metropolitan Melbourne area ‘would have provided the most

¹ Note that in August 2017 the Victorian Aboriginal Corporation for Languages revised the spelling of the clan name to Yalukut Weelam, which explains the discrepancy between the name used here and that title of Eidelson’s publication: see https://heritage.portphillip.vic.gov.au/Aboriginal_heritage/Yalukit_Willam_The_River_People_of_Port_Phillip, accessed 27 May 2020.

advantageous settlement localities for Aboriginal people throughout the history of human settlement in the region’.

Just south-west of North Melbourne, another important geographical feature to note is the Blue Lake (See Figure 3), a once-sizable lagoon that George Gordon McCrae saw in 1841, recalling in 1912:

a real lake, intensely blue, nearly oval, and full of the clearest salt water ... fringed gaily all round by ... pig face ... in full bloom, it seemed in the broad sunshine as though girdled about with a belt of magenta fire ... the whole air heavy with the ... odours of the golden Myrniong flowers. (McCrae 1912: 117)

He further described the lagoon as ‘...having a bottom of solid blue clay and laying at the high water level while the flats surrounding it were about one metre above high tide...’ (McCrae 1912: 117).

In an article on the Blue Lake, Sornig described the Yarra River delta as ‘once a fertile landscape dominated by a large blue saltwater lagoon’, above which in 1835 John Batman described ‘a cloud of a thousand quail flying over the miles of wetlands, while the lagoon was “upwards of a mile across, and full of swans, ducks, geese, etc.”’ (Sornig, SLV, 2018).



Figure 2 Plan of Melbourne, c. 1850s showing parts of Royal Park and North Melbourne. The pre-colonial creek is shown emerging from the southern boundary of Royal Park (yellow highlight).

Source: Vale Collection, State Library of Victoria

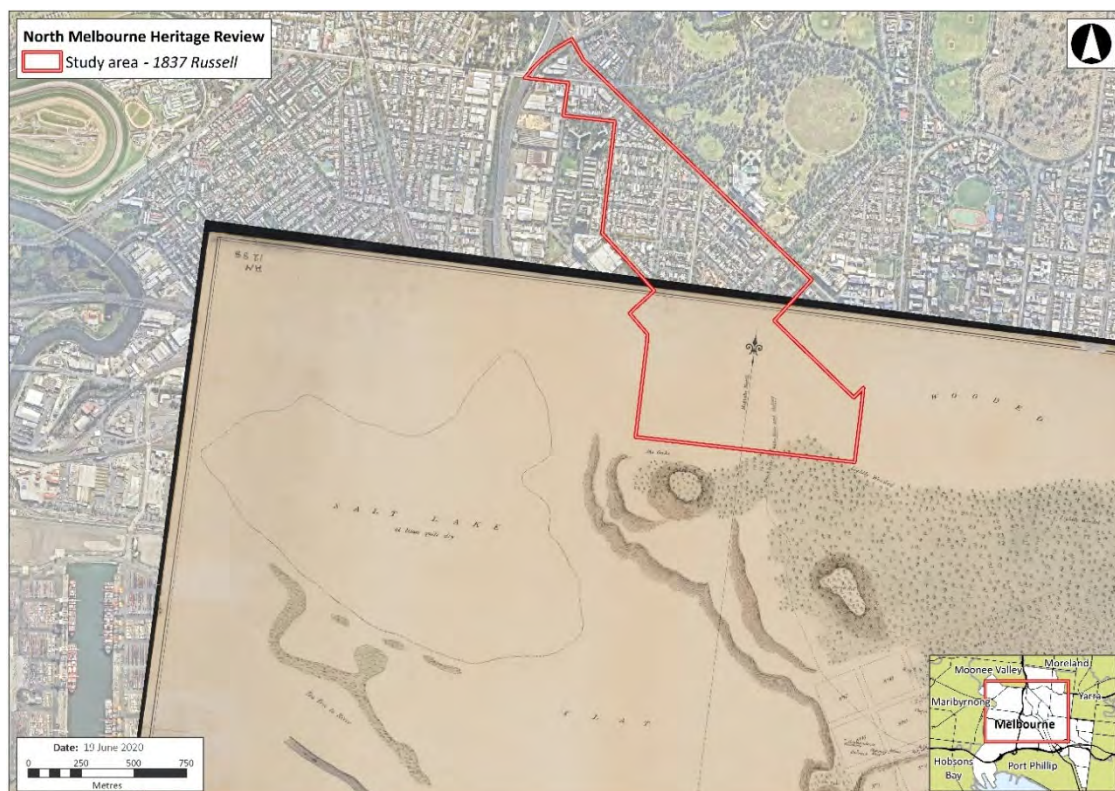


Figure 3 Map showing North Melbourne Heritage Review study area against a combination of part of Robert Russell's 1837 map of Melbourne and current aerial imagery, clearly showing the location of the 'Blue Lake' (labelled 'Salt Lake') to the south west and indicating the pre-colonial terrain to the south of the study area.
Sources: State Library of Victoria, Nearmap.

Albert Mattingley recalled his memories of these wetlands in 1852:

I have already mentioned that a large marsh, at first called Batman's but which some years afterwards was called the West Melbourne Swamp, formed a portion of the western boundary of North Melbourne. It also formed a portion of the western boundary of West Melbourne, and extended southward nearly to the Yarra River. Between it and the river the land was slightly raised, and on this mound a fine belt of tea-tree grew about 25 feet in height, from which the settlers obtained their clothes-props. Snakes were frequently met with... On the waters of the large marsh or swamp lying between North Melbourne and the Saltwater River graceful swans, pelicans, geese, black, brown, and grey ducks, teal, cormorants, water-hens, sea-gulls and other aquatic birds disported themselves; while curlews, spur-winged plover, cranes, snipe, sand-pipers and dotterels either waded in its shallows or ran along its margin; and quail and stone plover, particularly the former, were very plentiful on its high banks (Mattingley 1916: 82-3).

Contemporary Traditional Owners have interpreted the presence of many of these bird species as likely food sources, and further noted the possible use of tea-trees adjoining the lake as a source of tannin for the curing of hides, as well as for medicinal purposes and shelter (Extent Heritage, Traditional Owners engagement, December 2019-April 2020). The Myrnong, (*Microseris scapiqera*, also known as the Yam Daisy) was and remains a very important food source for Aboriginal people, being a staple in the pre-

colonial era both in the Melbourne area and beyond (Canning and Thiele: 6). This richness in natural resources reinforces the importance of such coastal lagoons and swamps for Aboriginal people in the pre-colonial era, which were drawn on to provide a broad range of seafoods, plants and animals, and with their limited seasonal fluctuations provided for dense occupation (Canning and Thiele: 7).

James Calder painted a view of the Blue Lake in the early 1860s, showing the study area largely undeveloped with a fringe of littoral vegetation (Figure 4). This painting illustrates the undulations of the land, and the proximity to water and resources. Another slightly later image, published in 1881, shows what appears to have been part of the Blue Lake from Flagstaff Hill, reiterating the size and distinctive oval shape observed by Mattingley (Figure 5).



Figure 4. An 1860s view of the study area from Royal Park, with North Melbourne in the foreground, the Blue Lake behind it and Port Phillip Bay in the background.
Source: James Calder, artist, Deutscher and Hackett

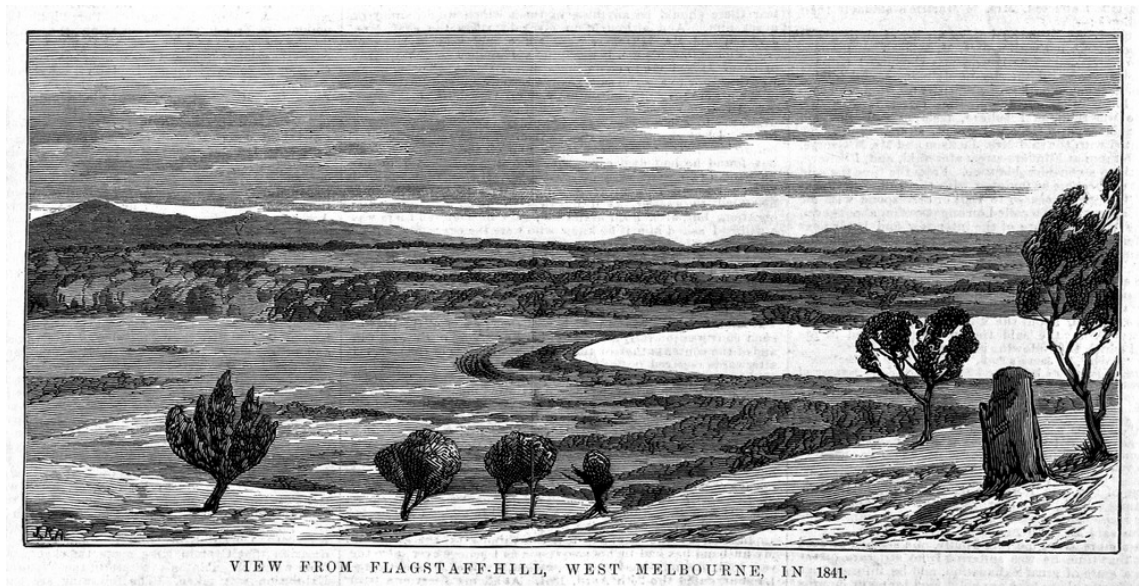


Figure 5 An 1881 image showing an 1841 perspective of the Blue Lake from Flagstaff Hill
Source: A/S09/04/81/124, State Library of Victoria

Places

- *Channelised creek* (HO3): The creek running from Royal Park in the north-east toward the former West Melbourne Swamp to the south west, now channelised (HO3)

CHAPTER 2: BUILDING NORTH MELBOURNE

- Early survey and land sales
- Nineteenth century development
- Twentieth century

Early survey and land sales

The majority of North Melbourne sits within what was the early Melbourne town reserve, although in the 1830s and 1840s, Crown land sales and development were concentrated to the south-east near the Yarra River. At the town reserve's western edge was the 'chain of waterholes known as the Moonee Moonee Ponds ('Moonee Ponds', eMelbourne). The crossing of this waterway at the north-west of North Melbourne was to become important in the early routes to Geelong and later to the goldfields to the north-west of the growing city.

By the mid to late 1840s, there were growing calls for the boundaries of the city of Melbourne to be extended (Plan of North Melbourne, c. 1846, SLV). In 1849, a site was chosen for the city's major early welfare institution, the Benevolent Asylum, on 'the summit of the hill overlooking the junction of the Moonee Moonee Ponds with the Salt Water swamp' (*The Argus* 6 September 1849: 6). The foundation stone was laid in June 1850, and the asylum opened in 1851 (Kehoe 1998: 13). For over 60 years the position of the asylum at the then western end of Victoria Street prevented the westward extension of Victoria Street.

In 1852, during Robert Hoddle's tenure as Surveyor-General, survey plans were prepared by Charles Laing for the first residential allotments north of Victoria Street in what became Carlton and North Melbourne. With this survey, the extension of the city to its north was effectively formalised ('Plan of City of Melbourne and Extension Northwards', Laing 1852, SLV). The new streets north of Victoria Street followed a generally rigorous grid, on a north-south and east-west alignment. Flemington Road, on the northern boundary of North Melbourne, was based on the earlier track to Geelong.

From the perspective of the Traditional Owners however, the period of surveying and the Crown land sales that followed coincided with the State Government policy of 'protection', as the people who had inhabited the area in the pre-colonial period were now displaced from their traditional lands without compensation. This was followed by generations who were subject to successive discriminatory policies and the impacts of introduced disease, such as the 1847 influenza epidemic that decimated the Aboriginal population (Canning and Thiele 2010, 18). Few if any material traces remain from this period, increasing our reliance on the historical records of the colonisers to attempt to understand the upheaval that would have been experienced. In a sense this displacement and upheaval resulted in a double-dispossession, as the disruption to intergenerational oral history became a further legacy of policies that first dislocated Traditional Owners from their lands, and then deprived subsequent generations of Traditional Owners of the direct transmission of collective memory for a critical period of their history.

A Crown land survey plan of 1852 indicates that the term 'North Melbourne' referred to the allotments along Spencer and King streets in West Melbourne, with an area called 'Parkside' located to the north of Victoria Street (Figure 6). Parkside took in parts of what are now Parkville and North Melbourne, with allotments laid out to either side of Flemington Road, and along Queensberry Street West. The survey plan, which was updated with purchasers' names, shows a number of reserves for institutions, including for the Benevolent Asylum, the Presbyterians, a Wesleyan Church, a market reserve (meat market), a reserve for 'baths and wash houses', and a mechanics' institute and town hall on the block bounded by

Curzon, Arden, Errol and O'Shanassy streets. The rear of allotments on Baillie, Provost and Lothian streets were served by looped rights-of-way, a town planning device that was not repeated elsewhere in the suburb. Allotments east of Curzon Street, between Victoria and Queensberry streets, were auctioned in September 1852, with allotments in Dryburgh and Abbotsford streets sold in March 1853 (Jika Jika M314 (13) CPO; *The Argus* 8 March 1853: 3). The sales attracted purchases by a number of early investors including Hugh Glass, A H Knight and J Allison, all of whom had purchased allotments in other Crown land sales in the period.

A subsequent Crown land sale in September 1854 for town lots in Baillie and Provost streets was 'well attended', and the 'very animated competition' produced high prices (*The Argus* 28 September 1854: 5). By 1853, notices of intent to build had been registered with the City of Melbourne Council for North Melbourne, although given that the name was used for parts Carlton in this early period, it is unclear whether these buildings were within the suburb. Equally, family notices published in Melbourne newspapers confirm European residents in North Melbourne by late 1853, with births and deaths variously listed for Villiers, Errol, and Curzon streets (*The Argus* 14 November 1853: 4, 3 December: 4, 12 December 1853: 5).

The Kearney plan of 1855 (Figure 7) shows the northern part of North Melbourne was intended to address Royal Park, with radial allotments around London-style circuses incorporating small parks and squares. However, the pressures of the population boom following the start of the gold rushes saw this scheme modified in the late 1850s, increasing the number of allotments within this area. A subdivision to the north of Arden Street was prepared in 1858 and this replaced the small parks and curved streets with a more regular grid arrangement, with Molesworth and Chapman streets laid out to follow the alignment of Flemington Road (Figure 8). This subdivision also established O'Shanassy, Haines and Erskine streets among others running east-west, with the extension of existing north-south streets, Abbotsford and Dryburgh streets.

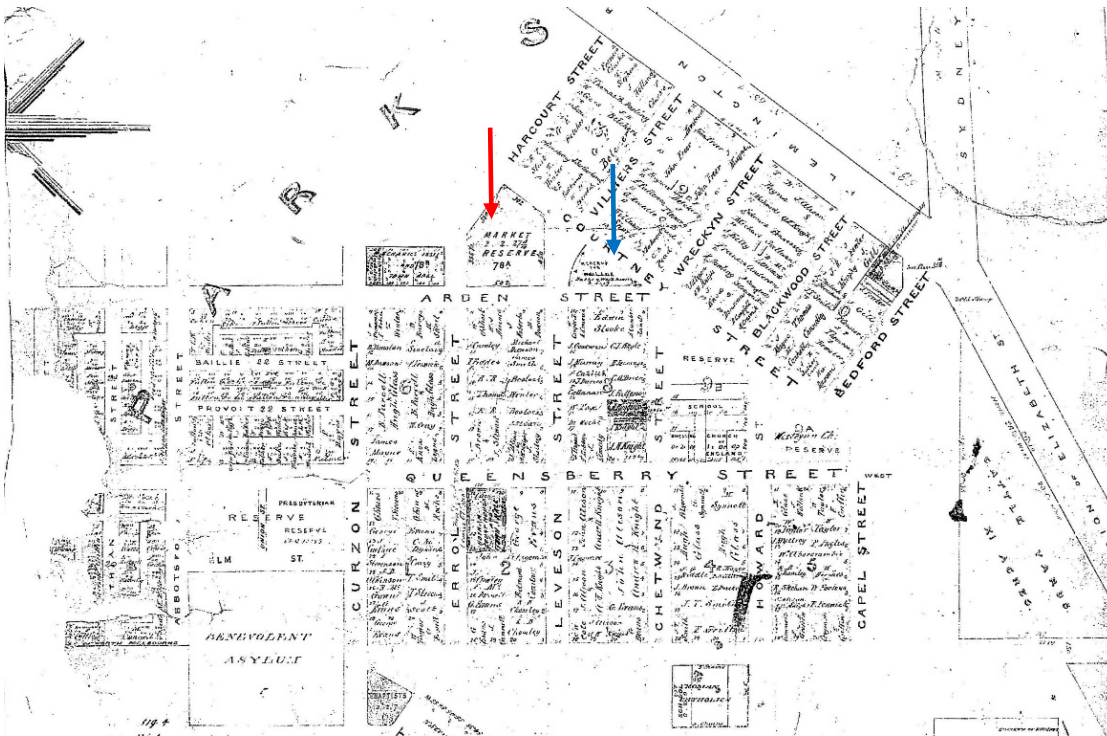


Figure 6 Department of Lands and Survey plan showing early Crown subdivision of 'Parkside' (North Melbourne), 1852. The site reserved for 'mechanics inst [institute] and town hall' is indicated by red arrow, market reserve indicated by blue arrow
 Source: M313(1), Central Plan Office, Landata, Victorian Land Registry Services

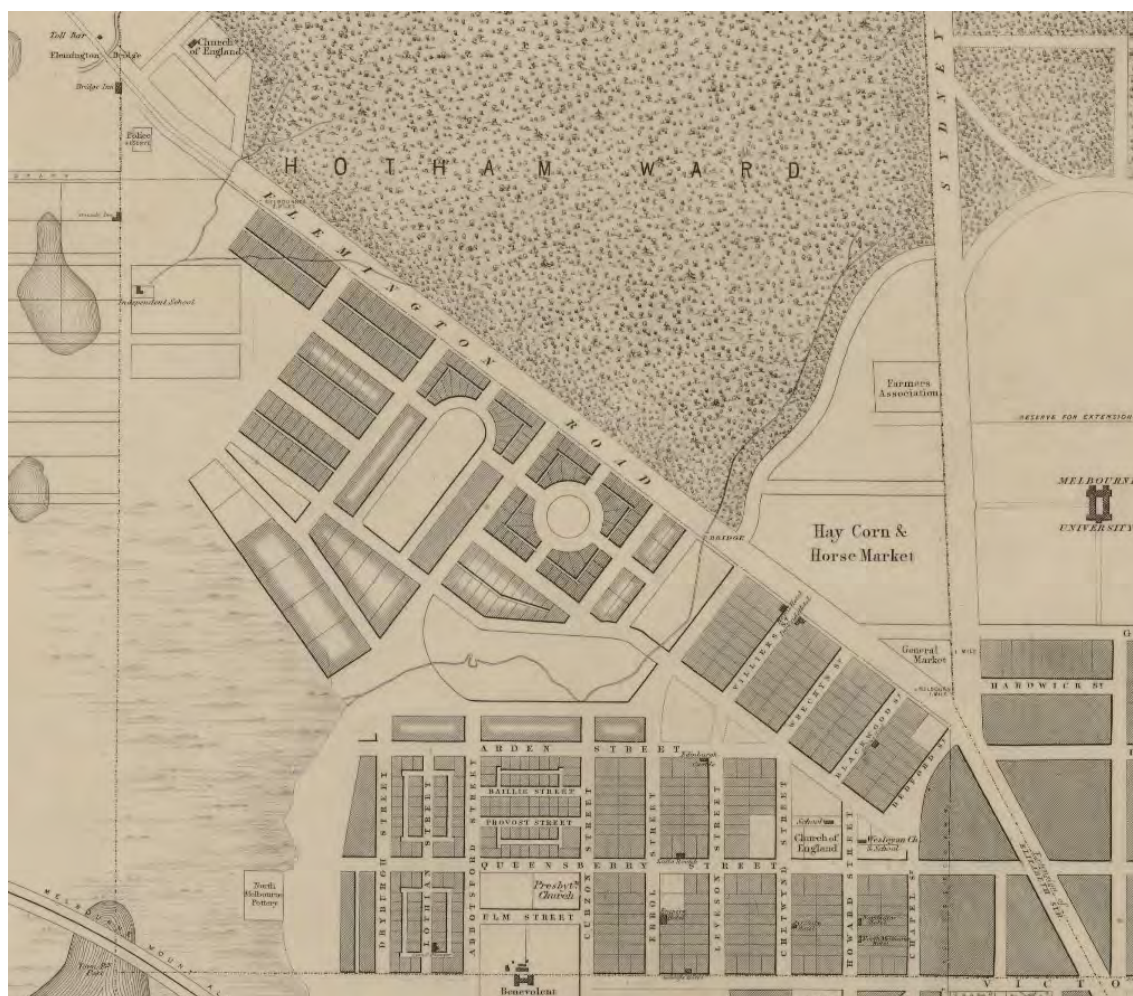


Figure 7 Detail of 1855 Kearney map of Melbourne, showing surveys (both actual and planned) of North Melbourne. Note the subdivision layout of Hotham Hill area differs from what was sold in the late 1850s, as shown in Figure 4
Source: James Kearney, State Library of Victoria

The elevated area along Molesworth, Chapman, Erskine and Brougham streets became known as 'Hotham Hill', and allotments were sold in stages from 1858 into the mid-1860s. With land between Haines and O'Shanassy streets not subdivided until the early 1870s, Hotham Hill was somewhat geographically separated from the urban development of North Melbourne to the south.

Interestingly, despite the removal of areas for public reserves from the earlier plan, there were new public reserves shown along the alignment of the creek between Haines and O'Shanassy streets, a location evidently not then suitable for residential development (Figure 8). A 'proposed reserve for a public square', bound by Erskine, Dryburgh, Canning and Abbotsford streets, was the site of a quarry in the 1850s (Town Allotments North Melbourne and Parkside, 1858, SLV, Figure 9). These reserves, however, were given over to residential use in the early 1870s. This included the 1870s subdivision of 126 residential allotments between Haines and O'Shanassy streets, bisected by the bluestone drain which by then carried the creek (Hotham M373(A), 1872 CPO, Figure 10). Likewise in 1872, Carroll Street was created with building allotments surveyed on the quarry site previously proposed for a public square (Hotham M381(C) CPO). The former baths site and the market reserve were also resurveyed and

sold for residential purposes (Jika Jika M314(13) CPO). Such changes demonstrate the developmental pressure on the suburb as Melbourne's population boomed.

The north-west of North Melbourne was sold earlier than the rest of the suburb, as it was initially located outside the Melbourne town reserve. This section was in the Parish of Doutta Galla, to the west of the appropriately named Boundary Road, near the important crossing of Flemington Road over the Moonee Ponds Creek. Sales of two acres lots in Portion 16 of Doutta Galla commenced in 1849, with earlier purchasers including G Kirk, S Craig, W Smith and W Plummer on Boundary Road (Doutta Galla D85(8) Sheet 3 CPO). An early parish plan of this portion of Doutta Galla, however, shows the impediment to permanent development on this land, with the 'bed of the Moonee Ponds' shown west of Boundary Road (Figure 11).



Figure 8 Detail of 'Plan of North Melbourne and Parkside', Public Lands Office subdivision plan, 1858, showing changed arrangement of streets and allotments in the north of the suburb. Note public and plantation reserves along creek alignment (indicated)
Source: Vale Collection, State Library of Victoria

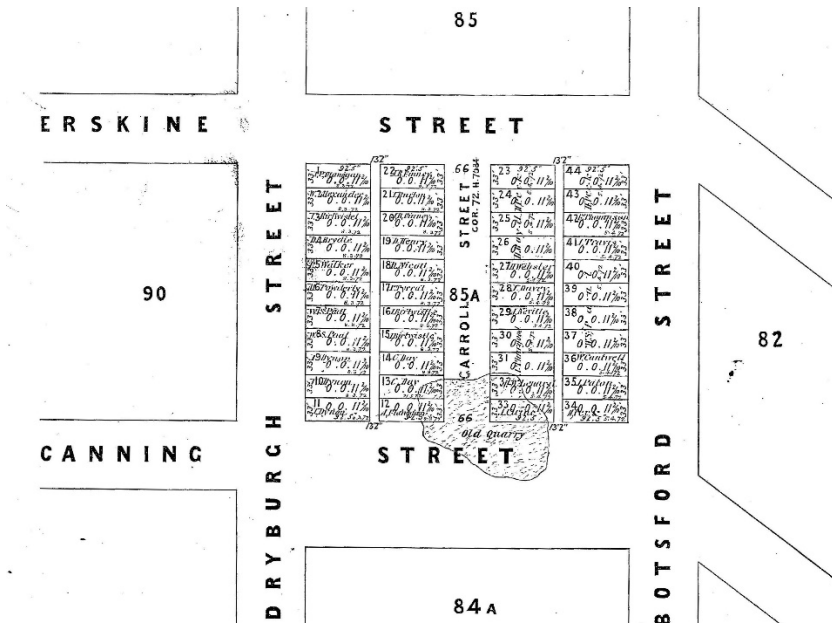


Figure 9 Small subdivision of 1872 on site of former quarry
 Source: M381C, Central Plan Office, Landata, Victorian Land Registry Services

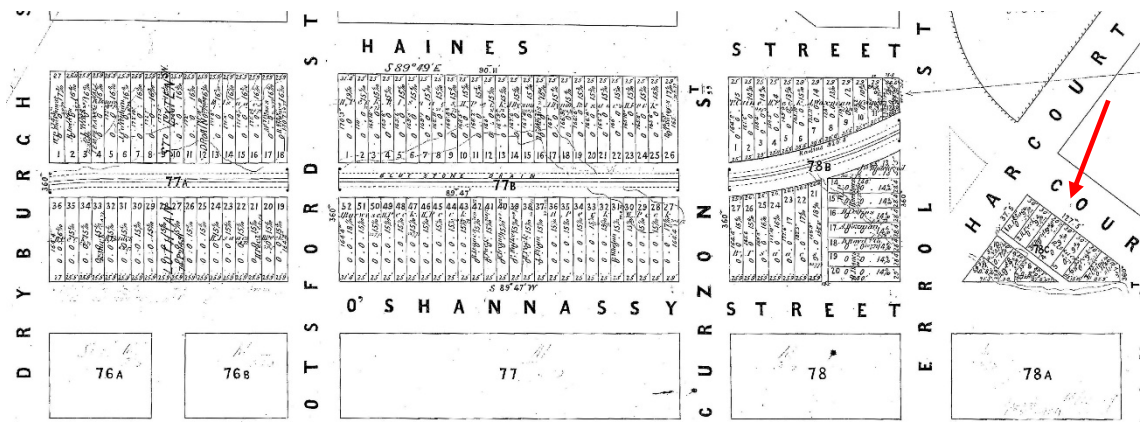


Figure 10 Subdivision comprising residential allotments between O'Shanassy and Haines streets, 1872, replacing earlier public reserves, including the former market reserve (indicated)
 Source: M373A, Central Plan Office, Landata, Victorian Land Registry Services

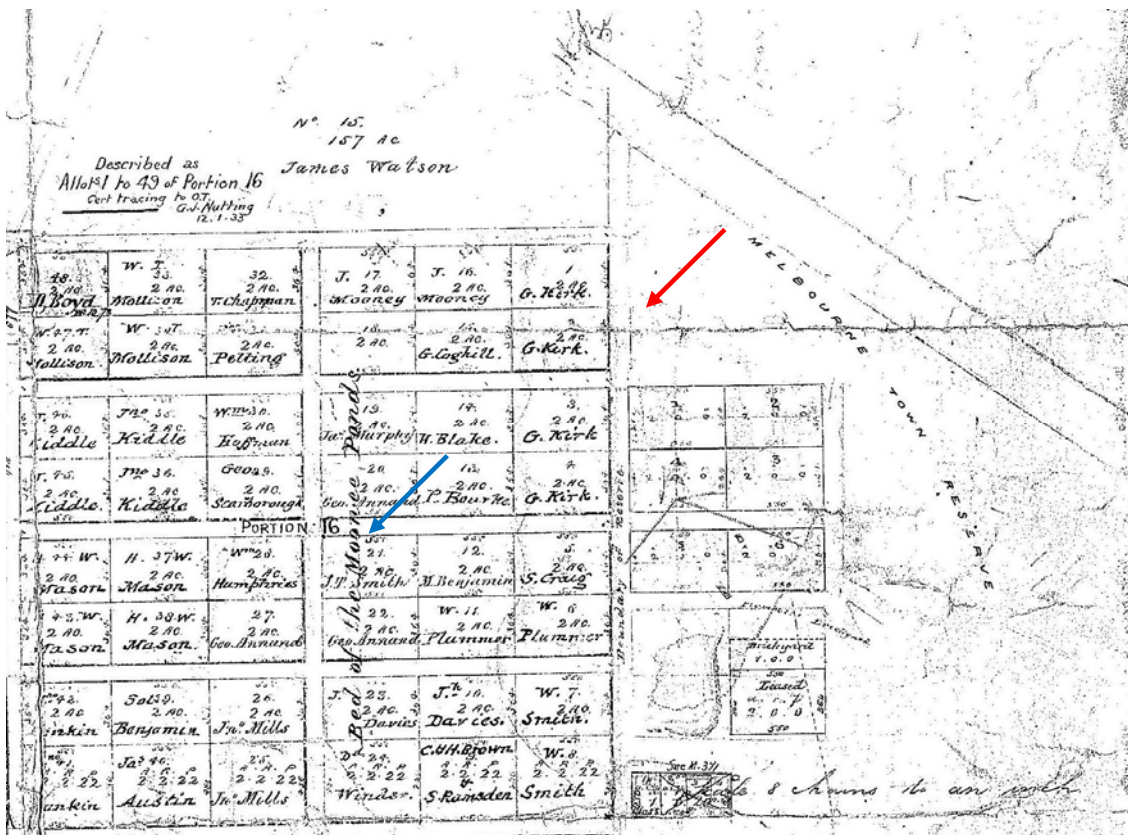


Figure 11 Detail of plan of Parish of Doutta Galla, showing allotments along Boundary Road (red arrow) at edge of Melbourne town reserve. Note reference to 'bed of the Moonee Ponds' (blue arrow)

Source: D84, Put-Away Plan, Central Plan Office, Landata, Victorian Land Registry Services

Nineteenth century development

Residential and civic development in North Melbourne was influenced both by the official subdivision of Crown land and the topography of the suburb. Due to it being bounded by heavily trafficked main roads, the suburb is physically separate from other localities, giving it an almost 'island' and insular character. As a general rule, while the elevated Hotham Hill area to the north retained relatively generous allotment sizes and developed with larger buildings, and the commercial and civic heart grew at the south of the suburb, the 'valley' in the centre was where much of the more modest housing was located. The first house was reportedly in Bendigo Street, a four-roomed timber building built in 1852, occupied by the Mattingley family (Mattingley 1916: 84).

Such was the growth of North Melbourne, that in January 1855, it was proclaimed as the Hotham ward of the City of Melbourne, after colonial Lieutenant-Governor Sir Charles Hotham (Hannah 2006: 17). The first rates assessment of the ward was undertaken in mid-1855; this comprised the first areas sold in the 1850s Crown land sales. The rate books show that the vast majority of early residences in the suburb were cottages constructed of wood, most often of two rooms, while dwellings of three or more rooms were rare in this early period. Iron buildings and tents were also relatively common, with a much smaller number of brick or stone buildings. Little Howard Street, for example, located at the suburb's south-east, was listed with seven rateable properties, all wooden houses, six of two rooms, one with an attic, and a single three-roomed dwelling (CoM rate books, Hotham ward, 1855, rate nos 128-135, VPRS

5707/P3 PROV). A small group of more substantial residences was situated at the corner of Victoria and Errol streets, with five houses ranging from three to six rooms (CoM rate books, Hotham ward, 1855, rate nos 305-309, VPRS 5707/P3 PROV). One of these included the six-room timber house of Francis Gell, a solicitor who later stood as a Hotham ward councillor (*The Age* 7 February 1856: 3).

A relatively large and early residence which is still extant in the suburb is Osborne House (Figure 12) at 456 Victoria Street, which was constructed for the prominent ship owner and merchant, George Ward Cole, in 1854. The two-storey timber house appears to have been rented out by Cole, whose main residence was in Brighton. Rate book entries list a 10 room house on Victoria Street as variously occupied by W H Hart in 1855, Charles Payne in 1856 and Joshua Thompson in 1863 ('VHR H0101 – Osborne House' VHD; CoM rate books, Hotham ward, 1855 rate no. 168, 1856 rate no 162; Hotham rate books, 1863 rate no. 311, VPRS 5707/P3 PROV). From as early as 1863, the Misses Haynes operated a Ladies College from the house (*The Argus* 16 February 1863: 8).

Ten years after the first sales of land in North Melbourne, the southern part of the suburb was substantially occupied with buildings. By this time, the suburb had separated from Melbourne and had become a separate municipality, with access to a rate base. Although small wooden cottages remained as the most common residential building type, brick buildings were beginning to proliferate, indicating the increased wealth and sense of permanency of both the suburb, and Melbourne more broadly (Figure 13). Rows of terraces and cottage pairs had been developed, with landlords commonly owning multiple dwellings in a single group to lease out to tenants. For example, a Mrs Collins was recorded in the 1863 rate books as owning two wooden houses and two brick houses in Baillie Street, none of which she resided in (Hotham rate books, 1863, rate nos 995-998, VPRS 5707/P3 PROV). Henry Johnston owned four brick houses in the same street, leasing three and residing in the fourth, which was the largest of the row (Hotham rate books, 1863, rate nos 1006-1009, VPRS 5707/P3 PROV). While tents appear to have all but disappeared from North Melbourne by 1863, iron dwellings still remained.

The suburb's little streets – lanes and rights-of-way – had also been developed for housing, indicating the pressure for residential accommodation in Melbourne in this period. Small wooden and iron dwellings and some brick houses were all recorded as rateable properties in Little Lothian and Little Dryburgh streets (Hotham rate books, 1863, rate nos 553-556, 572-573, 620-623, 636-638, 806-809, 821-823, VPRS 5707/P3 PROV). Likewise, a group of small brick cottages had been constructed in Little Provost Street by the late 1850s (Hotham rate books, 1863, rate nos 867-869, 884-884, VPRS 5707/P3 PROV), and these survive today.

A commercial and civic precinct had also developed by this time, centred on Queensberry, Errol and Leveson streets. Hotels were prominent, including the bluestone Lalla Rookh in Queensberry Street and the Empire Hotel in Errol Street; bakers, grocers and butchers; and small-scale manufacturers including saddle and boot makers were also operating (*Sands & Kenny* 1857). Development along Victoria Street related to its role as a main thoroughfare out of the city, and its proximity to the market, now Queen Victoria Market. The presence of saddle and tent makers, farriers and veterinarians, also demonstrates the importance of these early North Melbourne commercial activities in servicing the growing goldfields traffic and migration of people to the gold rush centres north-west of Melbourne (*Sands & Kenny* 1857).



Figure 12 Osborne House, Victoria Street, photographed in c. 1970
Source: 17838, City of Melbourne Libraries



Figure 13 View of south side of Queensberry Street from Howard Street towards Errol Street, c. 1875. The 'Dr Moore' building in the photograph is extant at 429 Queensberry Street.
Source: American and Australasian Photographic Company, State Library of New South Wales

Hotham Hill

With its elevated position, and its geographic separation from the commercial and civic centre of North Melbourne to the south, the area known as Hotham Hill developed a somewhat genteel reputation. Many of its allotments were of more generous proportions than the earlier subdivisions to the south and it was developed with some substantial residences (Roberts 2002: 17). By the mid-1870s, as noted by the *North Melbourne Advertiser*, houses were ‘springing up in all directions’ and Hotham Hill was ‘rapidly progressing’ (*North Melbourne Advertiser* 7 July 1876: 2). As noted by Winsome Roberts for the Hotham History Project:

The prominent members of civic Hotham were to settle along Flemington Road or Chapman Street ... The socially prominent and civic leaders of Hotham would enjoy their hillside views of the bay and parkside breezes ... (Roberts 2002: 17)

While timber was a dominant early building material in the southern part of the suburb, the use of brick was more common on Hotham Hill. In Chapman Street, for example, six of the seven houses constructed by 1866 were of brick, demonstrating the relative level of wealth in this area. Residents at this time included ‘successful entrepreneurs’ John Barwise and Samuel King (Roberts 2002: 20).

The more substantial houses constructed in this area received attention in the suburb’s newspapers, the *North Melbourne Advertiser* and the *North Melbourne Courier and West Melbourne Advertiser*. The newly completed Milton Hall, at the corner of Dryburgh and Curran streets was described in 1884 by the *North Melbourne Advertiser* as:

... one of the most handsome structures in town, and for its architectural lines, is prominent to all persons passing ... In a word, Milton Hall is replete with every comfort, and has been completed in a style regardless of cost (*North Melbourne Advertiser* 5 September 1884: 3).

Milton Hall was the residence of Hotham’s mayor Robert Langford and his wife, and its completion was celebrated by a large gathering of ‘well known local residents’ (*North Melbourne Advertiser* 5 September 1884: 3).

Real estate advertising of the 1860s, 1870s and 1880s also promoted a sense of the relative exclusivity of this area, with descriptions of properties in Hotham Hill including:

Beautiful healthy situation ... (*The Argus* 22 September 1868: 8).

... on the very summit of Hotham Hill, and commands an extensive view of the bay and surrounding country (*The Argus* 4 February 1869: 2).

... commanding a most magnificent view of the Bay, with Melbourne and its Suburbs so grouped as to relieve any weariness to the senses, thus ensuring a thorough change from business after the heat and toil of the day (*North Melbourne Advertiser* 2 April 1875: 2).

The auctioneers particularly draw the attention of gentlemen and professional men to this property which besides containing a substantial villa of 7 rooms ... stands on a spacious block of land with a good frontage and large depth to one of the best streets on the hill (*North Melbourne Advertiser* 21 May 1886: 2).

A number of services were in place in Hotham Hill by the 1880s, including a group of shops on Molesworth Street to the west of Curzon Street, and a Wesleyan Chapel and a Bible Christian Chapel on Brougham Street (*Sands & McDougall* 1885). A police station was in operation at 59 Brougham Street

by 1890, following calls by locals for a dedicated and closer police presence to deal with issues of larrikinism (*Sands & McDougall* 1890; *The Herald* 29 July 1887: 4).

End of the nineteenth century

By 1891, the Town of North Melbourne had 4,306 rateable properties, with an average of 4.9 people per dwelling (*Victorian Year Book* 1890-91: 252, 258). The Melbourne and Metropolitan Board of Works (MMBW) plans of the mid-1890s demonstrate the difference in situation for the residents of Hotham Hill and the 'valley', colloquially sometimes known as Happy Valley (Figure 14). Buildings along Chapman Street are shown as detached villas, typically of brick, which is denoted by diagonal hatching. These properties had substantial gardens, and the residences were often set back from the street. While there are terrace rows of various sizes, they were built of brick and many were set back from Chapman Street. Meanwhile, closer to the valley, the almost triangular block bounded by Molesworth, Abbotsford, Haines and Curzon streets, presents as a much more crowded neighbourhood. The terrace houses to Abbotsford Street are shown as constructed closely together with no setback from the street. Numerous houses had been built in the rights-of-way, by then named laneways, behind the main streets, with small timber and brick dwellings fronting these minor streets. It was this area that was to later become the focus of the slum clearance movement and the efforts of the Housing Commission of Victoria (HCV).

To the south, the commercial and civic precinct at Errol and Queensberry streets was also substantially developed, with the imposing town hall as its centrepiece, the clock tower visible from the surrounding streets. Many of the early timber dwellings on main thoroughfares had been replaced with brick houses, as had early shops and hotels with more substantial two-storey structures.

Places:

- *Osborne House, 456 Victoria Street (VHR H0101)*: Substantial two-storey timber residence of 1854
- *95 and 97 Chapman Street (HO3)*: A pair of single-storey early Victorian bluestone dwellings, no. 95 was built in 1866 with the adjacent no. 97 built in 1875
- *347 Flemington Road (HO3)*: A substantial 1892 freestanding villa
- *2 Haines Place (HO3)*: Rare surviving early Victorian single room brick cottage
- *James Terrace, 22-30 Wood Street (HO3)*: A row of polychrome brick single storey terraces constructed in 1889 on an elevated site
- *Little Provost Street (HO3)*: group of modest residences and cottages of c. 1859 and 1868, demonstrative of early laneway residential development
- *Former Lalla Rookh Hotel, 509-511 Queensberry Street (HO3)*: Early bluestone hotel building, c. 1857

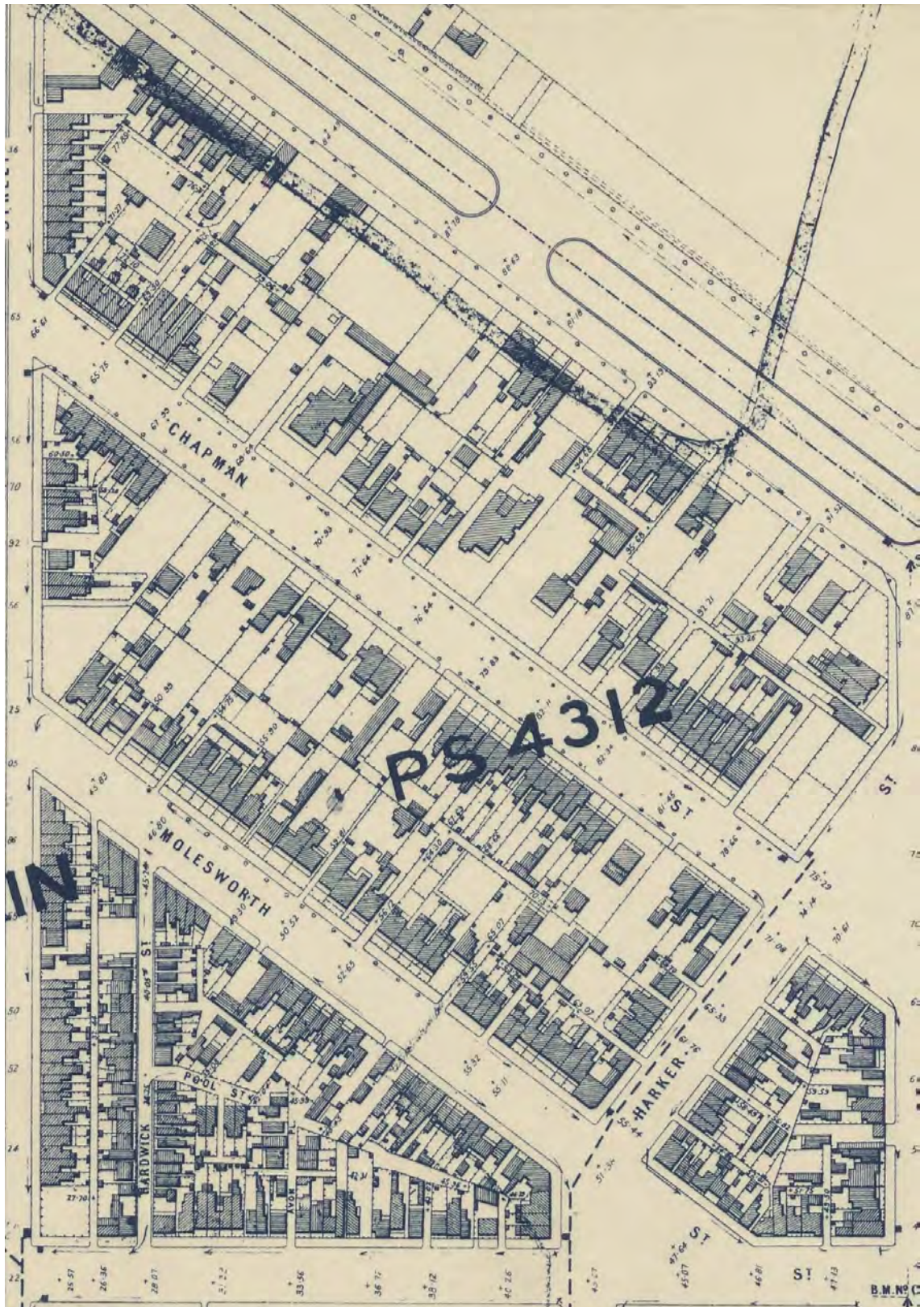


Figure 14 MMBW 160:1 plan of the north part of North Melbourne, showing buildings on Molesworth, Chapman and part of Harker streets, 1895
Source: State Library of Victoria

Twentieth century consolidation

Edwardian and interwar period

Two significant events appear to have buoyed development in North Melbourne in the first decades of the twentieth century. Firstly, the financially troubled municipality of North Melbourne was amalgamated back into the City of Melbourne in 1905, and secondly the Benevolent Asylum was closed, and the site subdivided and sold for residential development.

The closure of the asylum in 1911 (see Chapter 7) opened up residential allotments in both North Melbourne and West Melbourne, and this enabled the connection of the western and eastern sections of Victoria Street. In October 1912, it was reported that the land was 'at last being prepared for subdivision and sale' (*The Herald* 2 October 1912: 4). The sale took place in February 1913, and the site attracted 'considerable attention', given the rarity of such an amount of land so close to the city (*The Herald* 30 January 1913: 3). *The Argus* reported on the auction of the 53 allotments:

... bidding was exceedingly brisk. There was a very large attendance of buyers (*The Argus* 24 February 1913: 13).

Interestingly, as reported by *The Age*, it was the North Melbourne allotments proving to be most popular with bidders, despite these being 'not considered to be so good as ... the West Melbourne side' (*The Age* 24 February 1913: 13). The earliest residences were constructed in Abbotsford and Victoria streets in 1914-1916 and by 1920, the former asylum site had been substantially built upon, with 11 houses constructed on Elm Street, six on Abbotsford Street and five on Curzon Street. The newly created section of Victoria Street incorporated both houses and commercial sites, as well as the substantial Loco Hall of 1914, built for railway workers (*Sands & McDougall* 1920). Such rapid development of this area indicates the rarity of vacant residential allotments so close to the city.

It was not only the former asylum site that saw the construction of new residences, with the regeneration of vacant or underdeveloped land in pockets across North Melbourne. In 1914, a terrace row of brick cottages was constructed by landowner Clement Davidson on a sloping site on the east side of Errol Street (CoM, registration no. 466, 30 January 1914, via Miles Lewis Australian Architectural Index). Likewise, in the north of the suburb, a group of semidetached brick pairs was constructed in c. 1916 in Canning Street (CoM Building Application Index, 59 Canning Street, BA 187, 7 June 1916). Civic and welfare institutions, too, constructed new premises, including the North Melbourne Court House, the Salvation Army, the North Melbourne crèche, the Presbyterian neglected children's home and two religious schools. Residential development continued through to the interwar period, although the lack of available space meant that smaller numbers of buildings were constructed in the twentieth century than in the nineteenth century.

'Improving' North Melbourne

It was during the early part of the twentieth century that some efforts were made to 'improve' or 'beautify' the suburb through the planting of medians and small parks. Pleasance Gardens, for example, was established in a wide section of Canning Street in 1902, when it was suggested something 'might be done to it. A rockery might be made of cheap stone' (*North Melbourne Courier and West Melbourne Advertiser* 2 May 1902: 2). A tree reserve was gazetted in 1905, and limited planting took place in 1906 (*North Melbourne Courier and West Melbourne Advertiser* 7 July 1905: 2, 21 September 1906: 2). Gardiner Reserve was reserved as an ornamental reserve in the 1880s, and was partly fenced by the 1890s, with the open drain of the creek bisecting it. It was not formally developed for recreation until the interwar period when it was proposed to install a playground and boundary planting took place (*The*

Argus, 17 December 1921: 16). Both Gardiner Reserve and Errol Reserve include substations which were constructed in the interwar period. Streets within the suburb were also planted, most notably Harris Street and Plane Tree Way, following the line of the creek, which was planted by the North Melbourne council in 1905, just prior to amalgamation with the City of Melbourne. The works were spurred by a petition from residents received by the council at its February 1905 meeting, asking that trees be planted in Harris Street (*North Melbourne Courier and West Melbourne Advertiser* 3 March 1905: 2).

'Slum clearance' and the Housing Commission of Victoria

As with other inner city suburbs of Melbourne, North Melbourne became a target of the Housing Commission of Victoria's (HCV) so-called 'slum clearance' efforts from the 1930s. The suburb in this period comprised mostly nineteenth century residential buildings which had been constructed as densely developed areas (Figure 15). Although the slum clearance movement – which comprised the reclamation of large areas, the demolition of houses identified as sub-standard and their replacement with new dwellings – stemmed from a desire to improve living conditions of Melbourne's most poor, it also had the effect of displacing communities, many of whom had longstanding connections to the area. The work of the HCV was to have a significant impact on the built fabric of the western half of North Melbourne, as well as the lives of its residents.

Frederick Oswald Barnett was studying at Melbourne University in the late 1920s and early 1930s and established a study group of people from a number of community organisations. Initially meeting to discuss housing reform, the group evolved as the nucleus of the slum abolition movement. Barnett was appointed as a member of the Housing Investigation and Slum Abolition Board established by Premier Albert Dunstan in 1936, and the vice-chairman of the subsequent HCV (Russell 1979, 'Barnett, Frederick Oswald', ADB). In 1934, a year before the 100th anniversary of the establishment of Melbourne, Barnett described action on the slums of Melbourne as 'a centenary duty' and an 'investment for the state' (*The Herald* 16 January 1934: 6). Barnett surveyed the inner suburbs of Melbourne, and documented the laneways, housing and residents of parts of North Melbourne. His photographs observe the 'fine wide streets' of the suburb, but focus on subjects including an 'un-named lane off Byron Street' and houses with 'external bathing facilities' (Figure 16-Figure 18, F Oswald Barnett collection, SLV). One photograph of Hardwicke Street (Figure 16) was accompanied with the caption which noted the economic considerations of redeveloping such areas:

Dilapidated houses. Rusty roofs. City Council has proposed rebuilding of this area. The first scheme was cottages. Each cottage, with land to cost £1,375. That scheme was abandoned and the present scheme under discussion is one of tenement buildings (H2001.291/56, F Oswald Barnett Collection, SLV).

In late 1940, the HCV declared the 4.7 acre (2 hectare) area bound by Abbotsford, Haines, Curzon and Molesworth streets as a slum reclamation area, the first such declared area in Melbourne (Howe 1988: 42). The triangular area also included smaller streets, being Hardwicke Street and the small lanes Pool Street and Avon Place, all of which gave access to small residences. Although prepared some 30 years earlier, the MMBW detail plan of the area illustrates the density of development and numerous small residences in the reclamation area (Figure 19). Notices of eviction were sent in early 1941, causing great concern for residents, owners, and the broader community, and nearly 50 appeals were lodged by owners with the North Melbourne Court to protest the demolition orders (*The Age* 6 March 1941: 11). One correspondent to *The Age* worried about the fate of those who might not be able to afford alternative accommodation:

What is going to happen to some of those old-age pensioners who have already been evicted, and other pensioners, owners of small freeholds, who will not receive an adequate sum to provide a home in substitution for the homes they lose? (*The Age* 27 February 1941: 6)

The development of this site was drawn out, and hindered by the war effort and recovery in the early-mid 1940s, when the HCV's efforts were instead directed towards addressing the housing shortage by constructing large estates elsewhere in Melbourne (Mills 2010: 30-31).

However, despite the delays, the public housing estate known as the Molesworth Estate was to be the location of the HCV's 'first excursion into flat-building', as noted in the *Argus* in 1945:

... the general layout will include a bedroom and living room, each opening on to a sun balcony through glass doors and windows. Behind these two large rooms will be a second bedroom, toilet, bathroom, hallway and kitchen, with a small storeroom on the porch of landing outside the hall door (*The Argus* 21 December 1945: 3).

There were discussions between the HCV and Melbourne City Council (MCC) as to the size of the proposed flats, with criticism of the two-bedroom dwellings proposed as 'not suitable for family life' (*The Herald* 7 March 1946: 7). By this time the MCC had begun to step away from its involvement in the redevelopment of the area, apparently spooked by the difficulties encountered of high costs and the resistance by local residents (Mills 2010: 32).

Progressive demolition of houses and construction of the numerous two and three-storey blocks of flats across the site took place in the second half of the 1940s and into the early 1950s. Residents moved into the first two blocks of flats in 1948, the eight families that took up residence indicating that concerns about the size of the dwellings had been addressed (*The Herald* 8 March 1948: 3). Development of the Molesworth Estate was notable for its use of experimental concrete construction techniques, with the HCV's Holmesglen factory supplying prefabricated walls and internal partitions for the blocks constructed on Molesworth Street in 1949-50. The HCV's stated object was:

... to test the practicability of extending the scope of the factory which at present is limited to the production of single houses or pairs (HCV Annual Report 1949-50: 8).

In 1953, a second smaller area of North Melbourne, bounded by Lothian, Arden, O'Shanassy and Abbotsford streets, was also declared a reclamation area. It comprised 'about 23 old houses in various stages of dilapidation and a shop' (HCV Annual Report 1953-53: 8). In 1954, *The Age* reported that the 'slum block', was to be demolished and replaced with HCV flats (*The Age* 30 April 1954: 5). The three blocks of flats were completed and occupied during 1955 (HCV Annual Report 1955-56: 41).

During the 1960s, however, the focus of the HCV shifted to the construction of the much larger scale Hotham Estate on Boundary Road at the west of the suburb. It was here that the high-rise towers were built, providing significantly more flats than the low-rise Molesworth and Arden Estates. This estate was to provide accommodation for over 1,600 people, replacing the homes of 396 residents (Mills 2010: 204). While undoubtedly affecting a broad range of residents, consultation with Traditional Owners highlighted in particular how a number of Aboriginal families were affected by the slum clearances. One Wurundjeri Elder was born on Balston Street, which used to run between Boundary, Alfred, Melrose and Sutton Streets, an area adjoining the study area that was subsequently cleared for the development of the public housing that stands there today (Extent Heritage, Traditional Owner engagement, December 2019-April 2020).



Figure 15 1931 aerial photograph of the area bound by Dryburgh, Arden, Errol and Chapman streets, subject to slum reclamation declarations by the Housing Commission of Victoria
Source: Historical Aerial Photography Collection, Landata, Victorian Land Registry Services



Figure 16 View south along Hardwicke Street, North Melbourne, 1935, with small houses either side
Source: H2001.291/56, F Oswald Barnett, State Library of Victoria



Figure 17 View south along Avon Place, 1935, with four timber residences fronting this street. A house on Haines Street can be seen at the end of the lane
Source: H2001.291/54, F Oswald Barnett collection, State Library of Victoria



Figure 18 Man presumed to be F Oswald Barnett in front of two iron houses in Byron Street, c. 1935
Source: H2001.291/65, F Oswald Barnett Collection, State Library of Victoria

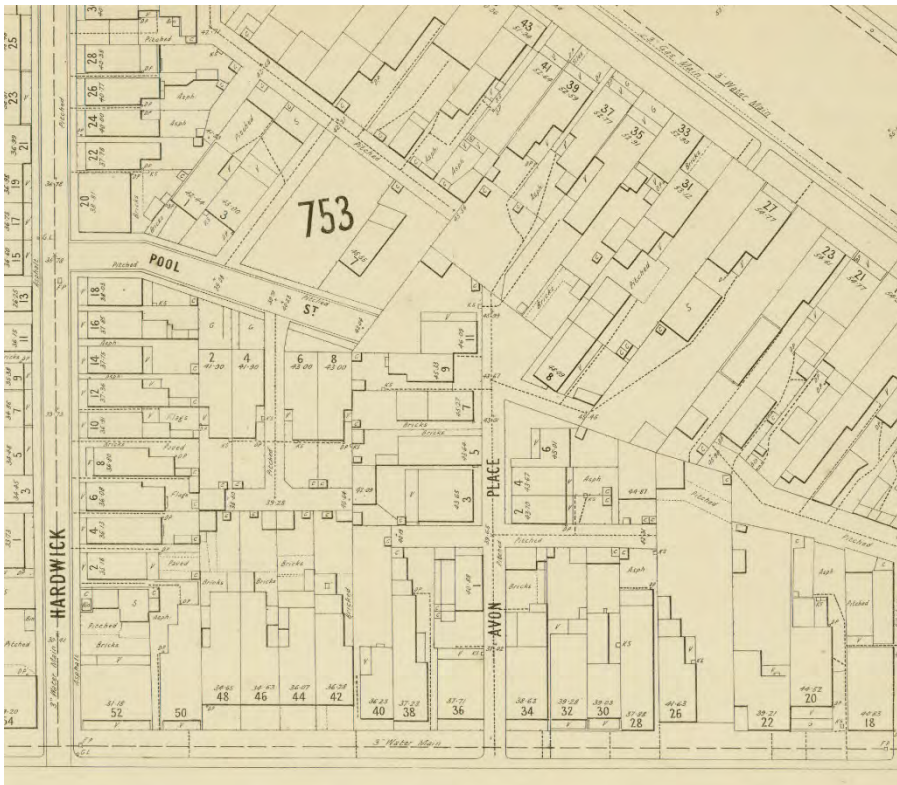


Figure 19 Section of MMBW detail plan no. 753, showing the numerous residences accessed from Hardwick Street, Pool Street and Avon Place, 1897
Source: State Library of Victoria

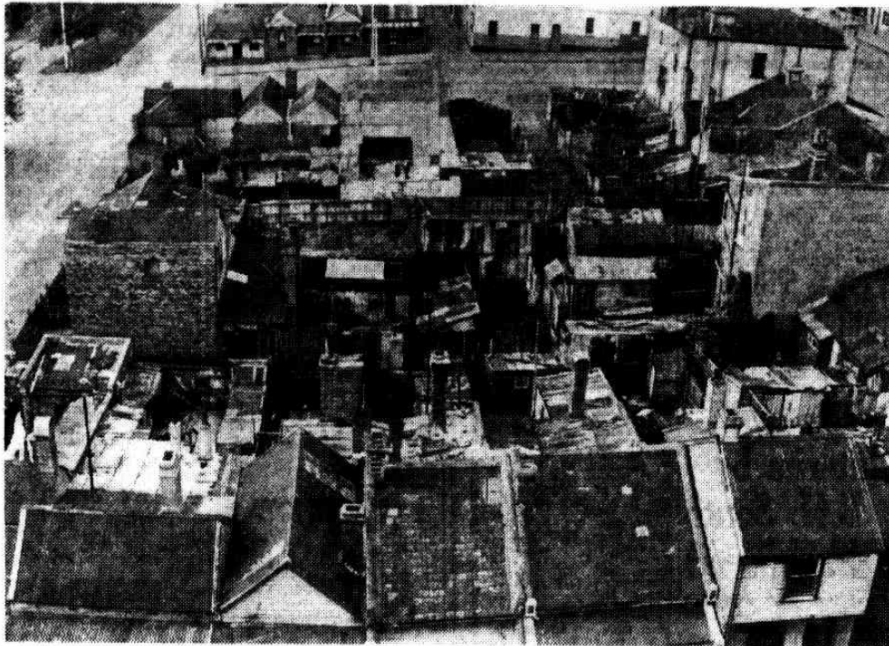


Figure 20 Oblique aerial of the Arden estate prior to demolition of houses and redevelopment by HCV, 1954-55
Source: *The Age*, 30 April 1954, p. 5.



Brick Flats set in spacious well kept lawns at North Melbourne

Figure 21 View of buildings in the Molesworth Estate
Source: Housing Commission of Victoria, *Annual Report, 1955-56*, p. 26

'Own-your-own' developments and urban renewal

As well as the public housing estates in North Melbourne, a further large area of land in the centre of the suburb was given over to a new and pioneering model of development overseen by the HCV from the late 1950s. Rather than the HCV constructing more public housing residential blocks between Arden and Haines streets, 'a new avenue of reclamation work' was commenced with assistance from private enterprise. The HCV took control of the properties, cleared them of housing and then invited tenders for the purchase and redevelopment of the land as 'own-your-own' flats which were to be sold at a price fixed by the HCV (HCV Annual Report 1958-59: 8). The development in North Melbourne was the first time the HCV had 'entered the field of subsidised urban redevelopment', and it opened up 'new opportunities for expediting slum reclamation' (HCV Annual Report 1958-59: 8). The fixed price was to ensure that the new residences were not developed as a profit-making exercise (*Cross-Section* February 1961: 2).

The first of these developments became known as Hotham Gardens, which occupied the three blocks bounded by Arden, Haines, Abbotsford and Curzon streets, as well as at the block on the south side of Wood Street, between Dryburgh and Abbotsford streets. The Master Builders Association proposed to prepare architectural plans for the development and 'organise all construction', with any profits to fund further redevelopment of the site (*Cross-Section* May 1958: 2). The result was the formation of Master Builders (Associated) Redevelopment Ltd, 'in which Melbourne's biggest building firms and companies are the shareholders', which included prominent builders and developers such as A V Jennings and Clements Langford (*The Herald* 14 August 1958: 24; Garden 1992: 145). The Royal Victorian Institute of Architects (RVIA) appointed a panel of architects to design the projects (*The Herald* 14 August 1958: 24). The panel comprised a number of prominent architects of the period, including Roy Grounds and John Mockridge; John Murphy of John and Phyllis Murphy; Roy Simpson of Yuncken Freeman; and Phillip Pearce of Bates Smart & McCutcheon (*Cross-Section* February 1961: 2). The development attracted

industry attention, particularly from the University of Melbourne's *Cross-Section* journal and Neil Clerehan for *The Age's* Small Home Service.

Stage 1 was in the south of the site, and consisted of 108 flats in six three-level clusters (Figure 22). Builder Clements Langford was appointed to the project, drawn from the ballot of 18, commencing work in mid-1959 (*Cross-Section* June 1959: 1).

Following its completion, *Cross-Section* published a generally complimentary review of the scheme in early 1961, although it was somewhat disapproving of some internal planning and the quality of finishes:

The first impression of HG [Hotham Gardens] is very favourable. The entire block forms an architectural element ... Facades are well handled & the slightly sloping site is pleasantly broken by terraces ... The interiors of the flats are, however, open to criticism (*Cross-Section* February 1961: 2).

Cross-Section also observed the tension between the supposed purpose of the HCV's slum clearance work and the outcome of this new development:

It is interesting to note, for instance, that the finished units are now occupied by a different class of people from the original inhabitants whose present whereabouts are not generally known (*Cross-Section* February 1961: 2).

The HCV, however, was satisfied with the endeavour, concluding in its annual report of 1959-60, that the 'test case' development had 'proved that the Commission and private enterprise can combine in the work of slum reclamation' (HCV 1959-1960: 30).

The second stage (Figure 23), which fronted Haines Street, was completed by early 1962, with the design work handled by architectural firms Yuncken Freeman, and Bates, Smart and McCutcheon. This stage adopted an 'H' style arrangement of blocks (Figure 24).

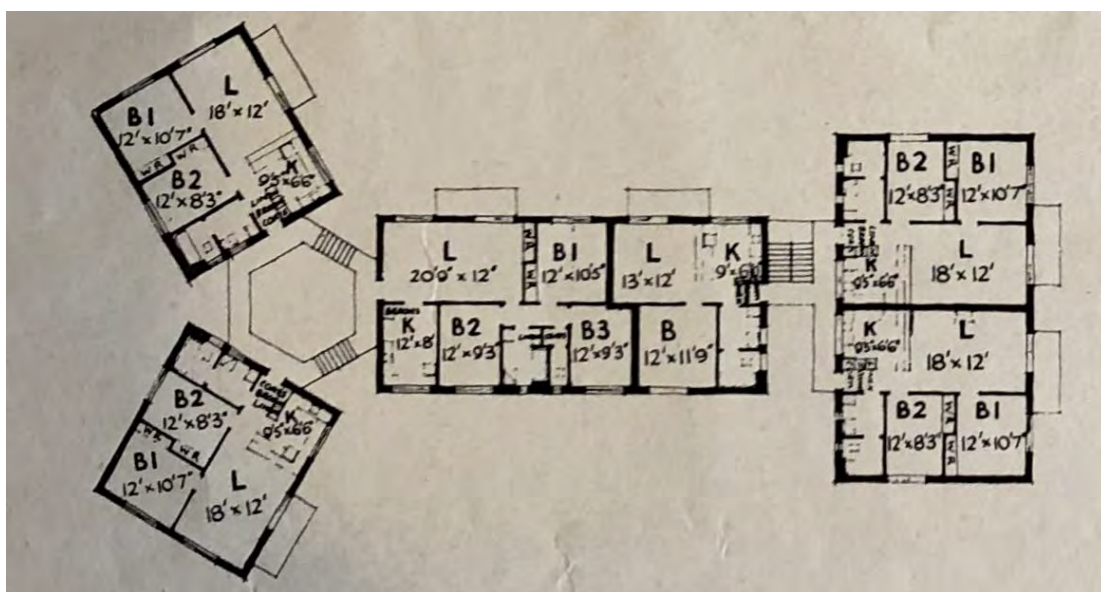


Figure 22 Floor plan layout of the six flats in each cluster of the first stage of Hotham Gardens
Source: *Cross-Section*, University of Melbourne Department of Architecture, No. 100, 1 February 1961, p. 3.



Figure 23 Oblique aerial view of Hotham Gardens development, c. 1962, looking south-west from the corner of Haines and Curzon streets to Arden Street. Stage 1 indicated by red arrow and Stage 2 (under construction) indicated by blue arrow
Source: H2012.140/1040, A V Jennings albums, State Library of Victoria

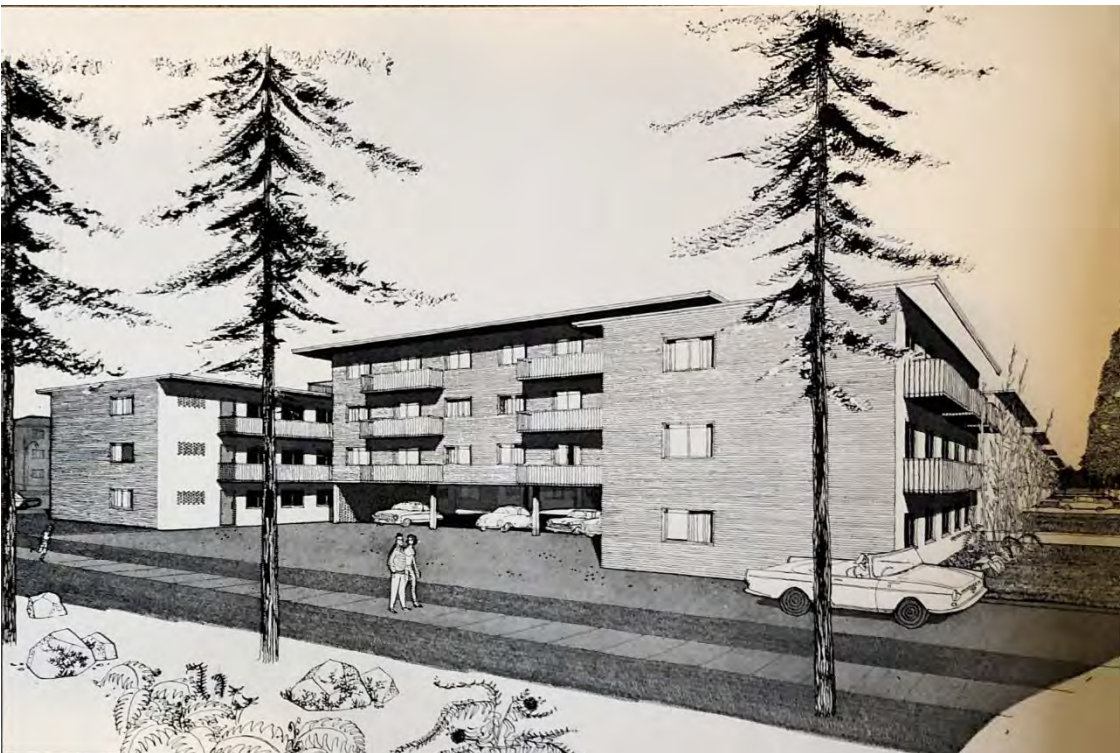


Figure 24 Sketch of the second stage of Hotham Gardens, c. 1969
Source: Hotham Gardens North Development, LTAD 201, State Library of Victoria

By the time of the completion of the third stage, in the centre of the development, the June 1967 edition of *Cross-Section* was cautiously positive about the success of the development, but remained critical of its short-comings:

... they have proved to be extraordinarily sought after, particularly amongst professional people wishing to live close to the city, and as own-your-own home units have doubled in market value since their completion. It seemed like a propitious start for more advanced notions of city dwelling. Since then, more units have been built, less imaginative in site layout and no less conservative in design, but for all that, preserving the quality of the development and continuing the scale, character and calmness of the area. A fundamental principle was eventually to close Harris Street to through traffic and treat the area as a park for the inhabitants. But ... According to their plan, cars will use Harris Street as an access way to carports (of which there is only one for every three flats) and parallel street parking will bring rows of cars within 15 ft. of the double glazed doors and balconies of the pleasant block which faces south to Harris St (*Cross-Section* June 1967: 2).

The fourth stage of Hotham Gardens was to the north-west, in the block bound by Haines, Abbotsford, Wood and Dryburgh streets, and was completed between 1968 and the early 1970s. The layout adopted was flats, with three building structures arranged around a central core, with each block comprising 1, 2 and 3 bedroom flats. A questionnaire of the new residents of the flats found that there was 'high proportion of business and professional' residents, women and unmarried people, and fewer migrants and children, compared to the rest of North Melbourne (Crow 1981: 1). Despite this, it appears that some form of public housing was retained in the development. From consultation with Traditional Owners it is understood prominent Aboriginal civil rights advocate Margaret (Lilardia) 'Marge' Tucker MBE lived in public housing at Hotham Gardens, opposite the Morning Star Hotel on the north-west corner of Abbotsford/Haines Streets (Extent Heritage, Traditional Owner engagement, December 2019-April 2020).

A later development, City Gardens, was designed by architect Peter McIntyre for builders Inge Brothers who had been the successful tenderers for the site bound by Dryburgh, Haines and Abbotsford streets and Harris Street (now Plane Tree Way). The development replaced nineteenth century housing and new residential townhouses were constructed either side of the 1939 Lady Huntingfield kindergarten (now demolished). Inge Brothers were real estate agents and project housing developers of the 1970s, with other developments in the eastern suburbs of Melbourne and in Canberra. Peter McIntyre designed the four blocks of the development: A, B and C block form three sides of a square at the eastern end of the site and were completed by the mid-1970s, with D block, which fronts Dryburgh Street, constructed later. McIntyre later recalled that the developers had to be convinced of his design intent for the estate:

[Inge Brothers were] 'looking at it just from the commercial point of view', seeking to maximise their profit rather than provide good design ... 'That's what they were wanting ... I didn't give it to them!' (Paul, City Gardens, <https://www.citygardens.org.au/history>)

McIntyre instead 'wanted to break up the levels, the facades ... break it all up' with split levels and facades (Paul, City Gardens, <https://www.citygardens.org.au/history>). Proposals for the site included a restaurant and pool, as well as a landscaped Harris Street with limited access for cars (McIntyre & McIntyre, BA 44484, plans, 1972-1973). The first three blocks were constructed at the corner of Abbotsford and Haines streets, around a central garden, below which was car parking for residents. An

economic downturn soon after construction was complete meant that Alex Inge, who retained a financial stake in the development, struggled to sell the apartments, instead reportedly leasing empty dwellings to touring performers (Paul, City Gardens, <https://www.citygardens.org.au/history>).

Places:

- *430-434 Dryburgh Street (HO3):* One of three adjoining red brick Edwardian terraces with a distinctive design incorporating steeply pitched transverse gable roof form, ending in a distinctive north gable end to Erskine Street
- *Benevolent Asylum Estate (HO3):* Redevelopment of site with Edwardian dwellings on Victoria, Curzon, Abbotsford and Elm streets, typically of red brick with setbacks
- *Molesworth Estate:* Large housing estate of the late 1940s-1950s. One of the first slum reclamation areas redeveloped by the Housing Commission of Victoria in North Melbourne, currently undergoing redevelopment
- *Hotham Gardens (New HO recommended):* First public-private partnership housing development by the HCV and the Master Builders (Redevelopment) Association. Blocks of own-your-own flats, designed by a panel of prominent mid-century architects

CHAPTER 3: PEOPLING NORTH MELBOURNE

- Traditional owners
- Nineteenth century arrivals
- Twentieth century changes

Traditional owners

The original inhabitants of North Melbourne included the Kurnaje-berreing clan of the Woi Wurrung speaking peoples between the Maribyrnong River and Birrarung (Yarra River) and the Yalukut Weelam of the Boon Wurrung speaking peoples, of the nearby coastal lands (Canning and Thiele, 4-5; Meyer 2014). Pre-colonialism, Traditional Owners lived in Victoria's south east for at least the last 30,000 years (Canning and Thiele, 1,2010). Following European colonialism, North Melbourne, like other inner-suburbs, witnessed the forced and economic displacement of Aboriginal families and communities in the nineteenth and twentieth centuries. Following European colonisation, the Traditional Owners of the land were largely dispossessed and dislocated through successive policies of protection (until 1849) and separation onto mission and reserve sites away from Melbourne (from 1849 until the mid-1950s) (Gibson, Gardner and Morey 2018, 15, 17).

Nineteenth century arrivals

The population of North Melbourne grew quickly through the 1850s and into the 1860s, buoyed by the population increase of the gold rush period, and the demand for land to accommodate houses, businesses and institutions. By 1861, two years after the creation of the municipality, Hotham had a population of over 7,000, although it remained smaller than the earlier established suburban municipalities such as East Collingwood, Richmond and Prahran (*The Age* 24 July 1861: 5). The *Sands & McDougall* directories of the 1860s and 1870s indicate that the majority of North Melbourne's residents and business owners had a British (particularly Scottish) background, and there were also substantial numbers of Irish. The names of early pubs in the suburb - such as the Loughmore Castle, Tam O'Shanter, Limerick Castle and Ayrshire - reflect community connections with Ireland and Scotland (*Sands & Kenny* 1860, *Sands & McDougall* 1870). Similarly, laneways and small cross-streets bear the names of places in Britain and Ireland, examples are Lancashire Lane, Loughmore Lane, and Scotia Street.

Between 1881 and 1891, the population of North Melbourne grew from 17,839 to 20,985, which was a relatively small increase compared to other municipalities. While it had a smaller population than other inner suburbs including Richmond, Collingwood and Fitzroy, North Melbourne had the highest density of population, with over 37 people per acre in 1890-91, compared with 35 in Fitzroy and 27 in Richmond, and 8 in Hawthorn (*Victorian Year Book* 1890-91: 216). By the time North Melbourne was annexed to the City of Melbourne in 1905, however, its population had fallen again, returning to 17,650 (*Victorian Year Book* 1904: 114). It remained, however, a very densely populated municipality, the second only to Fitzroy in the early twentieth century (*Victorian Year Book* 1904: 115).

As noted, North Melbourne had a significant Irish population, and during the nineteenth century it was said to be 'the most Irish locality' in Melbourne ('Irish', eMelbourne). Marriage and baptism records of the 1860s indicate that '73% of married, unskilled workers' in the area were Irish, and this proportion remained above 50% in the 1870s (Butler 1983 Volume 1: xi). A large gathering of the North Melbourne Irish Catholic community, believed to be in the main hall of the North Melbourne Town Hall, is shown at

Figure 25. This was in the period that the St Michael's parish was developing a significant presence in the suburb, culminating in the construction of the school (1918) and church (1907) on Hotham Hill.



Figure 25 Irish Catholic gathering, North Melbourne, c. 1900s
Source: City of Melbourne Libraries

Twentieth century changes

The demographics of the suburb slowly diversified through the early twentieth century, with the arrival of residents and business owners from Mediterranean Europe and China. However, the relatively small numbers of people from non-British backgrounds in North Melbourne in the interwar period is suggested by the 1930 edition of the *Sands & McDougall* directory. The directory gives unidentified listings of 'Italians', 'Maltese' and 'Chinese' at a number of properties; a refusal to list names demonstrating a tendency to see a migrant background rather than individual people, or the result of language barriers encountered during surveys for the directory (*Sands & McDougall* 1930).

Indeed, it was through businesses that the beginnings of North Melbourne's post-war diversity are demonstrated. Two of the more prominent Italian family names of the early part of the twentieth century could be seen in partnership of Fabbri and Gardini, wine merchants. The partnership was located at the southern end of Chetwynd Street, near the Queen Victoria Market, from the 1910s, starting in Blair Place before expanding from the laneway to the main street. A substantial showroom was constructed at no. 47-51 Chetwynd Street in c. 1927 (CoM BA Index 47-51 Chetwynd Street BA9892, 8 August 1927). The company became known for their Mount Buffalo vermouth, which the company manufactured from 1909. At the time of Bruto Gardini's death in 1934, it was noted that the immigrant from northern Italy was a 'leading member of the Italian community' (*The Argus* 6 January 1934: 18).

The effects of Australia's post-war migration scheme were also felt in North Melbourne, particularly the Displaced Person Scheme, which enabled assisted passage to refugees from Estonia, Latvia, Lithuania,

Poland, Ukraine, Czechoslovakia, Hungary and the former Yugoslavia in exchange for two years' contracted work from 1947 (Context 2011: 6-7). The Sands and McDougall directories of the 1950s and 1960s reflect a significantly more diverse community, with residents from Italian, Greek, Maltese and Eastern European backgrounds more common (*Sands & McDougall* 1950, 1960). Such were the numbers in these migrant communities that businesses, clubs and churches began to reflect their presence. These include the construction of the Ss Peter and Paul Ukrainian Cathedral in 1963 and the opening of the Lithuanian Club on Errol Street in c. 1965. Loco Hall began screening foreign language films by the late 1950s, and in the 1970s and 1980s was known as the Marconi Ballroom (or Marconi Hall, Figure 26) (Manne 2007, 'The lost picture palaces of North and West Melbourne'; *Sands & McDougall* 1974). By the 1980s, a popular Maltese café was in operation at the south end of Errol Street (Community consultation, 31 October 2019). North Melbourne's churches have also become important places for migrant groups of the late twentieth century, including the Vietnamese community (Community consultation, North Melbourne Language and Learning Centre, 27 November 2019). More recently, premises for the Czech and Slovak community of Melbourne have been opened at 497 Queensberry Street, offering both a language school and community venue.

From the late twentieth century and into the first decades of the twenty-first century, North Melbourne has undergone a process of gentrification, consistent with a broader trend in the traditional working class suburbs of Melbourne. Along with broader socio-demographic shifts in the population associated with movements in and out of the suburb, Traditional Owner consultation highlighted specifically how, for Aboriginal people, these trends manifested as yet another wave of movement of Aboriginal people from the suburb. Families that were part of the return of Aboriginal people to North Melbourne earlier in the twentieth century relocated to middle and outer suburbs as industries moved, including to the industrial west and south east of Melbourne, with the establishment of General Motors Holden in Dandenong, for example. For many Aboriginal people, this enabled them to move from crowded rented accommodation, often in rooming houses, to suburbs where they could aspire to own their own family home. Yet in the meantime, in the words of one Elder, Aboriginal people 'made their mark' on the suburb (Extent Heritage, Traditional Owner engagement, December 2019-April 2020).

The process of change continues today, with inflated property prices and the relocation or closure of older businesses seeing a further shift in the demographics of the suburb. The appeal of the locality has grown, with the nineteenth century character of North Melbourne and its wide streets and heritage streetscapes are highly valued by new and longer-term residents alike.

Places

- *Limerick Castle Hotel, 161 Errol Street (HO3)*: Corner pub established in 1860s, with Irish connection in name
- *St Michael's Primary School and Catholic Church, Brougham and Dryburgh streets (HO3)*: Catholic school and church with connection to local Irish community
- *Former Fabbri & Gardini warehouse, 47-51 Chetwynd Street (HO3)*: Large store built in 1927 for the wine merchants, Italian-born Fabbri & Gardini
- *Lithuanian Club, 44 Errol Street (HO3)*: Long-operating community centre and venue for post-war migrant community
- *Ss Peter and Paul Ukrainian Catholic Cathedral, 35 Canning Street (HO3)*: Substantial cathedral building of 1963, constructed for the Ukrainian community which increased significantly in the post-war period.



Figure 26 Ground floor of the Marconi Ballroom, 1984
Source: 753018, City of Melbourne Libraries

CHAPTER 4: NORTH MELBOURNE'S INDUSTRIES AND WORKFORCE

- Manufacturing
- Working
- Retailing

Manufacturing

For a predominantly residential suburb, North Melbourne has developed with a number of pockets of warehouses, small factories and other light industrial buildings. In the nineteenth century, industry and manufacturing tended to be located at the fringes of the suburb, at its east near the markets, and its west near the Moonee Ponds Creek. Small-scale workshops, such as bootmakers, were located throughout the suburb, where they could service the needs of the local community.

Early industry in the study area included brickworks on Boundary Road in the late 1840s, which were situated in the vicinity of what is now Mark and Sutton streets ('D84 – Dousta Galla, Plan of 48 Allotments marked in Portion 16 of Section No. 2', c. 1849, CPO). On Flemington Road, light industrial businesses and services reflected its use as a major route north-west from the city. This pattern was established early, with the 1860 *Sands & Kenny Melbourne directory* listing wheelwrights and farriers in a concentration near the Haymarket intersection. The importance of this road for travel from the city remained, and through the nineteenth century, the *Sands & McDougall directory* shows coach painters, saddlers, blacksmiths and coachbuilders as operating along the thoroughfare (*Sands & McDougall*, 1890). Set back from Flemington Road, James Howie's 'shoeing forge' at 2 Curran Street was constructed in 1889. Howie's property (Figure 27) combined both his residence and the forge, with the chamfered corner at Curran Street and laneway providing the entry to the workshop. The site was operated as a forge into the twentieth century, but by 1945, it was vacant, likely a victim of the shift from horse to car transport. Another combined residence and workshop was located at the corner of O'Shanassy and Leveson streets, where James Gardiner occupied a two-storey terrace house, with an attached pram factory from the late 1880s (*Sands & McDougall*, 1885, 1890).

A number of larger manufacturing or industrial operations were also established in the nineteenth century. Hugh Gracie's Hotham sawmill on Victoria Street was a prominent structure for the almost 20 years of its operation (Figure 28). Established in the early 1870s, it produced doors, sashes, mouldings and architraves, as well as apparently operating as ironmongers manufacturing galvanised iron and spouting, according to the painted signage on the timber building (*The Argus*, .17 June 1873: 1). The Melbourne Gas Company established an 'outpost' in North Melbourne on Macaulay Road near Boundary Road in 1887, with a substantial brick gas regulating house constructed, as well as gasometers, which were to dominate the skyline at the suburb's west ('VHR H1731 – Gas Regulating House', VHD).

King & King's drapery, clothing and furniture at Errol and Bendigo streets was a substantial complex by the end of the nineteenth century, although only the workshop on Bendigo Street remains. The *North Melbourne Advertiser* dedicated an effusive column to the enterprise in March 1890:

The business was one of the first started north of the city proper, and has grown and prospered with North Melbourne until it has attained its present size ... The trade carried on consists principally of three main branches, the drapery, the clothing, and last but not least, the furniture ... between 150 and 200 hands are

employed, varying according to the season. The building in which these are employed ... covers nearly an acre of ground ... the town of North Melbourne owes a heavy debt to them for circulating in our midst year after year such large sums of money (*North Melbourne Advertiser* 28 March 1890: 4).

King & King manufactured drapery, millinery, haberdashery, blankets as well as clothing and furniture, and the company had decided not to import goods for sale where they could be made locally (*North Melbourne Advertiser* 28 March 1890: 4). The scale of the complex can be seen on the MMBW plan with King & King's retail premises, factory, workshops and stores located on Errol and Bendigo streets and Lancashire Lane (Figure 29).



Figure 27 The former J Howie's shoeing forge and residence, c. 1970s
Source: City of Melbourne Libraries

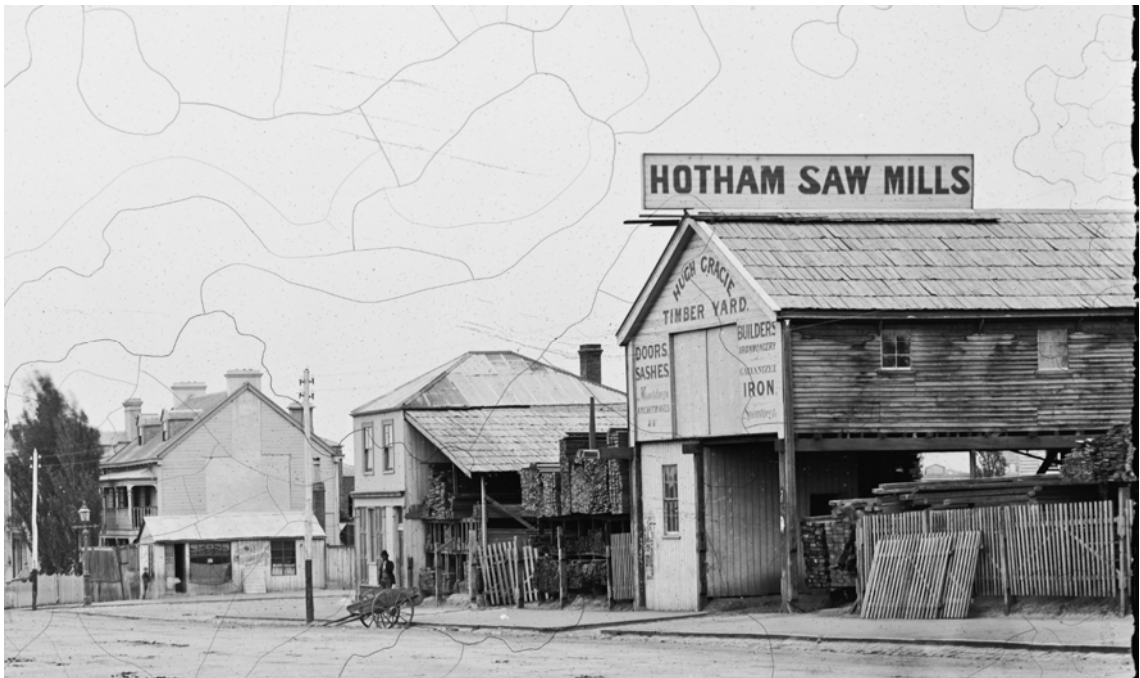


Figure 28 View of Hotham Saw Mills, Victoria Street, c. 1875
Source: American & Australasian Photographic Company, State Library of New South Wales

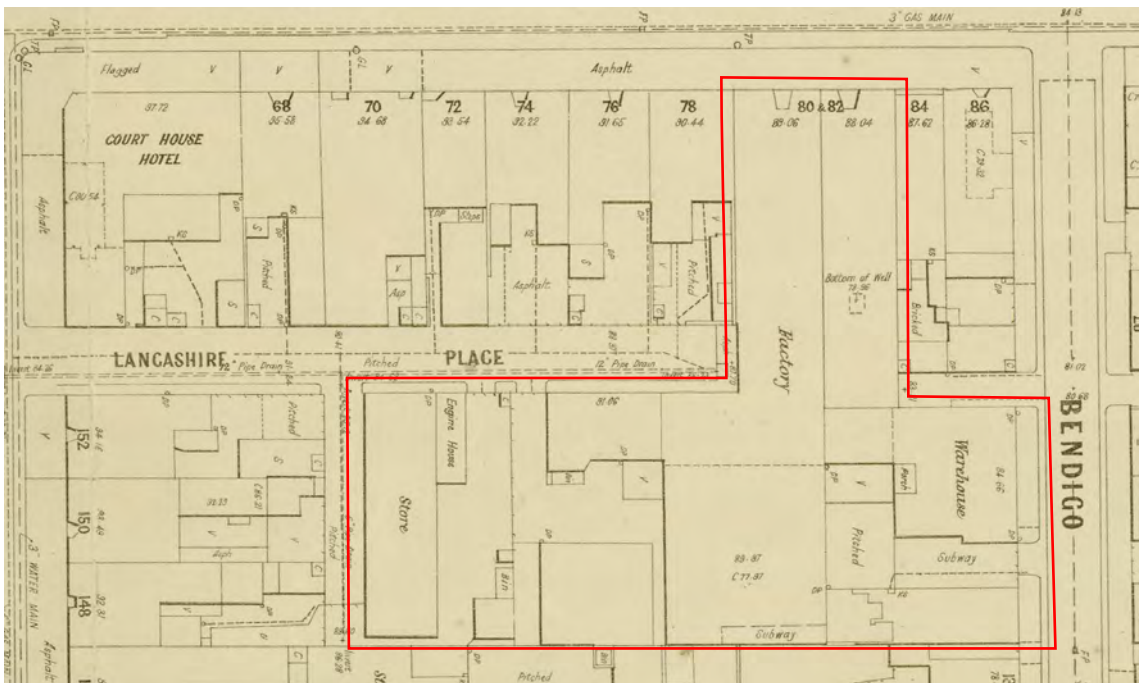


Figure 29 MMBW detail plan no. 759 showing King & King's premises fronting Errol and Bendigo streets, 1896, including factory, warehouse, store, and engine house (indicated)
Source: State Library of Victoria

From the early decades of the twentieth century, small-scale factories expanded through Melbourne suburbs, taking over sites which had previously been occupied by residences. These new buildings were often constructed on laneways, replacing numerous small dwellings with one larger brick building. In North Melbourne, for example, John McCabe's glass works was established at the northern end of Buncle Street near Flemington Road in c. 1900 (*Sands & McDougall*, 1895, 1900). The company went on to become J McCabe & Sons, and constructed a two-storey brick factory operating at the site into the 1940s (*Sands & McDougall*, 1945). Similarly, *The Herald* reported the 1912 opening of George Rath's substantial bakery premises on the small Purcell Street, just to the north of the suburb's main commercial centre. The factory represented a shift away from small-scale operations which had traditionally been attached to dwellings, to purpose-built baking manufacturing:

The latest methods in bread manufacture are provided for in the new factory ... On the ground floor is a bakehouse ... a mixing and manufacturing room, apartments for cool storage, packing, despatch and store rooms ... Care has been taken to arrange the apartments to provide convenience in working and facilitate the speed of manufacture ... (*The Herald*, 12 February 1912: 3)

North Melbourne was identified in 1909 as an 'important manufacturing centre', this reference was to particular areas in the suburb - the flour and biscuit factories in the suburb's west and industrial complexes, including agricultural implement works, in its east (*The Age* 5 November 1909: 8).

Such was the trend for property owners to demolish houses and offer sites for factory development, that in 1940, that concern was expressed by City of Melbourne councillors, and it was proposed to re-zone the suburb as residential only. However, others questioned the point of such an approach, 'when this suburb is already honeycombed with factories' (*The Age* 5 November 1940: 8). A letter to the editor of *The Age* reflected:

... it is difficult to understand how a far-seeing, thinking people have allowed this matter to go so far, considering the splendid location ... (*The Age* 22 November 1938: 10)

By the mid-1930s, the rise of factories within the suburb was also cited as a reason for the rise in 'slum pockets' (*The Age* 31 November 1939: 8). A number of residents wrote to *The Age* to complain about the way in which the Melbourne City Council had contributed to the situation. The Council's approach was criticised in the newspaper, in which it was noted:

The letters [from residents] constitute a temperate but emphatic condemnation of the City Council for allowing factories to be built in North Melbourne in residential areas while there is ample vacant land suitable for factories in other areas. It is feared that if the council continues to neglect the welfare of the residents ... and encourages the building of factories in residential areas, the residents will be driven out, and North Melbourne will become almost entirely a factory area with slum pockets scattered about in proximity to the factories (*The Age* 5 July 1938: 8).

However, factory and warehouse development continued into the post-war period. One example was the substantial brick factory of plumbers, J L Williams at 5 Provost Street. This was constructed in 1957, replacing two houses, one which fronted Little Provost Street (CoM Building Application Index, 5 Provost Street, 18 April 1957, BA38910). The building occupied the length of the block, resulting in three street frontages.

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

Places:

- *Residence and former forge, 2 Curran Street (HO3):* adjoining residence and corner workshop
- *Former King & King warehouse, 15 Bendigo Street (HO3):* Two storey warehouse of 1881
- Arden, Baillie and Provost streets: Mixed streetscapes of nineteenth century residences with interwar and post-war factories and warehouses

Working

In the nineteenth century, the working population of North Melbourne was diverse, comprising people employed in labour/industry, commercial/retail and professional occupations. While many ran small businesses within the locality, others were employed in industries and professions in neighbouring suburbs and the nearby city.

However, despite some notable exceptions in Hotham Hill, residents of North Melbourne were predominantly employed in the trades or labour workforce. The suburb was predominantly working class in nature, accommodating workers and their families associated with many diverse commercial, manufacturing and small and large-scale industrial and construction operations. In the nineteenth century, more than 70 percent of North Melbourne's male workers were employed in 'manual occupations' (Larson 1986: 31). The approximately 600 entries which comprise the Western ward of the 1875 rate books, and included streets such as Haines, Carroll, Brougham, Shiel streets and Flemington Road, show both the diversity of work undertaken by the suburb's occupants, and the relative lack of office or 'white collar' professions. Labourers (56), carters (33), tanners (30) and carpenters (25) were the most common occupations in this ward, with single entries for chemist, wheelwright, watchmaker, clothier and candle manufacturer. This compares with seven engineers, 14 clerks, four teachers and two civil servants (North Melbourne, rate books, 1875, Western Ward, rate nos 3166-3760, VPRS 5707/P3 PROV).

This continued into the late nineteenth century, with the occupants of a row of terraces at 461 to 483 Queensberry Street, owned by prominent local resident John Stedeford, including carpenters, a waiter, labourer, slipper maker, cab proprietor, tinsmith, broom maker, banker and a boarding house operator. Of the 12 properties in Scotia Street in this period, seven were occupied by labourers, with a bootmaker, joiner, saddler and folder also listed in the municipal rate books (North Melbourne rate books, 1890, Middle Ward, rate nos 1976-1988, VPRS 5707/P3 PROV). Likewise, residents of the south end of Chetwynd Street included a carrier, engine driver, traveller, barman, lithographer, boilermaker and a blacksmith (North Melbourne, rate books, 1890, Eastern Ward, rate nos 656-673, 1890, VPRS 5707/P3 PROV).

With a significant proportion of workers engaged in the construction industry, the sudden end of the building boom in the early 1890s impacted North Melbourne, as it did other inner suburbs of Melbourne. Numerous articles in the local and metropolitan newspapers discuss the 'work question' and in 1899, councillors passed a motion of sympathy recognising 'the intense suffering that prevails in our midst on account of the lack of employment' (*The Age* 10 May 1899: 6). Many of North Melbourne's residents relied on welfare and religious organisations for support during this period (see Chapter 7) (*The Age* 25 January 1894: 7).

Transport industries served as major employers of North Melbourne residents, including the tramways, but most notably the railways; with the south-west of the suburb in proximity to the railway yards and workshops (Butler 1983: *xiii*). The construction of the Loco Hall on Victoria Street, by the Federated Locomotive Engine Drivers, Firemen and Cleaners' Association in 1914, is evidence of a significant community of railway workers in the area in the early twentieth century (*The Age* 14 December 1914: 12). The opening of this hall, which could hold 1,500 people, was celebrated in December 1914 as an achievement of the trade union (*The Age* 14 December 1914: 12). A photograph published in the *Weekly Times* a few weeks later of a 'smoke night' shows the hall was well patronised (Figure 30).

While North Melbourne remained a predominantly residential suburb through the early decades of the twentieth century, numerous factories and warehouses were constructed alongside and within residential areas and these businesses are likely to have employed local workers. More broadly, the development of industrial areas in the west of the suburb and also in neighbouring Kensington would likely have also been a source of employment for North Melbourne residents. The suburb's workers were again impacted by the economic depression of the interwar period, with many seeking employment through sustenance work. The North and West Melbourne Unemployed Relief Committee was registered as a charity in February 1931, and had 800 people registered on its records (*The Age* 7 February 1931: 12).

While many workers were unionised and part of the broader movement to improve workers' conditions, more marginalised groups were likely to be employed in highly casualised sectors of industry. These included Aboriginal people, who tended to be employed in what one Elder describes as 'dirty work'. This included in North Melbourne's many tanneries, the meat market and adjoining Queen Victoria Market, abattoirs and 'skin sheds', with Aboriginal women likely to be hired as factory hands. Particular places mentioned in and around the study area include Gladstone's cake factory, the meatworks on Steele Street and the old metropolitan ice works on Smithfield Road, Kensington (Extent, Traditional Owners Engagement, December 2019-April 2020).

The construction of own-your-own flats and gentrification through the second half of the twentieth century has meant that many of North Melbourne's workers are no longer employed in the suburb. Rather its proximity to the central business district of Melbourne has seen a rise in workers engaged in more white collar professions residing in North Melbourne.

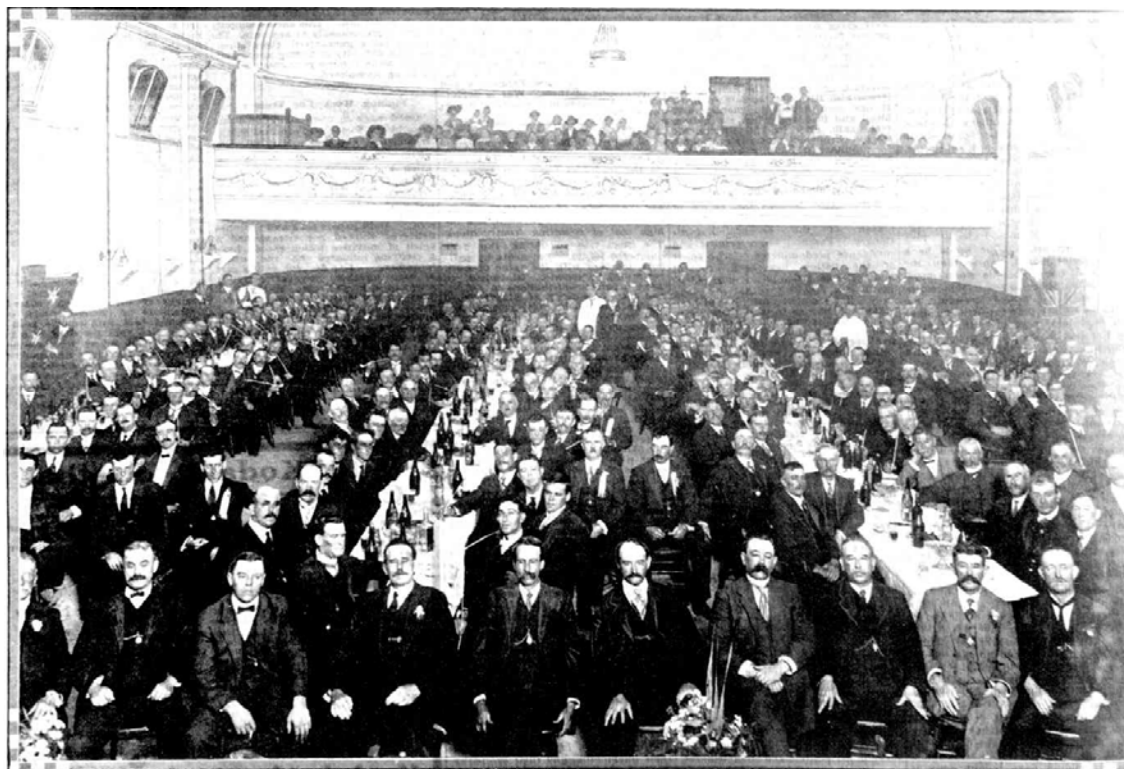


Figure 30 Smoke night at the newly opened Loco Hall, 1914
Source: *Weekly Times*, 26 December 1914: 28

Places

- *Nineteenth century workers' cottages and residences (HO3)*: Small residences throughout the suburb, which demonstrate North Melbourne's historically 'working class' character
- *Loco Hall, 570-578 Victoria Street (HO3)*: Substantial hall of 1914, constructed for local railway workers by the Federated Locomotive Engine Drivers, Firemen and Cleaners' Association

Retailing

The commercial heart of North Melbourne has long been concentrated on Errol Street, supported by businesses on Victoria and Queensberry streets. However, typical of nineteenth century life, numerous small service centres were located throughout the suburb, providing local residents with groceries and other daily necessities. The east-west thoroughfare Queensberry Street, which eventually extended from the Carlton Gardens to Laurens Street, was another early established commercial street, with a mix of retail businesses occupying it from the 1860s.

With its proximity to the market (now Queen Victoria Market), and Elizabeth Street, the heavily trafficked thoroughfare from the city, the Victoria Street end of North Melbourne developed a retail and commercial character through the second half of the nineteenth century. This is reflected in the *Sands & McDougall* directories, which shows concentration of shops on Howard and Leveson streets and to a lesser extent, on Chetwynd Street. The entries for the west side of Leveson Street between Victoria and Arden streets were almost totally commercial, and included fruiterers, butchers, bakers, confectioners, a watchmaker and the Hotham Arms hotel (*Sands & McDougall* 1860). Errol Street likewise had a similar assortment of small, specialised businesses, including the provision of food, as well as important

supplies for new residents of the locality, such as drapers and oil and colour merchants (*Sands & McDougall* 1860).

The early character of Errol Street can be seen in a photograph of the c. 1870s of the west side of the street at Figure 31. William Reddish's pawnbroking store is at right, with other small retail outlets, and Charles Atkin's druggist and 'chymist' premises at left (*Sands & McDougall* 1870). The Ellis Auction Rooms enterprise had been established by the 1880, operating from the site at 103-107 Errol Street into the interwar period (Figure 32) (*Sands & McDougall*, 1880 and 1920). The area's central role was cemented with the construction of the town hall in the 1870s, with the 1880s municipal building to the south incorporating shops to generate income for the council (VHR H2224 - Former North Melbourne Town Hall and Municipal Buildings VHD). In contrast, by 1890, Howard Street had shifted to a more residential street, however, Leveson Street continued to be occupied by commercial buildings.

Errol Street continued to be the commercial centre of the suburb through the twentieth century and into the twenty-first century (Figure 34). It drew visitors from other suburbs, with Friday nights particularly popular for socialising and family outings in the interwar period. The Salvation Army Band would provide entertainment for shoppers. The Fitzgerald Brothers' drapery and department store was another drawcard in the area (Figure 33), with a large new showroom at 44-50 Errol Street constructed in late 1897 (*Weekly Times* 1 January 1898: 24). The business was known for its mail order service, and was also an employer of many of the suburb's young women (Hotham History Project, June 2020).

Furthermore, women-owned or operated businesses in North Melbourne were not uncommon during the nineteenth century. The types of businesses which were run by women were typically in areas deemed more appropriate for women, including hospitality, hotels, and clothing outlets, such as the dressmakers in Victoria Street, operated by the Misses Jones (254 Victoria Street, Figure 35). Late nineteenth century suffragist and feminist Brettana Smyth took over her late husband's greengrocery in Errol Street (nos. 49 and 51), developing the business to a fancy repository, milliners and drapery (Kelly 1990, ADB; *Sands & McDougall*, 1880, 1890).

Places

- *Shops and residences, 237-259 Abbotsford Street* (HO3): unusual Victorian group of alternating shops and residences
- *Errol and Victoria street commercial sub-precinct* (HO3, sub-precinct recommended): historically the commercial and retail centre of the suburb, whose built form reflects this longstanding use, and renewal of built form



Figure 31 Reddish's buildings on the west side of Errol Street, near Queensberry Street (now 83 Errol Street)

Source: 756028, City of Melbourne Libraries



Figure 32 Ellis's Auction Rooms and Furniture Warehouse, Errol Street, c. 1900s

Source: 19330, City of Melbourne Libraries



A WELL-KNOWN DRAPERY ESTABLISHMENT IN NORTH MELBOURNE

Figure 33 The Fitzgerald Brothers, 'a well-known drapery establishment in North Melbourne'
Source: *North Melbourne Leader*, 17 July 1909, p. 29



Figure 34 Errol Street, 1964
Source: K J Halla, H36133/352, State Library of Victoria



Figure 35 Late nineteenth century photograph of women gathered in front of the Misses Jones' dressmakers shop at 254 Victoria Street
Source: John Etkins collection, H2005.34/216, State Library of Victoria

CHAPTER 5: GOVERNING NORTH MELBOURNE

- Municipal government
- Law & order: keeping North Melbourne safe

Municipal government

Unlike other City of Melbourne suburbs including Carlton and South Yarra, North Melbourne was an independent municipality for 45 years, a period which was to have a significant influence on the character of the suburb.

North Melbourne was designated as a separate ward of the Corporation of Melbourne, in late 1854 (*The Age* 8 December 1854: 5), and named Hotham Ward after the recently appointed Lieutenant-Governor of Victoria, Sir Charles Hotham. The boundaries of the ward, and the Corporation of Melbourne can be seen in a plan of the area prepared in the mid-late 1850s (Figure 36). The *Municipal Corporations Act* was passed in 1854, allowing for the establishment of local councils to oversee the administration of the suburbs. The first localities to act and form municipalities were East Collingwood, Prahran, Richmond and St Kilda ('Municipal Government, eMelbourne). In March 1858, approximately six years following the subdivision and sale of land in the suburb, a reported 1,500 residents of Hotham met to agitate for separation from the City of Melbourne, indicating an early level of political engagement by the local residents. Speakers focussed on a sense that the residents of North Melbourne were paying taxes to the Corporation of Melbourne, yet seeing no benefit. 'What had the Government of the City Council done for them ...?', asked one speaker (*The Argus* 30 March 1858: 4). A resolution was passed at this meeting:

That the experience of the civic management of the affairs of the Hotham Ward [North Melbourne], and its neglected condition, justify its inhabitants in moving a resolution to introduce a change, and therefore this meeting resolves to apply to His Excellency the Governor in Council to declare this ward as a separate municipality (*The Argus* 30 March 1858: 4).

Residents of the Hotham Ward continued to hold meetings and petition the government for self-governance, with discussions through 1859 on the proposed boundaries of the municipality, particularly the area between Flemington Road and the now Royal Parade. The Corporation of Melbourne was keen to retain control of revenue-raising facilities, such as market sites, as well as the manure depot. It was said at the time that these boundary changes caused 'wrath' in the men of Hotham' (*The Argus* 20 September 1859: 5).

On 30 September 1859, the Municipal District of Hotham was proclaimed. It was bound by Victoria Street at the south, Elizabeth Street at its south-east, Flemington Road at the north and the boundary of the Corporation of Melbourne at its west (Victoria Government Gazette, Gazette 155, 30 September 1859: 2048). This was a reduction in area when compared with the extent of the former Hotham Ward, and Hotham was the smallest of the municipalities, covering a mere 0.75 square miles (194 hectares) ('Municipal Government, eMelbourne). The first election of councillors was held in October 1859, with John Davies elected as mayor (McKay 2006: 97).

The municipal council was responsible for the maintenance of roads, waste management, reserves and drainage, with committees including parks and gardens, and public works. For their efforts, some councillors were remembered by the naming of streets and reserves in the suburb, including John Barwise (Barwise Street), and Gardiner Reserve, named after former mayor, James Gardiner (McKay

2006: x, 17, 42). Early issues considered by the Hotham borough council included renting temporary premises as municipal chambers, and advertising for a town clerk and town surveyor (*The Argus* 26 October 1859: 4). A deputation was soon made to the Melbourne City Council for the relocation of the manure depot, which was affecting the sale of land at the north-east of the municipality (*The Argus* 29 November 1859: 6).

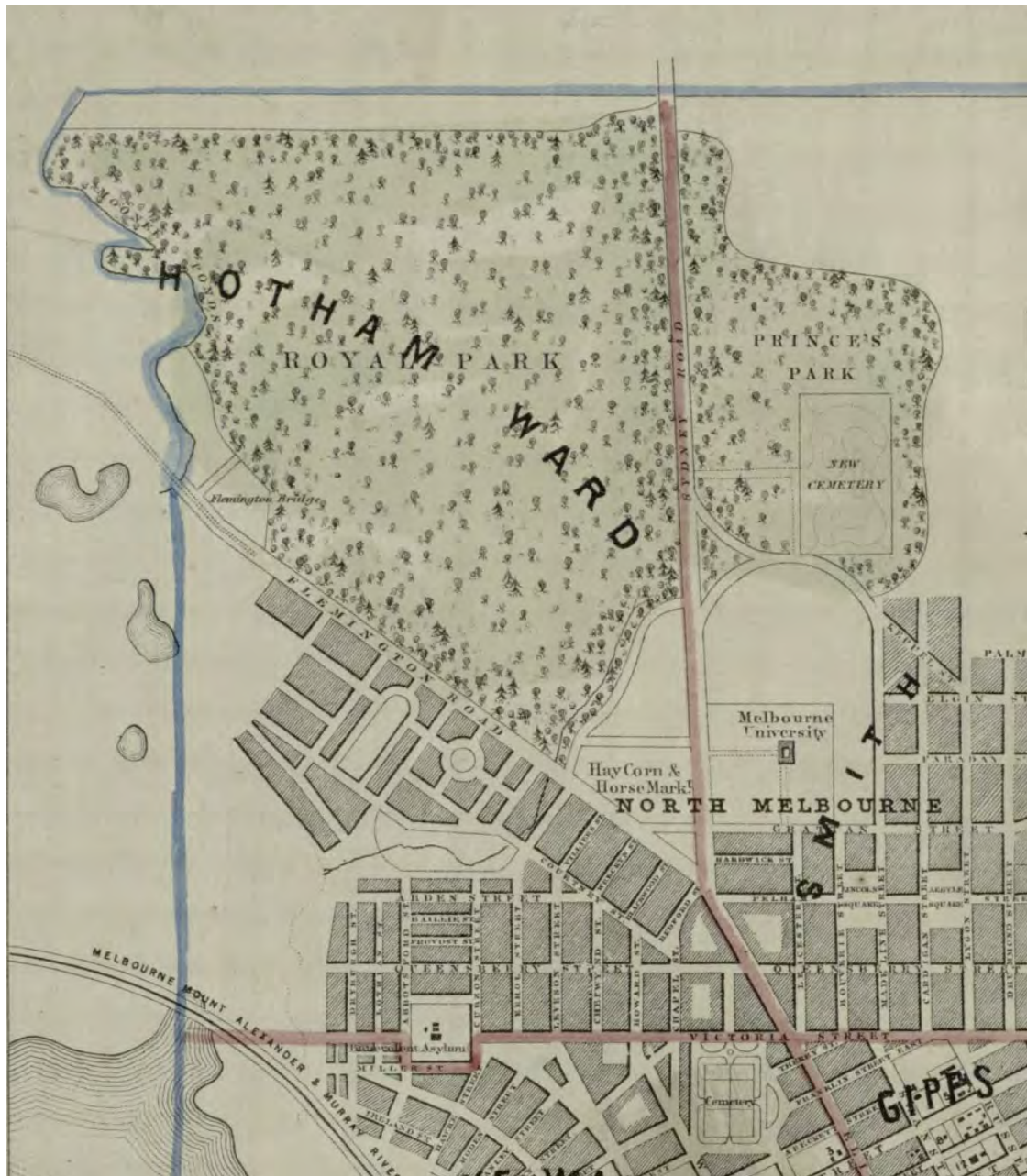


Figure 36 Plan of Melbourne, c. 1850s showing boundary of Hotham Ward (red lines) and the western boundary of the Corporation of Melbourne (blue line)

Source: Vale Collection, State Library of Victoria

Infrastructure works also took place through the nineteenth century, as the Hotham Council aimed to improve streets and drainage as the population grew. From as early as the mid-1860s, the council raised the prospect of constructing a drain from Royal Park to the West Melbourne swamp, to manage the creek that traversed the suburb (*The Argus* 17 August 1864: 7). By late 1866, it appears that these works were underway, with *The Argus* reporting that councillors had requested a further grant from the government to assist with the costs of the 'entire scheme to carry off the storm water from the Royal park ... the works constructed and in progress amount to £2,748 16s' (*The Argus* 18 December 1866: 1). The government representative was not sympathetic, and concern was expressed about the precedent of funding local municipal works (*The Argus* 18 December 1866: 1). The works continued for a number of years, it appears, as the 'Hotham drain' was also reported as being 'in course of construction' in May 1870 (*The Australasian* 7 May 1870: 20).

As a result of these works, the former creek that ran through the suburb broadly from Royal Park southwest into the West Melbourne Swamp (See Chapter 1) was channelled in the late nineteenth century using bluestone drainage, and today runs under the North Melbourne Primary School, through Errol Street Reserve, down Harris Street and Plane Tree Way. Its channelised course can still be recognised to a degree from the arrangement of these streets and parks (Figure 37). In this period, the council was also undertaking works to metal, kerb and channel the streets, as well as providing street lighting (*The Herald* 19 July 1864: 4).

The first town hall was constructed on an elevated site at the corner of Queensberry and Errol streets in 1862-63, and was replaced in 1875-76 by the present municipal complex designed by noted architect George Johnson (Figure 38) (VHR H2224 - Former North Melbourne Town Hall and Municipal Buildings VHD). At the ceremonial laying of the foundation stone, it was noted that the council had 'laid down' over 16 years:

14 ½ miles of metalled streets and roads, 19 ½ miles of kerbing and channelling and 14,314 square yards of pavement (*The Age* 3 May 1875: 3).

The new complex was opened little more than 12 months later, having 'risen in astonishing rapidity' (*Weekly Times* 1 July 1876: 15). On the prominent site at the corner of Queensberry and Errol streets, and with its 150-foot tall tower (45.72m), the 'handsome public building' was immediately a landmark. The building accommodated all council's services: large hall, offices for the town clerk, town surveyor, the rate collector, inspector of nuisances, mayor's room, committee rooms, post and telegraph office, courthouse and magistrate's offices (*Advocate* 1 July 1876: 16).



Figure 37. The original course of the creek flowing through the Study Area in comparison to its channelised course.



Figure 38 'Town Hall Hotham', c. 1876

Source: Wanda Berman collection, State Library of Victoria

In the mid-1880s, discussions were raised to change the name of the Town of Hotham to North Melbourne, in a period when a named association with the booming city was seen as advantageous (VA 3153, North Melbourne, agency description, PROV). Interestingly, Brunswick council and Carlton residents had also made claim to the name 'North Melbourne' (Dr R. Blanchard, Northern Advertiser, 'Northern History: When Hotham made the name change', 29 March 1973, via Hotham History Project). Brunswick's location 'due north' of the city and its increasing population were given as reasons why it was fairly entitled, but Hotham's existing association with the name - including an electorate, a railway

station and land surveys - were seen as equally sound argument. As the mayor, Samuel King, stated at a meeting on the matter, the 'name of North Melbourne linked them to a great and world-renowned city and they would never give it up' (*The Argus*, 21 January 1887: 7). In August 1887, the change to North Melbourne was officially gazetted (*Victoria Government Gazette* 26 August 1887: 2538).

In 1905, the Town of North Melbourne was incorporated back into the City of Melbourne as the Hopetoun (North Melbourne) ward (VA 3153, North Melbourne, agency description, PROV). The lead up to annexation was preceded by much deliberation:

The question, whether there is more to be gained by being part of the city or remaining a suburb ... is so manifest that it would be almost superfluous to discuss ... The advantages are so patent that all property owners must realise that union with the city would increase the value of their property, reduce the rates, and give them better light and thoroughfares... The Town of North Melbourne is suffering from an insufficiency of available rate money to carry out to the full the improvements claimed and deserved by those who pay their rates, because nearly one half of the revenue is absorbed in interest upon loans contracted in the boom period ... (*North Melbourne Gazette* 22 June 1900: 5)

Aside from the reported economic benefits that would come from annexation, the move to join the City of Melbourne appears to have also stemmed from what was known as the 'Greater Melbourne' movement. This movement dated from the late nineteenth century and advocated for a single municipal council for the metropolitan area, to streamline services. Although it was never instituted, it was 'favoured by the Melbourne City Council', although its only success on this front was the 'absorption' of the North Melbourne, Flemington and Kensington municipalities (eMelbourne, Greater Melbourne Movement).

North Melbourne initially became the Hopetoun ward of the City of Melbourne, and from the 1930s, the Hotham Ward (VA 3153, North Melbourne, agency description, PROV). With municipal services moving to the city, the North Melbourne town hall was adapted for a variety of alternative uses, including as offices for the Railway and Defence departments (*The Age* 11 December 1922: 8). From the interwar period, public access was reinstated with entrainment uses, including concerts, dances screening of films. The complex still stands as a strong reminder of North Melbourne's history of municipal self-governance.

Places

- *North Melbourne Town Hall, 52-68 Errol Street* (VHR H2224): Substantial municipal complex of 1875-76, with later extension, designed by architect George Johnson. It replaced the first town hall on this site
- *Gardiner Reserve* (HO3): Public park and playground, reserved as an ornamental reserve 1883 and a public park 1965, with installation of playground in the interwar period. Named after former North Melbourne mayor and councillor, James Gardiner
- *Harris Street and Plane Tree Way* (HO3, recommended individual Heritage Overlay): Avenue street plantings undertaken by North Melbourne council in early twentieth century

Law and order: keeping North Melbourne safe

Soon after the establishment of municipal government in North Melbourne, a number of services were established to maintain law and order in the suburb. The Hotham police court was in operation by 1860, hearing matters ranging from electoral roll revision, burglary, debt cases, assault, and stray animals (*The Argus* 27 June 1862: 4, 29 August 1862: 5, 19 September 1862: 4, 14 October 1864: 5). By 1870, a police station had been established in the suburb, adjacent to the court house in Errol Street (*Sands & McDougall* 1870), as part of a group of civic services with the early town hall. Both police and court services were accommodated within the new town hall. In c. 1895, a new purpose-built police station was constructed behind the town hall in Little Leveson Street. It comprised a two-storey residence and single-storey lockup flanking a central carriageway entrance.

In the late nineteenth century, crime - 'robberies, assaults and larrikinism', as well as murders - was 'rampant', and calls were being made for increased police presence in the suburb (*The Herald* 14 February 1891: 2). Crime was often exacerbated by alcohol, and the effect the economic downturn of the 1890s had on a predominately working-class community. 'Larrikinism', a term used to describe street brawling, petty crimes and assaults by groups of young men known as 'pushes', was also on the rise across the inner suburbs of Melbourne from the 1870s. One local 'push' that gained particular notoriety at the turn of the century was the Crutchy push or 'Crutchies', so named due to the use of crutches as weapons by its members (*North Melbourne Gazette* 10 March 1899: 3). While the term 'larrikin' currently implies a sense of harmless irreverence, during this period such groups were to be feared, and the newspapers regularly reported on the often misdemeanours of these groups:

A prominent councillor had complained of bands of youths marching along these thoroughfares at nights, to the annoyance of respectable citizens, whose property also suffered considerably from their depredations. Cross and Howard streets seemed to be infested by larrikins of the worse type ... streets fights and other disgraceful scenes ... which seemed to be of nightly occurrence (*The Herald* 21 May 1891: 2)

It is quite apparent to anyone whose business takes him into the streets of North Melbourne larrikinism prevails, and after dark gross indecency (*The Herald* 14 February 1891: 2).

Although larrikinism continued into the early years of the twentieth century, by the 1910s, it was remarked that larrikinism was 'dead', likely due to improved economic circumstances. Instead of assaults, members of pushes were by then instead said to be 'content to smoke and swear at the street corners' (*The Argus*, 19 March 1910: 21).

With court services pushed out of the former municipal town hall by the postal service in the early twentieth century, a new court house was constructed in the 1910s in Chetwynd Street, designed on 'modern lines' by the Victorian Public Works Department (*The Age* 31 May 1911: 11; *The Herald* 24 April 1912: 8). The proximity of the new court house to the police lock-up meant that there would 'no longer be any need to convey prisoners through the streets' (*The Herald* 24 April 1912: 8). As is the case with many such institutions in inner Melbourne, both the court house and lock-up have significantly negative associations for Traditional Owners, who further recalled the role of the 'green van' operated by the City of Melbourne in the twentieth century, which would 'pick up, delouse and lock up' people believed to be drunk (Extent Heritage, Traditional Owner engagement, December 2019-April 2020).

Fire was an ever-present risk in North Melbourne. The prevalence of timber buildings, particularly dwellings, in the densely developed suburb increased the danger of fire spreading quickly, and injury

and loss of life were not uncommon. A local Hotham Fire Brigade was in existence by the mid-1860s, and appears to have become formalised in 1873, when the council resolved that it should consist of a 'captain, foreman and six men' (*The Age* 25 November 1865: 5; *The Argus* 23 May 1873: 3). The fire brigade was initially located with the court and police services, but in 1893, an 'imposing and substantial' new fire station, with residential quarters, was constructed in Curzon Street (*North Melbourne Advertiser* 15 September 1893: 2).

Places

- *Former police station complex, 32-36 Little Leveson Street (HO3):* A red brick former police station complex of c. 1895
- *Former court house, 87-91 Chetwynd Street (HO3):* A modest Edwardian court house building of 1912, with Art Nouveau detailing, located in proximity to the earlier police complex
- *Former fire station, 100-110 Curzon Street (HO3):* A substantial Victorian and Edwardian complex comprising several building components, including, unusually firemen's residences

CHAPTER 6: CONNECTING NORTH MELBOURNE

- Pre-colonial routes
- Establishing pathways
- Linking North Melbourne by road
- Travelling by tram
- Establishing and maintaining communications

Pre-colonial routes

Contemporary Traditional Owners note that due to the study area being located on the shortest path between Royal Park and the Blue Lake, in the pre-colonial era Traditional Owners would have likely travelled through North Melbourne to move between those important places (Extent Heritage, Traditional Owner engagement, December 2019-April 2020). The presence of a creek that links these places further increases this likelihood, given the known use of valleyed landscapes as naturally-forming pathways (DuCros cited in Canning and Thiele 2010, 7).

Linking North Melbourne by road

North Melbourne is bounded by two main thoroughfares from the city: Flemington Road and Victoria Street, physically separating it from nearby suburbs.

The northern boundary of North Melbourne is Flemington Road, which evolved from an 1840s track to Geelong. It subsequently became a stock route to the Newmarket livestock saleyards, opened by 1859-60 (Murphy 2004: 32). A ford was located at this point and this was said to be 'the first firm ground above the marshes' on the Moonee Moonee Ponds, as it was then known (Lay 2003: 95). By as early as 1839, a bridge had been constructed over the waterway; this was known as Main's Bridge. The bridge was reportedly the first vehicular bridge in the colony (Lay 2003: 95). It was later described by pastoralist Alfred Joyce, who had travelled from Melbourne in the mid-1840s, as:

... a small temporary one [bridge] at the swamp on the Flemington Road called Main's bridge, which had been used by a contractor of that name for carting stone to the new gaol and the new, but now old, treasury (Joyce 1969: 31).

The bridge was upgraded by James Main in 1849, with funding from the government, before being replaced in 1851 by a more substantial bridge, likely the one shown in a c. 1851 sketch by William Jarrett, reproduced at Figure 39. Improvements were also made to the Flemington Road in May 1851 (*The Argus*: 15 May 1851: 4). These upgrades coincided with the increase of traffic associated with the gold rush period, as fortune-seekers headed north-west to the goldfields of Mount Alexander, Bendigo and Ballarat. By late 1852, real estate notices were pointing to Flemington Road as the 'direct route to all the gold fields' (*The Argus* 11 November 1852: 4). The Country Roads Board began funding further improvements to the road in 1853 (Lay 2003: 94).

The Kearney map of 1855 (Figure 40) shows the cluster of buildings near Flemington Bridge, including hotels, a church on the Parkville side of the road, and a police reserve. It is unclear, however, if the police reserve was ever used or gazetted and its inclusion in this map may have been indicative of a short-lived intent for a reserve at this site. A new bridge was constructed over the Moonee Ponds Creek in 1868, as well as 'great improvement in the approaches to the bridge' and the removal of the toll gate (*Leader* 4 July 1868: 10). The works also considered the problems arising from the frequent creek

flooding, with a flood culvert constructed to 'afford relief to the bridge in the event of any unforeseen pressure' (*Leader* 4 July 1868: 10).

The south-eastern end of Flemington Road was – and remains - an important and highly trafficked junction, known as the Haymarket, where Elizabeth Street North, Royal Parade and Flemington Road converge. Although located in Parkville, the Northern Market was located at this end of Flemington Road, operating both as a haymarket and cattle, horse and pig market (VHR 'H1920 – Northern Market Reserve Wall', VHD).

While the City of Melbourne (Parkville) side of Flemington Road was given a boulevard treatment by the mid-1890s, this was not the case on the North Melbourne side. The MMBW detail plans (Figure 41) show median plantations on the north side of the road, whereas, perhaps due to the poorer economic situation of the municipality, only a single row of street trees is shown on the North Melbourne side. In terms of built form, Flemington Road developed as a predominately residential street, with a mix of villas and terrace rows, with the expansive Royal Park opposite. The road continues as a major and heavily trafficked connector and has more recently become an access point to the CityLink tollway.

The suburb's southern boundary, Victoria Street, developed as a predominately commercial street. The siting of the Melbourne Benevolent Asylum at its western end prevented it becoming a major thoroughfare. Figure 42 shows the Victoria Street streetscape in the 1870s, with residences located on the more elevated section of the street, and shops closer to Errol Street. The asylum is a very clear termination point of the road. Following the closure and demolition of the asylum in the early twentieth century, the two sections of Victoria Street were connected and traffic could travel in a straight line for over six kilometres from Munster Terrace, North Melbourne, past Carlton, Fitzroy and Collingwood to the Yarra River.

The suburban streets in North Melbourne were generally surveyed in the mid-nineteenth century on a straight, grid-like pattern, their direction informed by the alignments of Flemington Road and Victoria Street, rather than the undulating topography. As the suburb developed, laneways were formed parallel or perpendicular to the main streets, allowing right-of-way access for nightsoil operators, or to connect between streets. The wide streets were characteristic of the suburb, particularly the north-south streets. This width enabled the planting of street trees and generous medians by council in the twentieth century. Acutely angled junctions, such as at the intersections at the north end of Errol Street, were developed as small parks and reserves. In the twenty-first century, these reserves have been expanded into the road reserves, creating green spaces and playground areas for local residents.

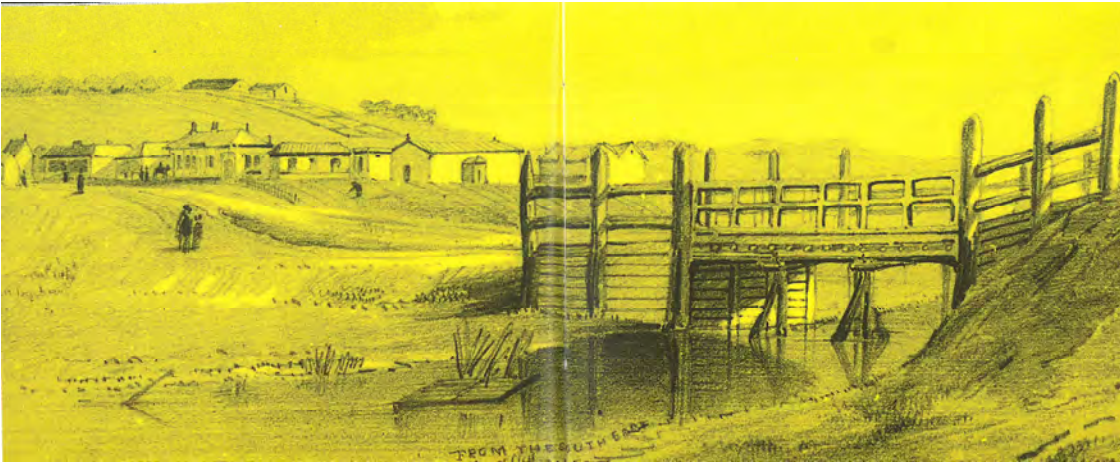


Figure 39 Timber bridge over Moonee Ponds Creek, as sketched by William Jarrett, 1851
 Source: William Jarrett, 'Flemington, 1851, from the South East', Mitchell Library, State Library of New South Wales, as reproduced in Michael Cannon, *Melbourne after the gold rush*, Loch Haven Books, 1993



Figure 40 Detail of James Kearney's map, 'Melbourne and its suburbs', 1855, showing early development around Flemington Bridge
 Source: State Library of Victoria



Figure 41 Section of Flemington Road, MMBW detail plan no. 740, 1897, showing median plantations (indicated by blue shading) on the City of Melbourne (Parkville) side of the road and line of trees to North Melbourne side (indicated by red shading).
Source: State Library of Victoria



Figure 42 View west down Victoria Street from Chetwynd Street towards the Benevolent Asylum, c. 1875
Source: FL1249178, American & Australasian Photographic Company, State Library of New South Wales

Public transport

The Melbourne Omnibus Company was established by Francis Boardman Clapp, William McCulloch and Henry Hoyt in 1869. It was registered as a company in February 1869 for the 'purpose of providing omnibus accommodation for the public' (*The Argus* 22 February 1869: 6). The omnibus services were an immediate success, offering 'regular timetables and cheap fares' (Keep 1973: 25). In July 1869, a newspaper report noted that the company had purchased new carriages and constructed large stables at the corner of Brunswick and Johnston streets, Fitzroy, which could accommodate 200 horses (*Bunyip* 3 July 1869: 3). The success of the operation led to the expansion of the services throughout the inner suburbs. The company purchased a site in North Melbourne for stables in 1873 (*The Argus* 17 September 1873: 5). Building works commenced immediately, and the 1874-75 rate books record the site as 'brick and wood stores, stables and office', owned by the Melbourne Omnibus Company and valued at a NAV of £300 (Hotham, rate books, 1874-5, Western rates, rate no. 3718, VPRS 5707/P3, PROV). With the completion of the cable tram network through the mid-late 1880s, however omnibuses became obsolete, and the company sold the stables site in 1888 (*The Australasian* 17 March 1888: 54).

Cable trams used a system of continuously rotating cables situated between tram tracks, onto which the trams would 'grip', propelling them forward (VHR, 'H0988 - North Melbourne Cable Tramway Engine House and Cable Tram Track Formation', VHD). It appears that North Melbourne's representatives had to argue for the extension of the cable tram network to include the suburb, with the tramway company suggesting horse trams as an alternative due to costs of constructing the cables. Likewise, the route of the tramway was contested, with a deputation of retailers from Errol and Victoria streets presenting an argument to the mayor against any change of route away from the commercial centre of the suburb. One shopkeeper stated:

[The change] would seriously affect the interests of local business people as well as the convenience of the public (*North Melbourne Advertiser* 18 June 1887: 3).

The North Melbourne cable tramway opened in March 1890, the line's green trams travelling from Flinders Street to Flemington Bridge (Figure 43) (*The Argus* 4 March 1890: 5).

It was even predicted by 'several' businessmen that the tram would:

... increase considerably the value of property on Hotham Hill ... and now that tenants can travel comfortably from Flinders street to their door, houses on the Hill should let well (*North Melbourne Advertiser* 7 March 1890: 2).

With the arrival of cable trams in North Melbourne, infrastructure was required to support the new form of public transport. The cable tram engine house on the corner of Queensberry and Abbotsford streets was constructed in c. 1890, likely to a design by the Melbourne Tramway Trust's architect, Robert Gordon. The route was electrified in 1935, and the present West Maribyrnong no. 57 tram follows this earlier route through North Melbourne (VHR, 'H0988 - North Melbourne Cable Tramway Engine House and Cable Tram Track Formation', VHD).

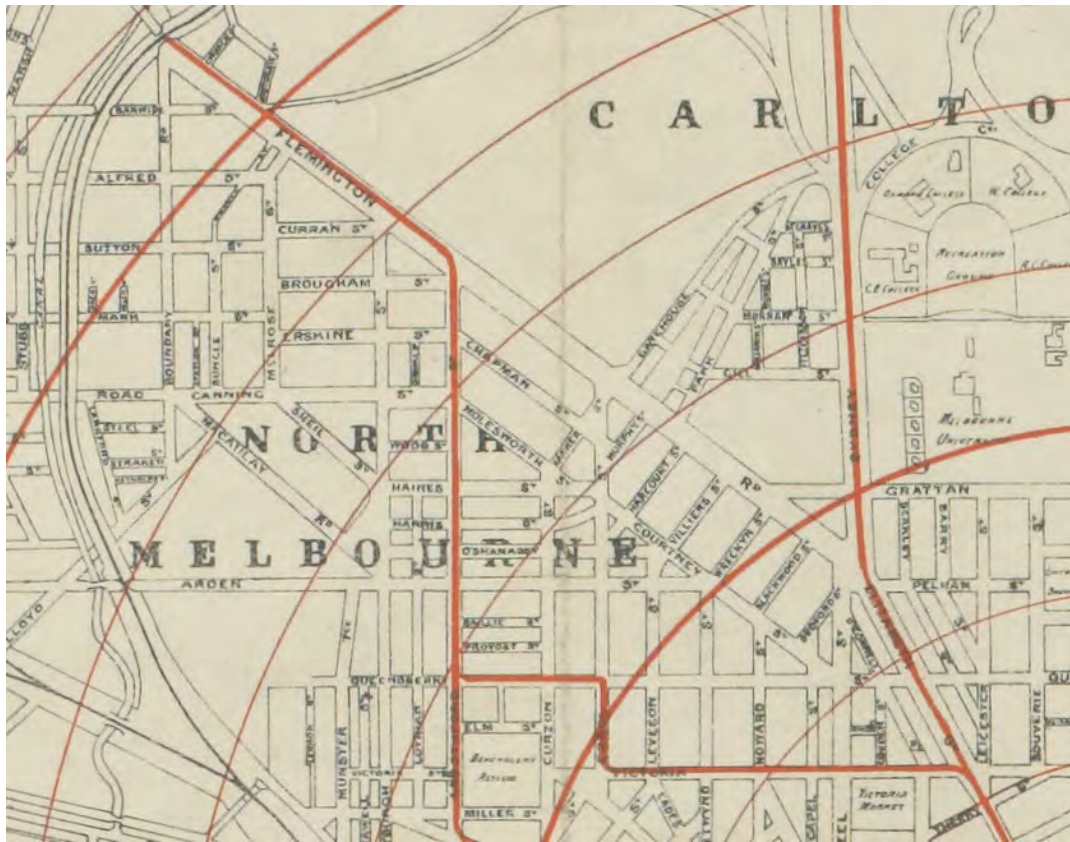


Figure 43 Detail of Sands & McDougall map of Melbourne, c. 1896, with cable tram routes in North Melbourne shown as red lines
Source: State Library of Victoria



Figure 44 View of south side of Queensberry Street between Abbotsford and Lothian streets, with cable tram engine house at left
Source: H36133/308, K J Halla, State Library of Victoria

Postal service

The first post office in North Melbourne was established by printer and stationer John MacGibbon in his Errol Street premises in 1855, although initially the service was limited to the sale of stamps and holding letters for collection (*The Argus* 25 October 1860: 4). After transferring his business to a newly constructed building at the corner of Queensberry Street and Lancashire Lane in c. 1858-60 (Figure 45), he was appointed Postmaster of Hotham in 1860 (*Sands & Kenny* 1858; *The Argus* 25 October 1860: 4). MacGibbon continued to hold this role until 1885, including transferring the business to the new post office in the town hall complex (*The Argus* 25 October 1860: 4). The new premises for the postmaster and his family were described in 1876:

The post and telegraph offices are entered from Errol street, for which there are apartments measuring 28 feet by 18 feet, with a back office and a private room for the postmaster. Upstairs are five rooms, intended for the occupation of this office and his family, which are conveniently arranged (*Advocate*, 1 July 1876: 16).

Within 12 years, however, complaints were being made about the 'wretched accommodation' for the crowded post office (*North Melbourne Advertiser* 22 August 1890: 2). Likewise, when postal services were transferred to the Commonwealth following Federation, the new Postmaster-General's Office was 'not favourably impressed' with the town hall post office, and looked to alternatives within North Melbourne (*The Argus* 16 January 1911: 10). Alterations were made to the old court house within the town hall complex to provide more space for the post office. A new court house was constructed on Chetwynd Street. The *North Melbourne Courier and West Melbourne Advertiser* complimented the new offices as 'ample and commodious' (*North Melbourne Courier and West Melbourne Advertiser* 21 July 11: 2). The post office continues to operate from this site.

A post office was also established on Hotham Hill, as early as 1894, following requests from local residents for more services in this part of the suburb (*North Melbourne Advertiser* 27 June 1890: 2; *The Argus* 20 March 1894: 7). It was located at 37 Melrose Street, and was reaccommodated in the Melrose Street shopping strip, when this area was redeveloped by the HCV in the 1960s (*Sands & McDougall directory*, 1930, 1974).



Figure 45 First Hotham Post Office, 518-520 Queensberry Street, 1860s
Source: 18895, City of Melbourne Libraries

Places

- *Flemington Road*: major highway which has evolved from an 1840s track
- *Former Cable Tram Engine House* (VHR H0988): Brick engine house, which houses engine and machinery to operate the cable tram system between 1890 and 1935
- *518 Queensberry Street* (H03): One of a pair of two-storey shops and residences of c. 1860, which housed the first Hotham Post Office

CHAPTER 7: COMMUNITY LIFE

- Religion and places of worship
- Welfare
- Education
- Hotels and temperance

Religion and places of worship

Religion has long played an important role in the lives of North Melbourne residents, and has shaped the built form of the suburb from the mid-nineteenth century and through the twentieth century. Between the first sales of 1850s and 1875, when the subdivision of Crown land across Hotham had been completed, parcels of land were reserved from sale for use by religious denominations. This included the Church of England and the Wesleyan Church on opposite sides of Howard Street in the earliest survey of North Melbourne; an island site for the Presbyterian Church bounded by Queensberry, Elm, Union and Curzon streets; and a school for the Catholic Church, at the corner of Dryburgh and Arden streets. The St Mary Star of the Sea complex was located nearby, on the West Melbourne side of Victoria Street, and serviced the local Catholic community.

The Church of England and Wesleyan reserves were permanently gazetted in 1854 and 1855 respectively. The first church on the St Mary's Anglican site was constructed in November 1853, a prefabricated corrugated zinc structure, which due to its highly uncomfortable environment was given the vivid nickname the 'Dutch Oven' (Figure 46) (Rickard 2008: 4). As the population of the suburb, and the local parish, increased, the need for a more substantial church grew. The foundation stone for the extant bluestone church was laid in October 1858. The architect for the new church was Lloyd Tayler, and it was one of his first big commissions. Tayler later became a well-respected and prolific architect, designing major commercial, residential and institutional buildings both throughout Victoria and interstate (Trethowan in Goad and Wills, 2012: 688-689). The church was built in stages, being mostly completed by 1868, however, notably the spire element included in Tayler's original design was never constructed. Despite the substantial size of the church, *The Argus* noted in 1868 that the congregation was 'with perhaps one or two exceptions, the least wealthy of any within the neighbourhood of Melbourne.' (*The Argus* 31 August 1868: 6).

Construction of a church building commenced in the late 1850s on the Presbyterian Church site on Curzon Street (Figure 47); this replaced an iron schoolhouse that had been used by the congregation since the mid-1850s. Architect John Donaldson's plans for a modest gable-roofed bluestone building were accepted, and the church was constructed by contractor Thomas Cattananch and opened in November 1859 (Robertson 1904: 24). A two-storey brick manse was constructed in 1868. By the late 1870s, the congregation had grown to such a size that increased accommodation was required. Rather than add to the 1859 church, it was pulled down, and the materials used to construct a church hall in Elm Street. The new brick church, with space for 1,000 people, and an imposing spire, was designed by architect Evander Mclver (VHR, 'H0007 – Former Presbyterian Union Memorial Church Complex', VHD).

The Wesleyan (Methodist) community also had a strong presence in early North Melbourne. The Wesleyan Church reserve, on the north-east side of Queensberry and Howard streets, provided for a church, school and dwelling on the triangular site (M314(13) North Melbourne Parish of Jika Jika, Central Plan Office). A school and church were established by the mid-1860s (*Sands & McDougall* 1865), with the prominently located stone church designed by Thomas Taylor (Hotham History Project, June 2020).

The early church was described as ‘primitive’ and underwent significant works in the mid-1870s, giving ‘an air of elegance’ (*North Melbourne Advertiser* 12 February 1874: 2). It was in this period that a separate congregation was established in Brougham Street, with a new bluestone chapel constructed. However, although there had been a ‘very large congregation in the North Melbourne Methodist Church’ in the nineteenth century, it diminished in numbers by the early twentieth century. It was noted that the ‘large decrease’ was due to many Methodist families moving from North Melbourne to the ‘suburban residences’ (*North Melbourne Courier and West Melbourne Advertiser* 13 April 1906: 2). By the mid-twentieth century, the church in Queensberry Street had been demolished and replaced with a large warehouse, although the chapel building remains on Howard Street (Airspy 1946 H91.160/741 SLV).

While Methodism declined in North Melbourne in the twentieth century, the suburb’s strong Irish community saw Catholicism grow, both in numbers and buildings. By 1916, the population of North Melbourne was 17,000, of which 50 % were Catholic (*Spectator and Methodist Chronicle* 11 February 1916: 179; Context 2012: 78). A new school and church were constructed Hotham Hill, with the substantial St Michael’s Church opened in 1907, designed by architects Grainger, Kennedy and Little (*Advocate* 23 November 1907: 20; *The Argus* 10 June 1907: 8). Of note, the elevated site had been purchased by the congregation, rather than it being grant through a government reserve.

Although just outside North Melbourne, the former Baptist Church that once stood near the junction of King, Victoria and Errol Streets is remembered by Wurundjeri Elders as the site of the wedding of William Barak’s grandniece, Julia Nevin (also known as Princess Bullum Bullum), to William Jones on 21 November 1936. The couple subsequently lived in Balston Street, North Melbourne. The wedding was reported as follows:

To the accompaniment of ... music supplied by a gumleaf band and the singing of an Aboriginal song, Boora Yara Yumna, an Aboriginal princess, Bullum Bullum, whose name means butterfly, was married to-day (*Sunday Mail*, 22 November 1936, p. 1.).

The cake was adorned by a boomerang, and the honeymoon took place in the Upper Yarra, where it is noted ‘King Barrak, the bride’s great-grand uncle, was married in that same locality over 90 years ago’ (*Sunday Mail*, 22 November 1936, p. 1.).

Aside from the regular act of worship, religion was often the basis for community connections within North Melbourne. Church events, including dances, fundraisers, fetes, talks and prayer groups through the year provided a structure within which the community could form bonds and socialise. The social outreach and support programs of the churches have been critical in times of economic downturn, particularly in the 1890s and the Great Depression of the 1930s, when North Melbourne suffered high levels of unemployment. In the late 1920s and early 1930s, large Friday night social gatherings were held in parish hall at St Mary’s: these included singing and activities to improve people’s wellbeing (‘H0010 St Mary’s Church of England,’ VHD). In 1946, St Mary’s became the first church in the Melbourne Diocesan Centre, established ‘for the purpose of strengthening church work in crowded inner suburbs’ (Rickard 2008: 92).

The post-war diversification of North Melbourne is evident in the development of additional places of worship. One of these was a new Catholic cathedral for the Ukrainian community (*Sands & McDougall* 1950, 1960), designed by the Spanish-born Salvador Camacho Bracero of architectural practice, Smith & Tracey. The Ss Peter & Paul Ukrainian Catholic Cathedral was completed by early 1963, and blessed by Bishop Ivan at Easter, 14 April 1963 (Figure 48) (Babie 2007: 39). It continues to be used by the

Ukrainian Catholic community. Likewise, late twentieth century migration patterns have seen shifts in demographics of North Melbourne churches, including St Michael's Catholic Church, Brougham Street which has become an important place for Vietnamese priests and nuns (Community consultation, North Melbourne Language and Learning Centre, 27 November 2019). Since the 1990s, the Central Chinese Baptist Church has operated from a former office building in Capel Street.

Places

- *St Mary's Church of England, 408-434 Queensberry Street (VHR H0010)*: Early church complex in North Melbourne, with the bluestone church building opening in 1860
- *St Michael's Catholic Church, 456-474 Dryburgh Street (HO3)*: Substantial c. 1907 Catholic church, which is demonstrative of importance of Catholic Church in North Melbourne
- *Ss Peter and Paul Ukrainian Catholic Cathedral, 35-37 Canning Street (HO3)*: Imposing and significant cathedral of the 1960s, built for a post-war migrant community



Figure 46 Illustration of St Mary's Church of England, c. 1862. The Lloyd Tayler designed church is at right, shown prior to the additions of the 1860s.

Source: James Butler, H2134, State Library of Victoria



THE BLUESTONE CHURCH,
Erected 1859; Pulled down, 1878.

Figure 47 Original Union Presbyterian Church, Curzon Street, c. 1860s
Source: Reproduced from James T Robertson, *Union Memorial Presbyterian church, North Melbourne, jubilee history: a brief retrospect of the years 1854-1904*, North Melbourne, 1904, p. 27.



Figure 48 Perspective drawing of the Ss Peter and Paul Ukrainian Catholic Cathedral, Smith and Tracey, architects
Source: Reproduced in *Cross-Section*, 1 July 1962, p. 3.

Welfare

The role of social welfare and charitable institutions in North Melbourne has been significant over its history and it is a theme that continues to play an important role in the character of the suburb to this day.

The first permanent building in North Melbourne was also its first welfare place.² The substantial institution, the Benevolent Asylum, was established prior to the survey of North Melbourne, before the gold rush period of the 1850s, and indeed earlier than the separation of the colony of Victoria from New South Wales. With the nascent town's population increasing through the 1840s it became clear that support and welfare services were needed. A number of welfare groups had been set up during the 1840s, but only one provided accommodation to those in need, and although New South Wales could provide support in extreme cases, a local welfare institution was required. In 1848, following a request from the Superintendent of the Port Phillip District, Charles La Trobe, to the Governor Charles FitzRoy, the government agreed to supply £1,000, to be matched by local subscriptions, and to grant a site for the construction of an asylum (Kehoe 1998: 14). In September 1849, it was announced that an application would be made for 'a reserve of ten acres on the hill overlooking the junction of the Moonee Moonee Ponds (Moonee Ponds Creek) and the Salt Water Lagoon (West Melbourne Swamp), for the purpose of erecting a Benevolent Asylum' (*The Argus* 14 September 1849: 2).

The Argus observed that:

The site selected is about the most magnificent that could well be imagined, the view being not only most extensive and beautiful in the extreme, but peculiarly eligible for a public building, from the fact of its commanding every entrance to the city, North, South, East and West, as well as forming a most prominent object of observation from the Bay (*The Argus* 6 September 1849: 2).

The site terminated what became Victoria Street at Curzon Street, a situation that would later lead to calls for its relocation to allow the major east-west thoroughfare to continue further west. In November 1849, the Victorian Benevolent Society was formed, with its stated aims to 'relieve the aged, infirm, disabled, or destitute, of all creeds and nations, and to minister the comforts of religion' (Kehoe 1998: 14). After the design of architect Charles Laing was selected, the foundation stone of the building was laid on 24 June 1850, declared a public holiday for the purpose. The two-storey building was completed in mid-1851, and the first occupants arrived in November that year (Kehoe 1998: 19, 22). Its prominent siting and imposing form were consistent with a colony that took pride in its apparent generous approach to the welfare of its poor.

The building (Figure 49) was opened just prior to the commencement of the massive influx of immigrants to Victoria during the gold rush. While fortunes were made for some, for many the gold rush proved to bring on significant hardship, and although the Immigrants' Aid Society would assist many new arrivals, pressure on the Benevolent Asylum increased through the nineteenth century, commensurate with the rise in population of the colony. Additional wings were constructed during the 1850s to accommodate the numbers applying for assistance, many of whom were single men. It was renamed the Melbourne Benevolent Asylum in 1868 (Hotham History Project, June 2020).

² Information on the Melbourne Benevolent Asylum has been primarily drawn from Mary Kehoe, *The Melbourne Benevolent Asylum: Hotham's premier building*, Hotham History Project, North Melbourne, 1998.



Figure 49 View of Benevolent Asylum, c. 1870, at intersection of Victoria and Curzon streets
Source: D McDonald, photographer, H4249, State Library of Victoria

When the building was completed in 1870, it held 616 beds, an increase of over 500 beds from its first stage of construction in 1850-51. The 1890s economic depression again saw pressures on the asylum's limited number of beds, with hundreds turned away (Kehoe 1998: 21, 30, 64).

Along with more recent arrivals to Melbourne, the asylum provided accommodation to local Aboriginal people. The site is culturally significant to some local Traditional Owners as the place where notable Boon Wurrung clan-head, Derrimut, spent his final days before his death on 11 March 1864, following his transfer from the Melbourne Hospital (Clark 2005, 121-3). It was also noted by a Boon Wurrung Elder as the place where Boon Wurrung man Eric Briggs, grandfather of tennis player Evonne Goolagong Cawley AC MBE, died (Goolagong and Collins, 1975: 65; Extent Heritage, Traditional Owners engagement, December 2019-April 2020.).

By the 1870s, a combination of land values, limit in space and potential health hazards of the building, led the asylum's committee of management to investigate relocation to a more spacious site away from the city. The local community and the North Melbourne council also complained about the perceived and real health risks and reputational damage of the asylum's location in the now well-established suburb. It was not until the early 1900s, after years of negotiations, that legislation was finally passed allowing the sale of the site and the move of the asylum to Cheltenham (Kehoe 1998: 58, 66). The last occupants left the asylum in early 1911, with demolition of the buildings by Whelan the Wrecker occurring soon after (Figure 50) (*The Herald* 30 March 1911: 8).



Figure 50 Whelan the Wrecker demolishing the Benevolent Asylum buildings, 1911
Source: Sydney Arnold & Co, H35792, State Library of Victoria

The *Weekly Times* reported on the mixed feelings of the departing residents, many of whom had been accommodated at the site for many years:

The scene was one that no one could view without mingled feelings in which sadness predominated ... Some are so old and feeble that they took little interest even in so momentous a break in the monotony of their lives, but others sat up and smiled cheerfully as they thought of the pleasanter quarters by-the-sea ... Others shed tears at leaving the gloomy and antiquated, but presentable building that had sheltered them for so long (*Weekly Times* 1 April 1911: 14).

The Benevolent Asylum site was subsequently subdivided and sold for residential purposes, allowing the two sections of Victoria Street to finally be connected.

Although the Benevolent Asylum was the most prominent institution in North Melbourne, other charitable groups have also had an impact on the suburb. A number of other charities established a significant presence in North Melbourne, an indication of the growing need and ever present vulnerability of the population of North Melbourne.

The Salvation Army established an early and substantial complex on Arden Street in 1883. The hall was one of the earliest constructed in Australia, and at the time was reportedly the second largest outside of London (Lewis 1991: 54). The Salvation Army's outreach work saw it provide 'no questions asked' meals from its kitchen in North Melbourne during the Depression (*The Herald* 14 August 1929: 8). Among those for whom the Salvation Army provided services through the Depression period and in the post-

war years were Aboriginal families. Contemporary Traditional Owners recalled that in the mid-twentieth century a lot of Aboriginal people used to congregate at the complex, and indeed a number 'wore the [Salvation Army] uniform' (Extent Heritage, Traditional Owners engagement, December 2019-April 2020). It was similarly noted that some Traditional Owners were baptised at the Salvation Army citadel (Lewis 1991: 54).

The Melbourne City Mission had been established in the 1850s, and expanded its services in North Melbourne in the twentieth century. Such was the demand, that in 1926, new premises (Figure 51) were constructed, reflecting the 'extension of the mission's charitable and educational activities in North Melbourne' (*The Age* 3 December 1926: 11). The new headquarters, designed by E J and C L Ruck, and occupying a site at the corner of Arden and Abbotsford streets, comprised a spacious hall, classrooms, a club room for physical culture classes, shower-rooms, caretaker's rooms, and stores', with a kindergarten occupying the delicensed Prince Charlie Hotel building (*The Age* 3 December 1926: 11). In a similar vein, the Methodist Christian Mission's community centre in Errol Street, which opened in 1941, provided facilities for sport, recreation and worship (*The Age* 5 September 1941: 8).

Aside from the support provided by groups to those in need in North Melbourne, the suburb's residents also played a role in fundraising for charitable causes, both locally and internationally. Concerts were held in the Town Hall including for the Indian Famine Relief Fund in 1897, the Melbourne Hospital Bazaar in 1900 and for the 'distressed in the district' during the economic crash of the 1890s (*North Melbourne Courier and West Melbourne Advertiser* 16 April 1897: 2, 19 January 1900: 2, 28 February 1896: 3). Such events were an opportunity for local musicians and performers to provide entertainment, an event for residents to socialise at, and funds to be raised for good cause.

Welfare groups continue to play an important role in providing services to the North Melbourne community, particularly those in insecure housing situations. St Vincent de Paul's soup van operates from the Jean McKendry Neighbourhood Centre on Melrose Street; the Salvation Army's Open Door accommodation is situated on Boundary Road; and Wombat Housing has premises in the former Melrose Hotel in Flemington Road.

Places

- *Melbourne City Mission, 260-274 Abbotsford Street* (HO3): Purpose-built premises for prominent welfare organisation which expanded its services in North Melbourne in the twentieth century
- *Salvation Army Barracks, 68-74 Arden Street* (HO3): Early Salvation Army complex of 1883, which provided welfare services to the suburb's needy. Also has associations for Traditional Owners
- *Site of the Benevolent Asylum, Elm, Curzon, Abbotsford streets* (HO3): Site of the first welfare place in North Melbourne, which operated between 1851 and 1911. Also has associations for Traditional Owners